



Keegan & Coppin
COMPANY, INC.

FOR SALE

77 URSULINE ROAD
SANTA ROSA, CA

INFILL MULTI-FAMILY RESIDENTIAL
DEVELOPMENT LAND

REDUCED PRICE!



Go beyond broker.

PRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM



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LAND





EXECUTIVE SUMMARY

Exceptionally Rare Opportunity! Own a prime multi-family residential parcel in the Larkfield Estates, one of Santa Rosa's most sought-after neighborhoods. This spacious approximately 100' x 150' (±15,000 square feet) flat lot is the ideal site and location to create something exceptional in a neighborhood of newer, custom-built homes and in an area known for its family friendly atmosphere and excellent schools.

With a blend of both privacy, sense of an established, upscale community, and convenience, the site is just minutes from downtown Santa Rosa, the Windsor Town Green, posh Healdsburg, and the Sonoma County Airport, yet tucked away in a quiet, close-knit neighborhood. The location also places you near world-class wineries, fine dining, boutique shopping, and everyday conveniences. All utilities are available at the street making this parcel ready for your vision

- Neighborhood of Newer, Custom-Built Homes
- One of the Safest Areas in Santa Rosa
- Community-Focused with Local Events and Activities
- Local Amenities Including: Shopping, Dining, Medical Services and More!
- Access to Several Local Parks and Entertainment Venues

REDUCED PRICE

Former
Price

\$525,000

New Price

\$475,000



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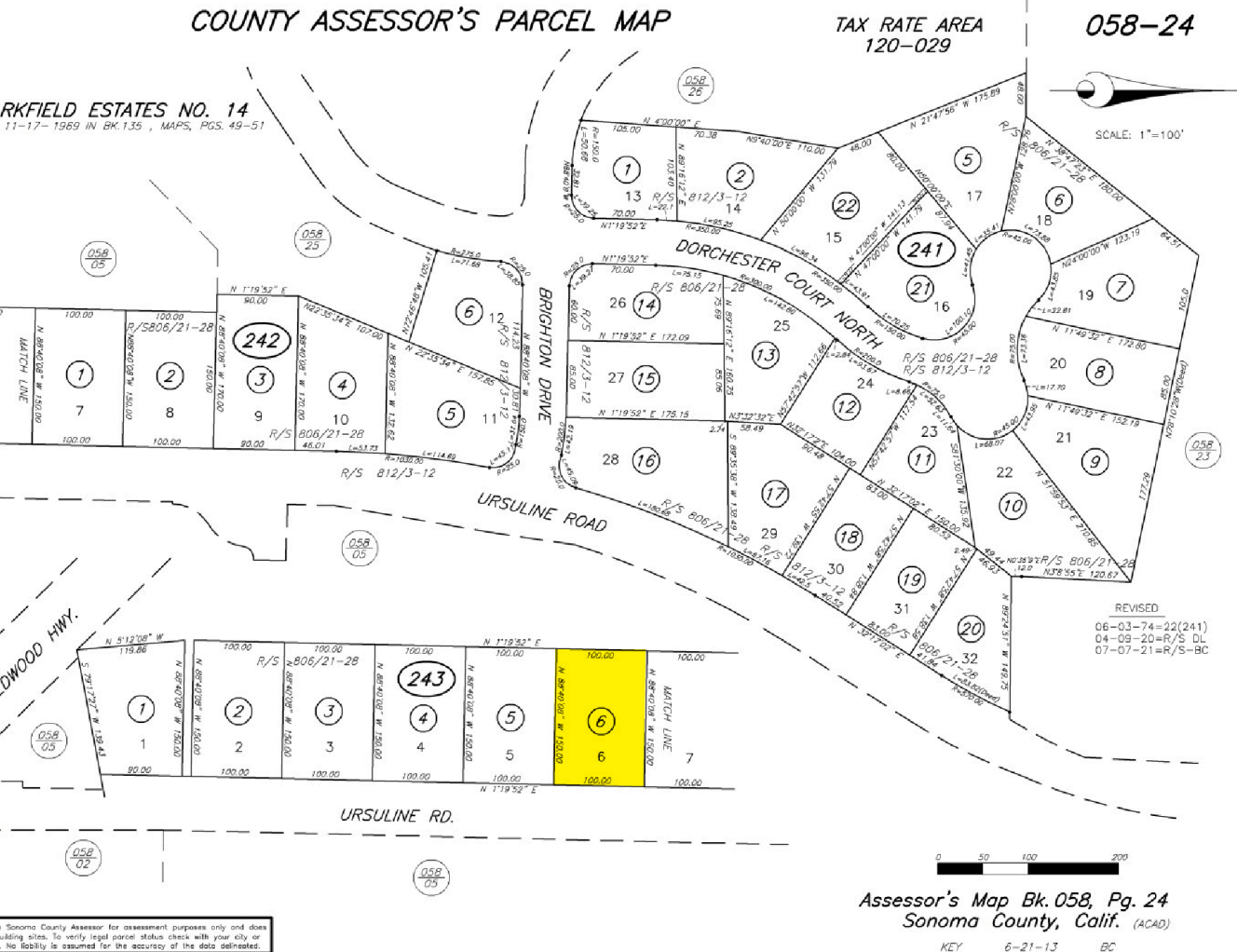


PROPERTY DESCRIPTION



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APN
058-243-006

LOT SIZE
14,985 +/- SF (0.34 Acres)

ZONING
R2, County of Sonoma

PROPERTY DESCRIPTION
Level property with frontage on Ursuline Road.

