



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

3192 JUNIPER AVENUE  
SANTA ROSA, CA

WAREHOUSE/STORAGE/MULTI-USE  
SPACE AVAILABLE

**ADDT'L 1 ACRE COMPACTED GRAVEL  
LOT - IDEAL PARKING POTENTIAL!**

Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT 270  
KDORAN@KEEGANCOPPIN.COM

**DEMI BASILIADES, SENIOR REAL ESTATE ADVISOR**  
LIC # 02080190 (707) 664-1400, EXT 105  
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# PROPERTY DESCRIPTION



3192 JUNIPER AVENUE  
SANTA ROSA, CA

**WAREHOUSE/  
STORAGE/MULTI-USE  
SPACE FOR SALE**

Located within the Dutton Ave. Industrial park 3192 Juniper boasts a new construction concrete block two story 25,410 sf industrial flex building, the building consists of approx. 5410 sf of high bay warehouse with 23ft clear height, approx. 10,000 sf of ground floor warehouse, and an additional approx. 10,000 sf of second story mezzanine. There are two (2) 12'x12' electric grade-level roll up doors.

Owner will remove approx 4,730 sf of second floor Mezzanine upon a signed agreement, this will leave 5,270 sf of second floor office/ production space and create 10,000 sf of high bay warehouse.

The property has excellent power with 2000 amps and is completely fenced with two large metal remote gates.

Newly remodeled shop garage, 12 ft clear height, new roof, two (2) 12'x10' roll up doors and new paint.

Buildings A, B, C, D and E are included in the 30,399 of total leasable square footage.



**OFFERING**

**SALE PRICE**

**PRICE UPON  
REQUEST**

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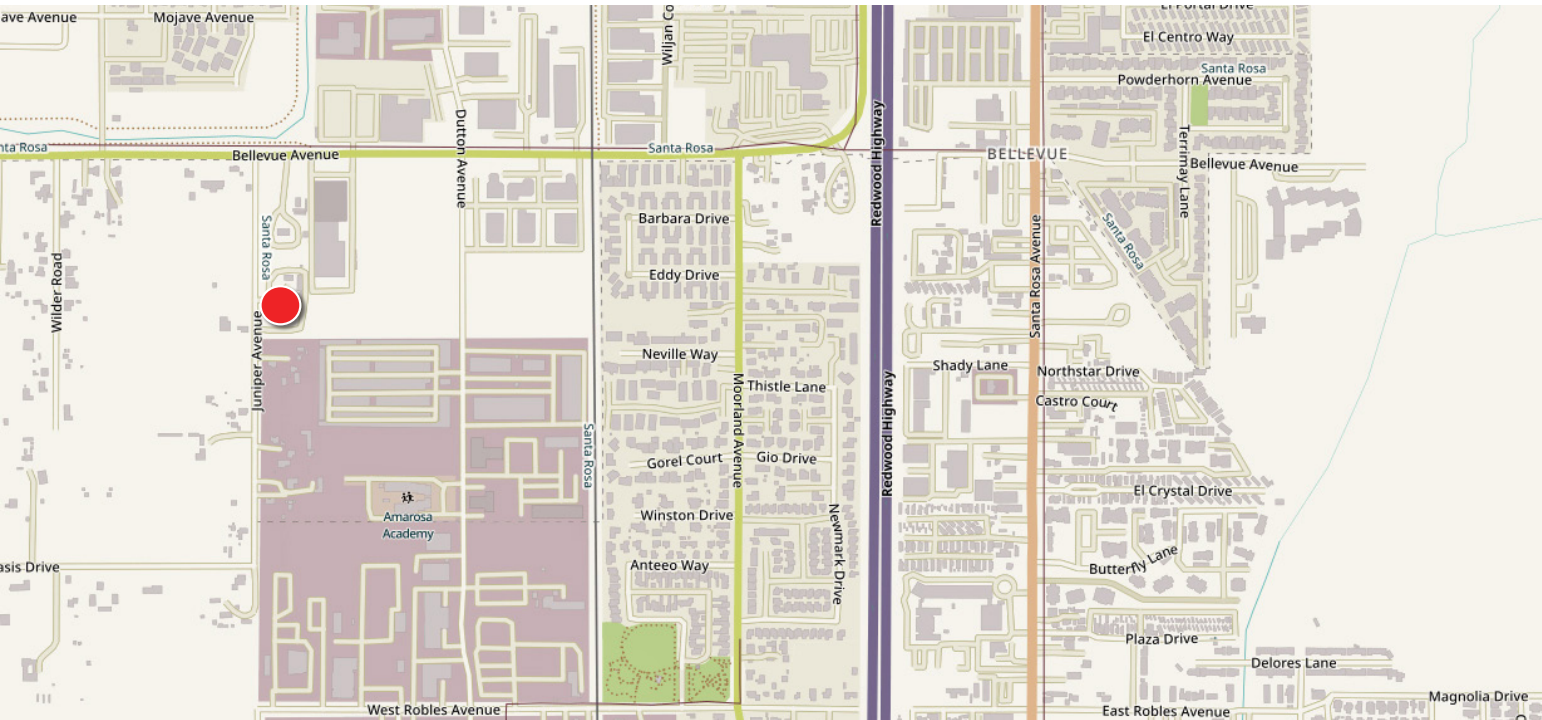


