



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

1239 CLEVELAND AVENUE  
SANTA ROSA, CA

OWNER/USER OPPORTUNITY  
MIXED USE SPACE AVAILABLE  
**PRICE REDUCTION**



Go beyond broker.

PRESENTED BY:

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





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# EXECUTIVE SUMMARY

1239 CLEVELAND AVE.

The area surrounding **1239 Cleveland Avenue** in Santa Rosa features a mix of uses including automotive repair, convenience stores, small local shops, as well as larger retail establishments nearby.

The area is also home to many light industrial businesses and service sector providers, contributing to a more commercial vibe in parts of the neighborhood.

## DEVELOPMENT POTENTIAL

1239 Cleveland Avenue is located entirely within a designated Priority Development Area per the City of Santa Rosa. The property is zoned general commercial station area and is entirely situated within the North Santa Rosa SMART Station Planning Area.

The site's planning area designations allow room for thoughtful, balanced, and visionary commercial and residential design and build possibilities.

In anticipation of future community development and mobility needs, the city is in the planning stages to potentially construct the Santa Rosa Highway 101 Bicycle and Pedestrian Over-crossing connecting Cleveland Avenue to the Santa Rosa Junior College neighborhood. The projected year of construction completion is 2027.

## OFFERING

Sale Price

~~\$850,000~~ \$750,000



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## PROPERTY DETAILS

- Prime location along major commercial corridor
- Automotive repair business operated successfully on property for over 20 years
- Rare, accessible live/work opportunity
- Residential building - one 2 bed/1 bath unit, one small studio unit
- Custom furnishings and rustic design elements featured in primary residence
- Residence roof and siding replaced and skylight installed in 2019
- 100 amp main electrical panel and leased solar panels recently installed
- Major remodel of house -insulation, Jacuzzi tub, double pane windows, bay window in kitchen
- Included in purchase are hydraulic lift, industrial compressor, and range of tools

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# PARCEL MAP

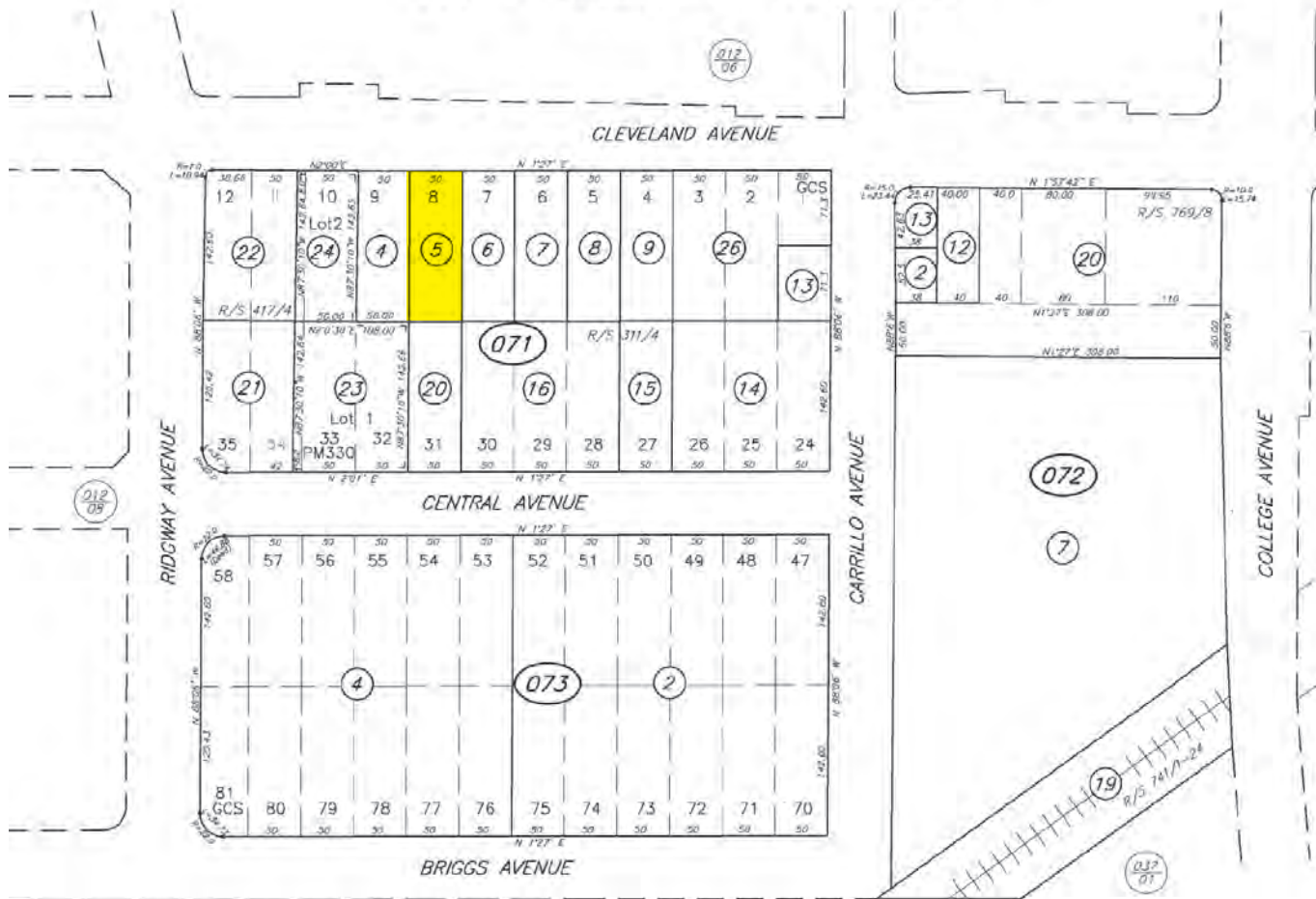
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## COUNTY ASSESSOR'S PARCEL MAP



