



Keegan & Coppin  
COMPANY, INC.

FOR SALE

6500 HEMBREE LANE  
WINDSOR, CA

PRICE REDUCTION!! 6.5% CAP RATE



Go beyond broker.

PRESENTED BY:

**MARSHALL KELLY**, BROKER ASSOCIATE  
LIC # 00801883 (707) 528-1400, EXT 277  
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RETAIL PAD  
BUILDING FOR  
SALE





## EXECUTIVE SUMMARY

This pad building is 17,955+/- sq. ft. and it is a freestanding retail building, which is one of four retail buildings for shop tenants in the Shiloh Center. The anchor tenants include Walmart, Grocery Outlet, and Home Depot. It is just off highway 101 with 94,500 cars per day and an estimated car count on Hembree Lane of 25,000 cars.

**Total Center GLA:** 335,341

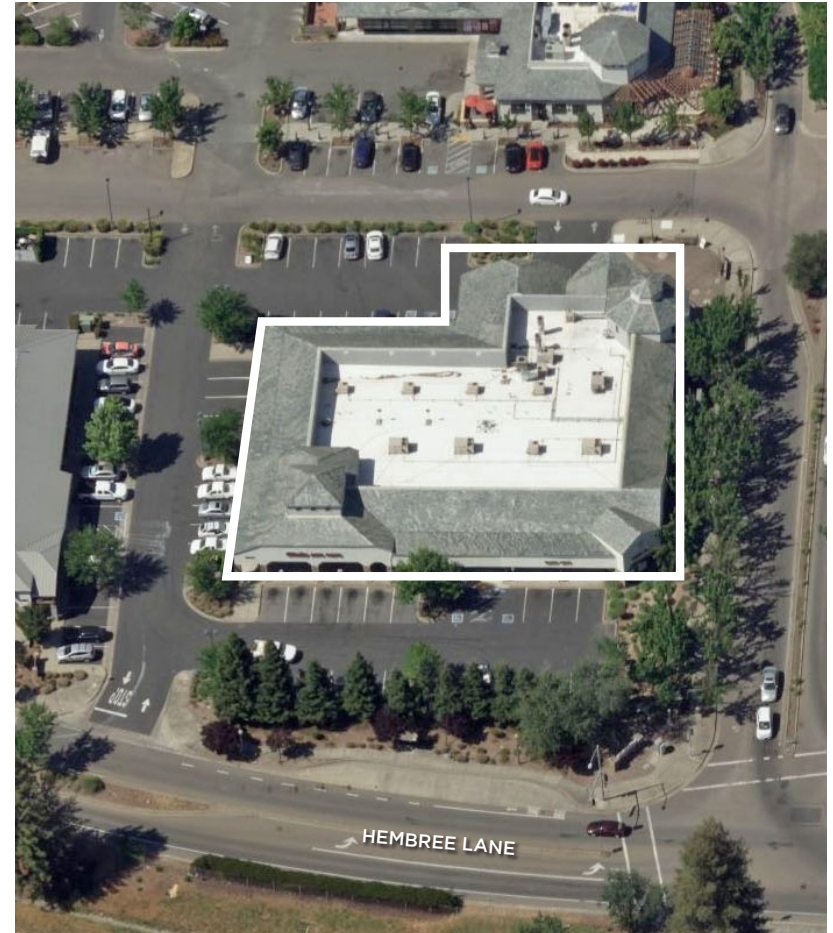
### OFFERING

|            |             |
|------------|-------------|
| Sale Price | \$7,464,000 |
| Price PSF  | \$416+/-    |
| Annual NOI | \$485,162   |
| Cap Rate   | 6.5%        |



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# PROPERTY DESCRIPTION & PARCEL MAP



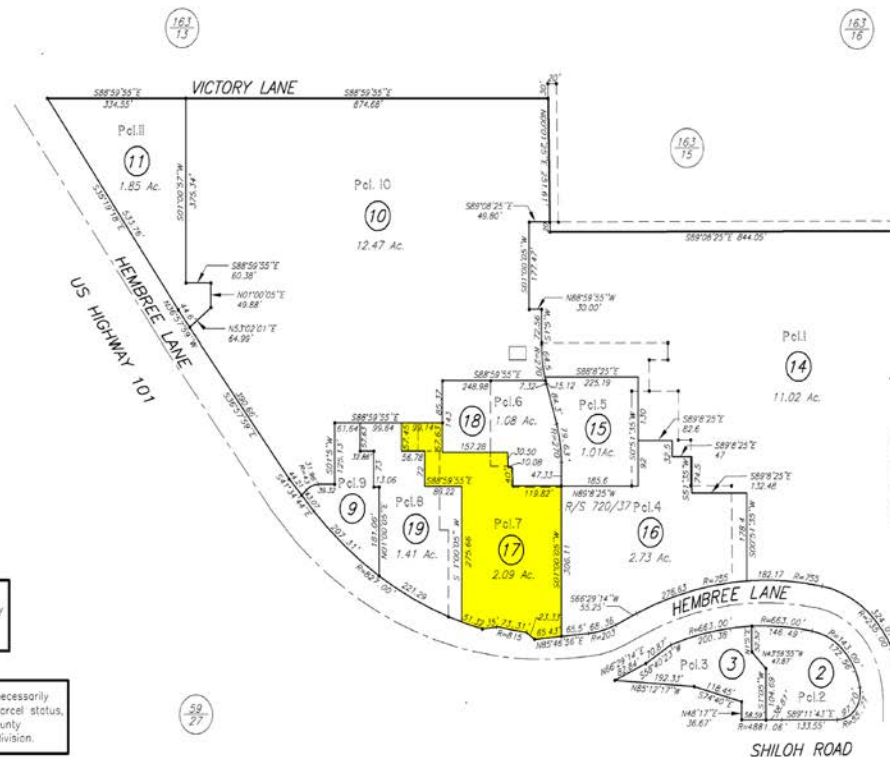
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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 163-28  
9-001