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**TOTAL BUILDING SQ. FT.**  
25,410+/- sq. ft. - New Construction

**LOT SIZE**  
3.19+/- Acres

**APN**  
009-061-025

**ZONING**  
IG - General Industrial

**PARKING**  
31 On-Site Spaces

**CLEAR HEIGHT**  
23' Max

**POWER**  
2,000 AMP

## HIGHLIGHTS

- Additional one-acre lot with compacted gravel, ideal for overflow parking
- Permitted for Cannabis (Type 2A, 4, 6, 7, 11)
- Two Grade-level automatic roll ups (12'x12')
- Gated fenced yard
- Residential unit on site
- Remodeled garage, 12' clear, two 12'x10' roll ups

## PERMITTED FOR CANNABIS

3192 Juniper has a Major Conditional Use permit for commercial Cannabis facilities allowing Cannabis Manufacturing - Level 1 (non-volatile) (Type 6) and Level 2 (volatile) (Type 7), Indoor Cannabis Cultivation and Nursery: 20,500 sq. ft. (Type 2A and Type 4), and Cannabis Distribution (Type 11) uses. This includes extraction, refrigeration, dry storage, and a commercial kitchen. Call Agents for more information.

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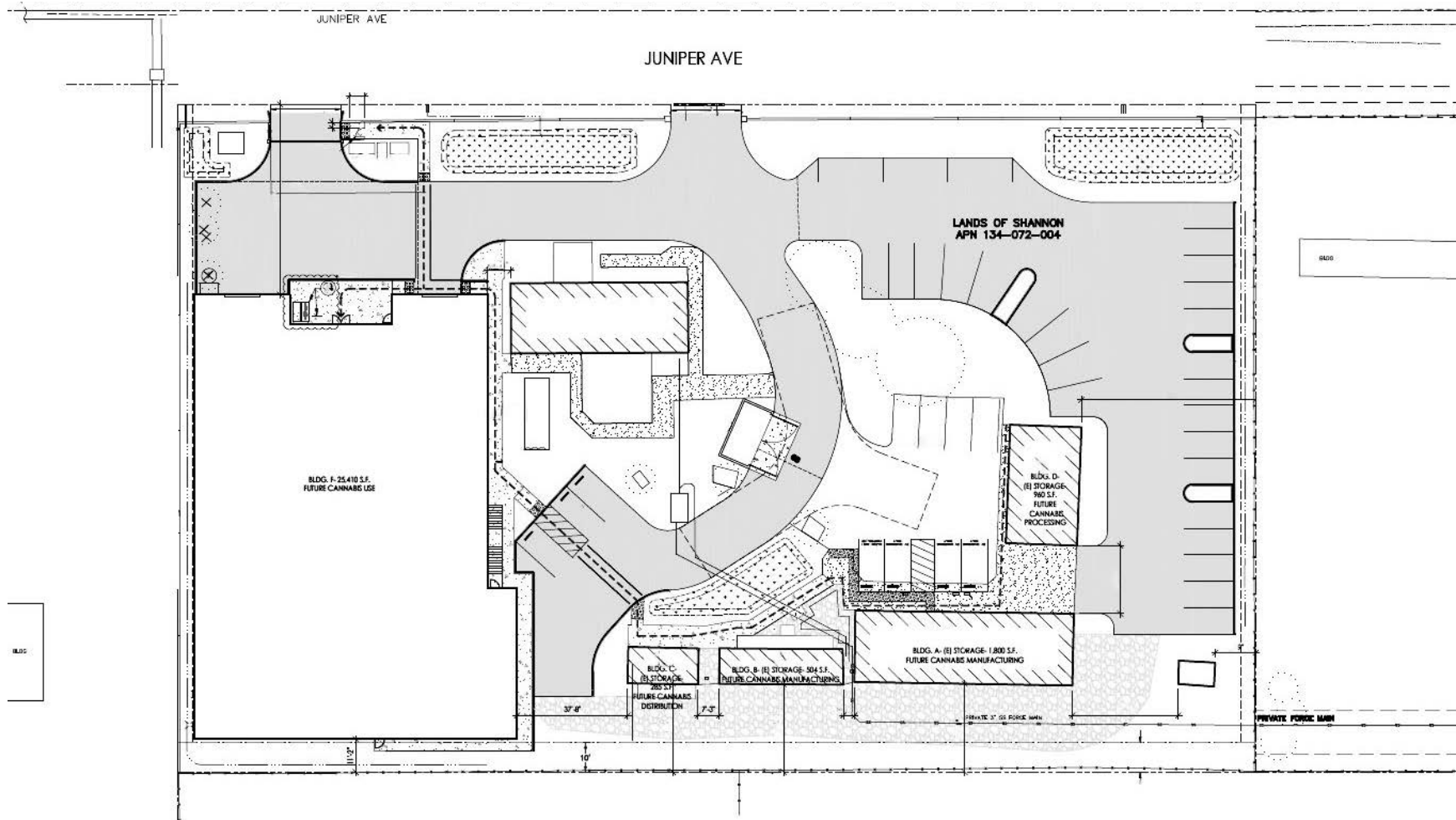


# SITE PLAN



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# PROPERTY LAYOUT



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## BUILDING LIST

<b>New Structure</b>	Warehouse	25,410 SF
<b>Structure A</b>	Storage	1,800 SF
<b>Structure B</b>	Storage	504 SF
<b>Structure C</b>	Storage	285 SF
<b>Structure D</b>	Garage	960 SF
<b>Structure E</b>	Residence	1,440 SF

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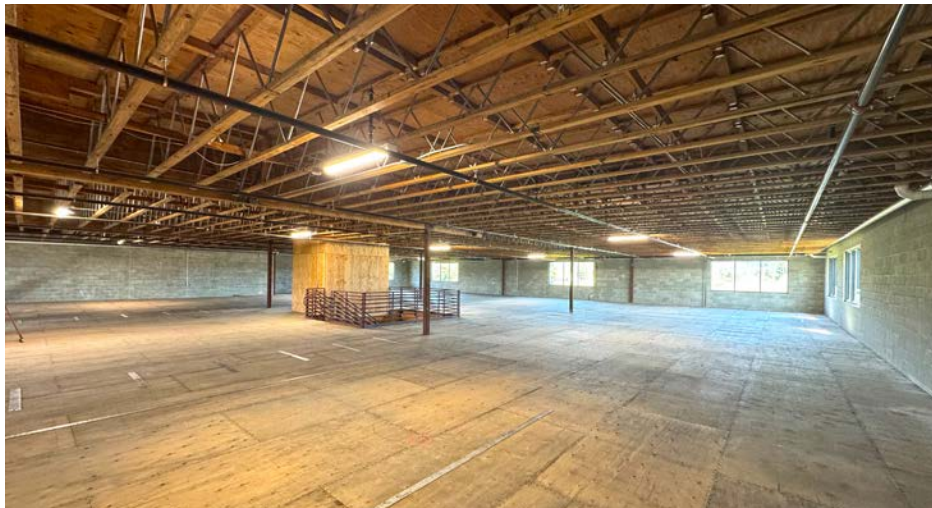