## PROPERTY DESCRIPTION

### APN

012-071-005

### TOTAL PARCEL SIZE

0.1641 AC / 7,150 SF

### SHOP BUILDING SIZE

1,279+/- SF

### RESIDENTIAL BUILDING SIZE

834+/- SF

### ZONING

CG-SA (General Commercial - Station Area)

The zoning allows for a variety of uses

### PARKING

6 stalls on-site

### LOCATION

Designated Priority Development Area  
(PDA) North Santa Rosa SMART Station  
Planning Area

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# FINANCIAL OVERVIEW: INCOME AND EXPENSES

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## ANNUAL SCHEDULED EXPENSES

Gross Income	\$50,400
Less Vacancy & Credit Allowance	0%
Adjusted Gross Income	\$50,400
EXPENSES	
PG&E	\$7,200
Solar Panel Lease	\$3,360
Garbage	\$ 1,980
Total Annual Projected Operating Expenses	<b>\$10,560</b>
Net Operating Income	<b>\$39,840</b>

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## PROPERTY PHOTOS

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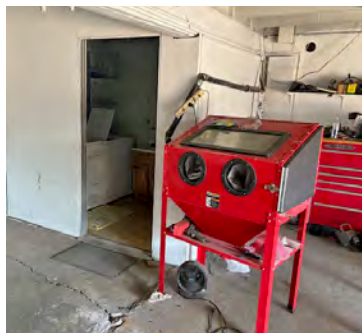
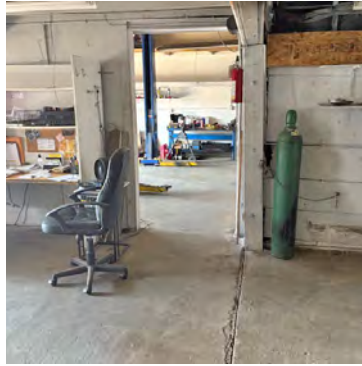
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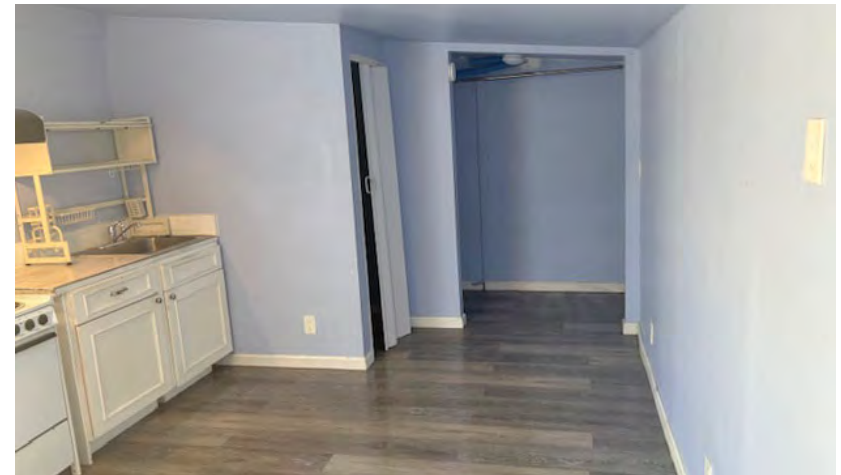
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# AREA DESCRIPTION