UTILITIES
Public Sewer, Private Water (Co-Op), Storm Drainage,
PG&E, Telephone, Cable and Internet Service available
to site.

DEVELOPMENT POTENTIAL
Zoning allows for a maximum of 6 to 12 dwelling units per acre.

FENCING
Wood (Partial)

ROAD SURFACE TYPE
Paved (Asphalt)

HOMEOWNER'S ASSOCIATION/FEES
None

CURRENT USE
Vacant

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AREA DESCRIPTION



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DESCRIPTION OF AREA

Larkfield Estates is a well-established family friendly neighborhood in N/W Santa Rosa, California. The area is known for its mid-size, high-value homes and close-knit community. Owners have been rebuilding since the 2017 wildfires and the area now features all newer custom-built homes. Larkfield Estates has many excellent schools nearby and conveniently located near Highway 101 with downtown Santa Rosa just 7 miles away and the Sonoma County Airport within only 3 miles.

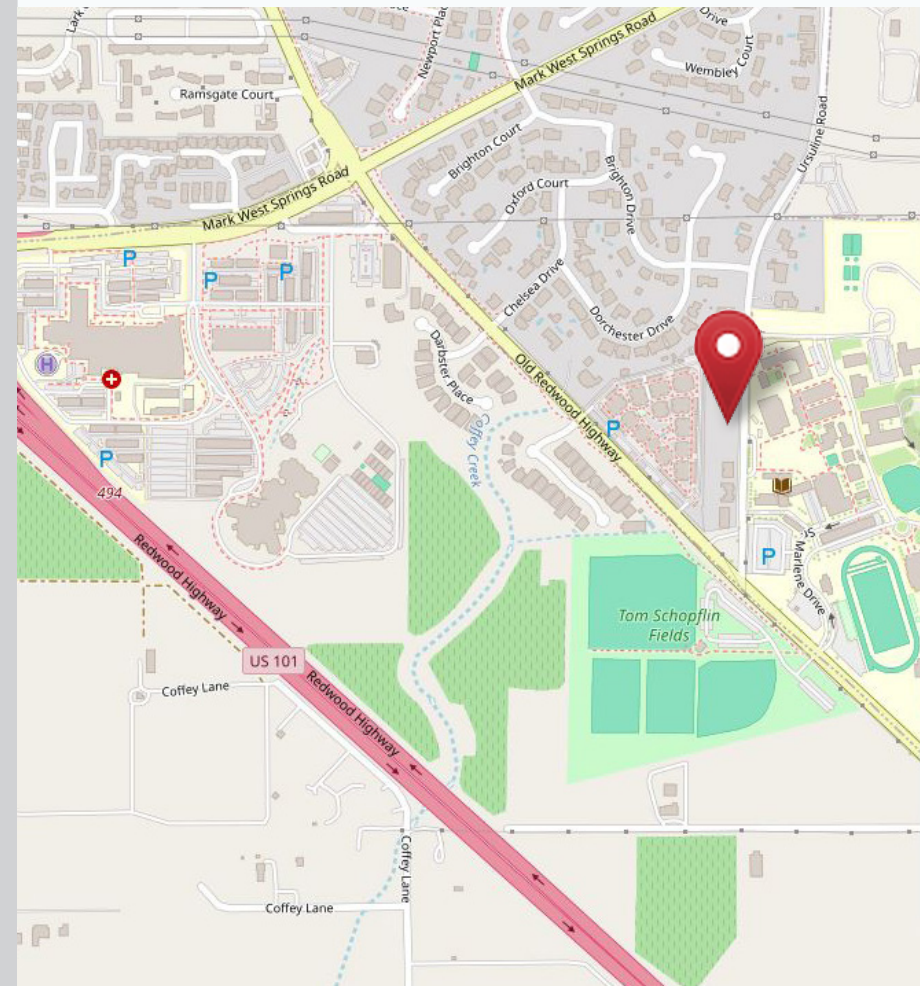
NEARBY AMENITIES

- Cardinal Newman High School
- Sutter Santa Rosa Regional Hospital & Medical Center
- Luther Burbank Center for the Arts
- Shiloh Ranch Regional Park
- Larkfield Shopping Center

TRANSPORTATION ACCESS

- Charles M. Schultz Sonoma Counter Airport
- Sonoma-Marin Area Rail Transit (SMART)
- Sonoma County Transit
- Santa Rosa CityBus and Paratransit

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,446	58,802	153,602
Est. Avg. HH Income	\$92,925	\$100,196	\$93,347



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PROPERTY PHOTOS



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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 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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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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