# PROPERTY PHOTOS



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# PROPERTY AERIALS



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# MARKET SUMMARY



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## SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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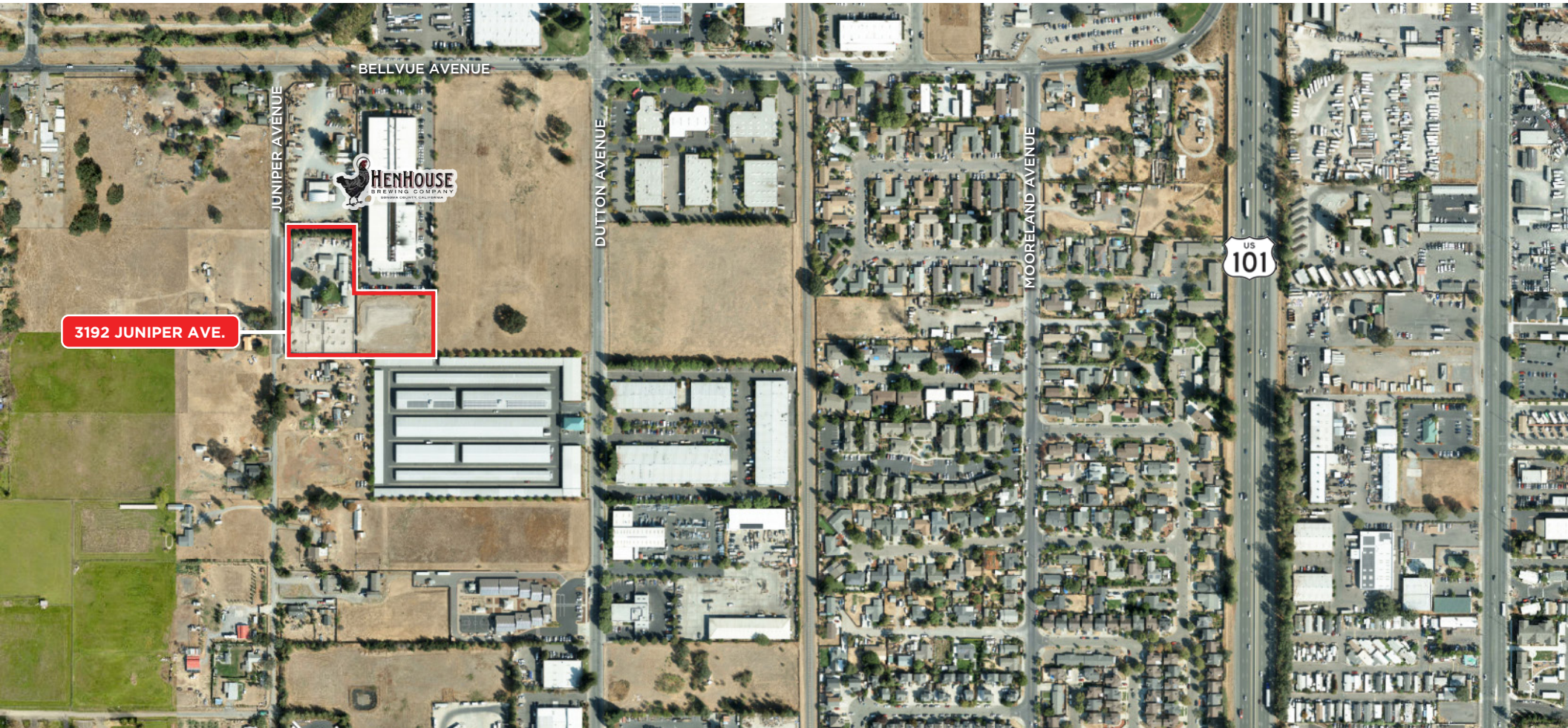


# LOCATION MAP



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3192 JUNIPER AVE.

Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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