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## DESCRIPTION OF AREA

Cleveland Avenue itself is a major road that runs through a mixed-use area, so there are several businesses, including auto repair shops, convenience stores, and small local shops. You'll also find larger retail establishments nearby, such as Costco, Trader Joe's, and Staples, providing access to grocery, office supplies, and bulk shopping.

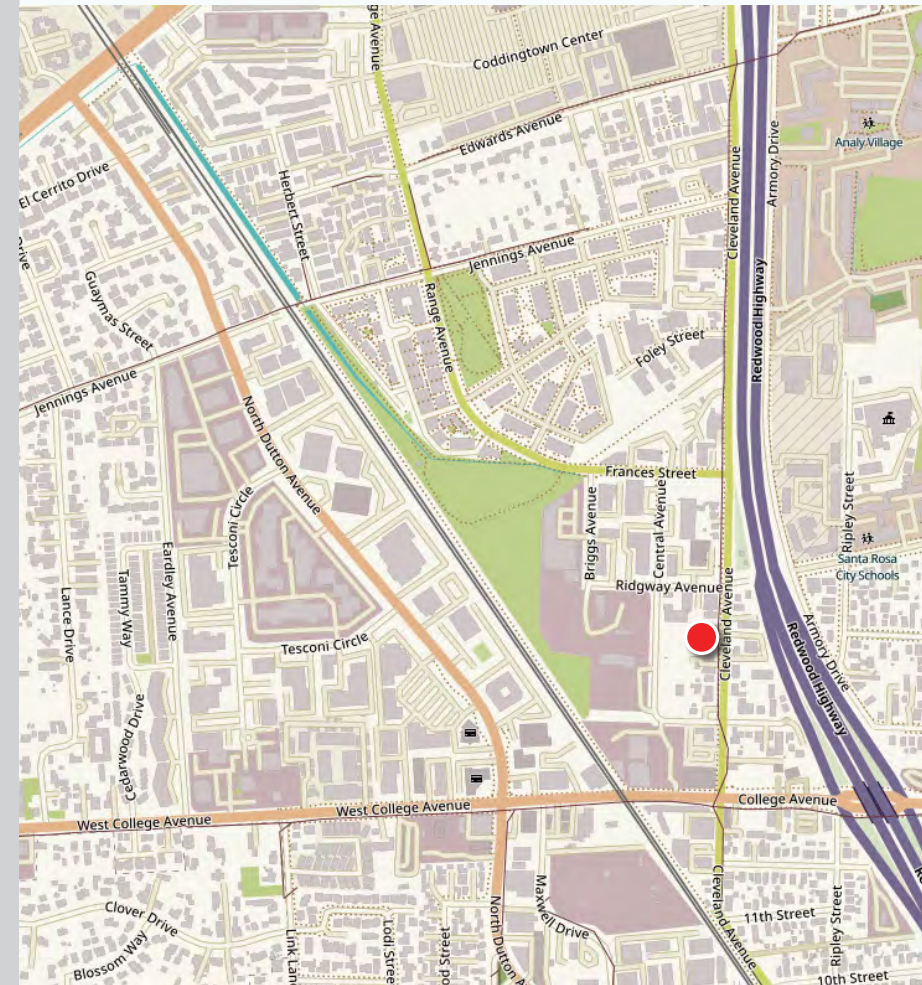
The area is also home to some light industrial businesses and service providers, contributing to a more commercial vibe in parts of the neighborhood.

## NEARBY AMENITIES

- Santa Rosa Junior College
- Major Retail

## TRANSPORTATION ACCESS

- Santa Rosa CityBus
- SMART Train
- Close to Highway 101



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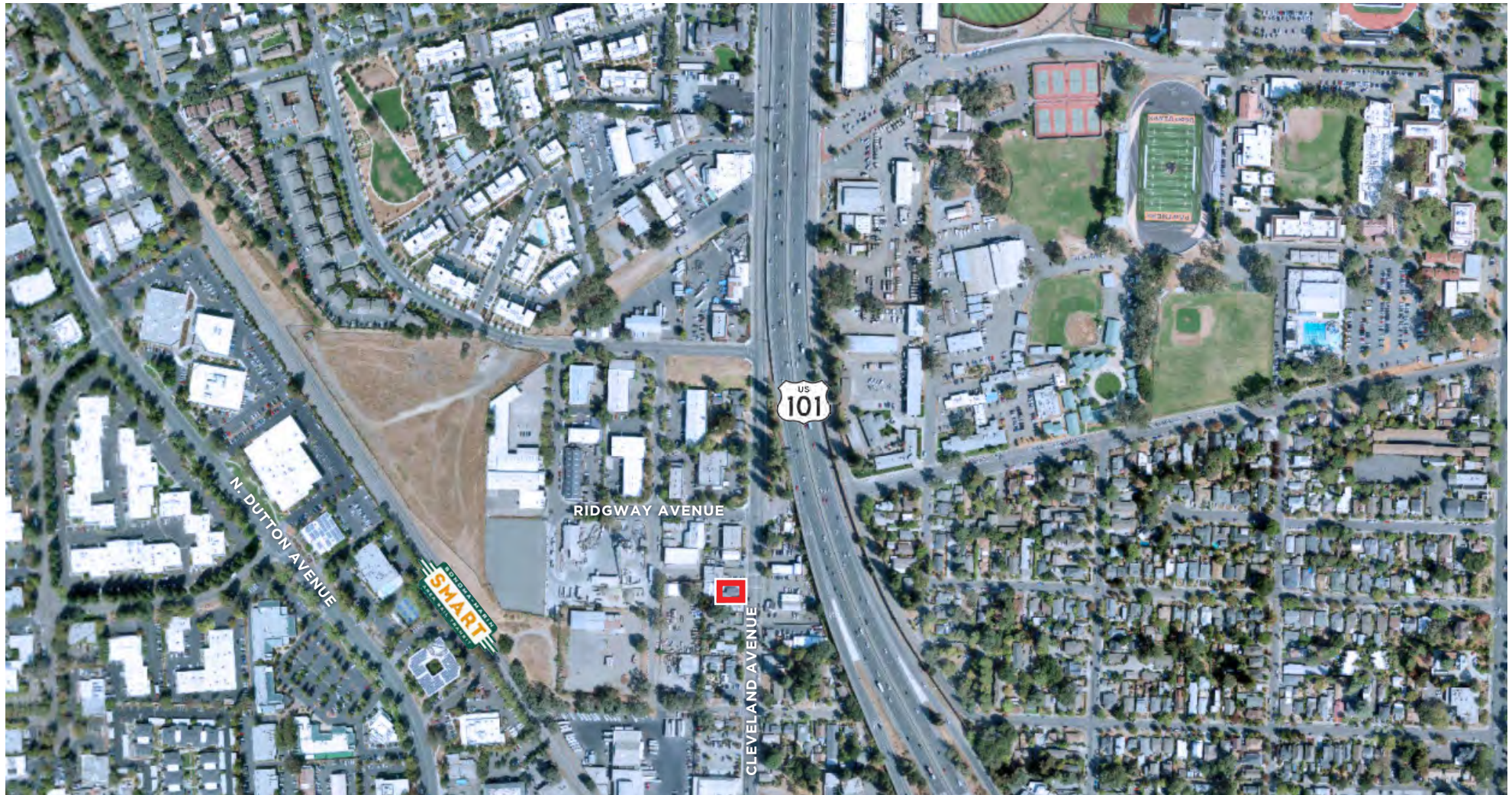
# AERIAL MAP

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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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## ABOUT KEEGAN & COPPIN

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## Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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## DISCLAIMER

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## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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