PARCEL MAP NO. 97-19  
REC. 3-18-98 IN BK. 574, MAPS, PGS. 34-36



NOTE: This map was prepared for Assessment purposes only. No liability is assumed for the accuracy of the data delineated herein.

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.



SCALE: 1"= 200'



REVISED  
5-3-01=16-LSL  
10-31-01=22-LSL  
01-27-04=19-LF  
04-30-09=R/S-BC

TOTAL BUILDING SIZE  
17,955+/- SF

LOT SIZE  
2.09+/- Acres

APN  
163-280-017

YEAR BUILT  
2002

ZONING  
PD - Planned Development

STORIES  
1

PARKING  
5/1,000

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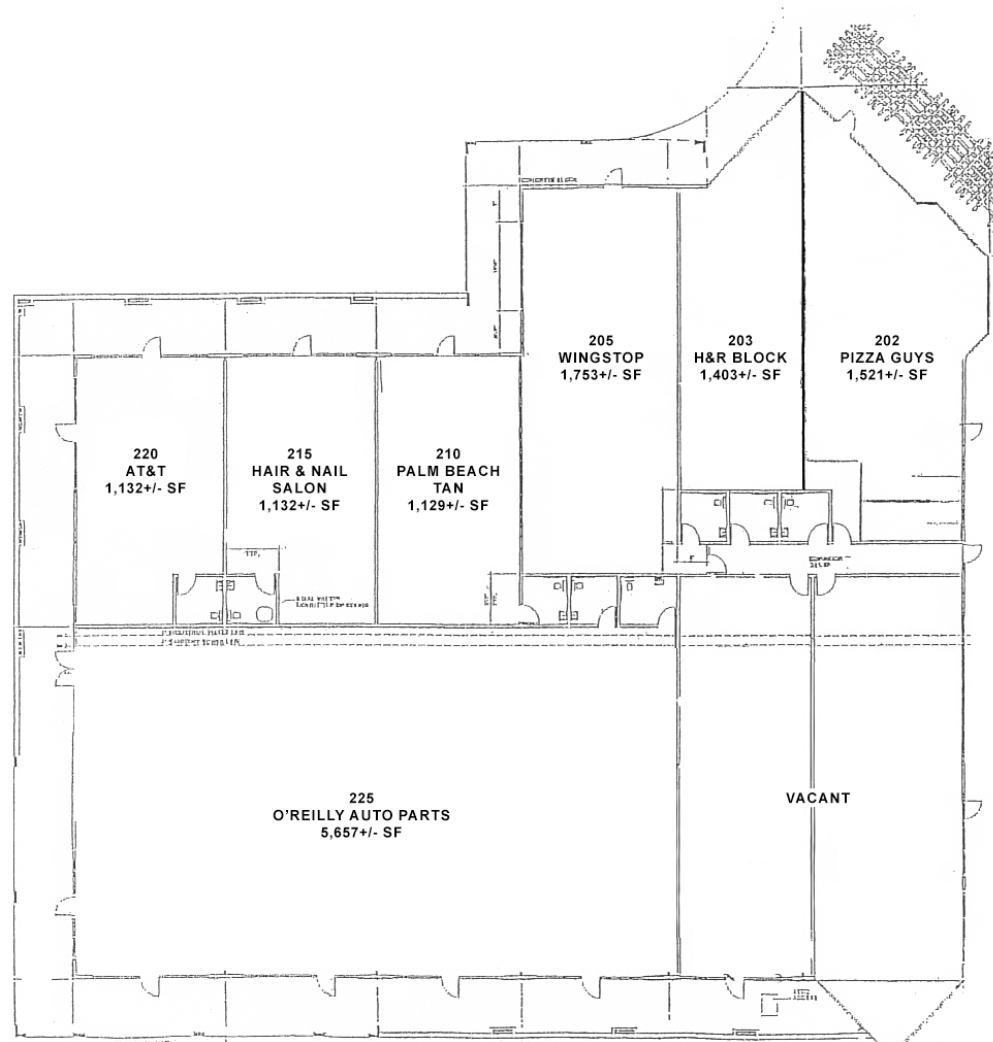


# FLOOR PLAN



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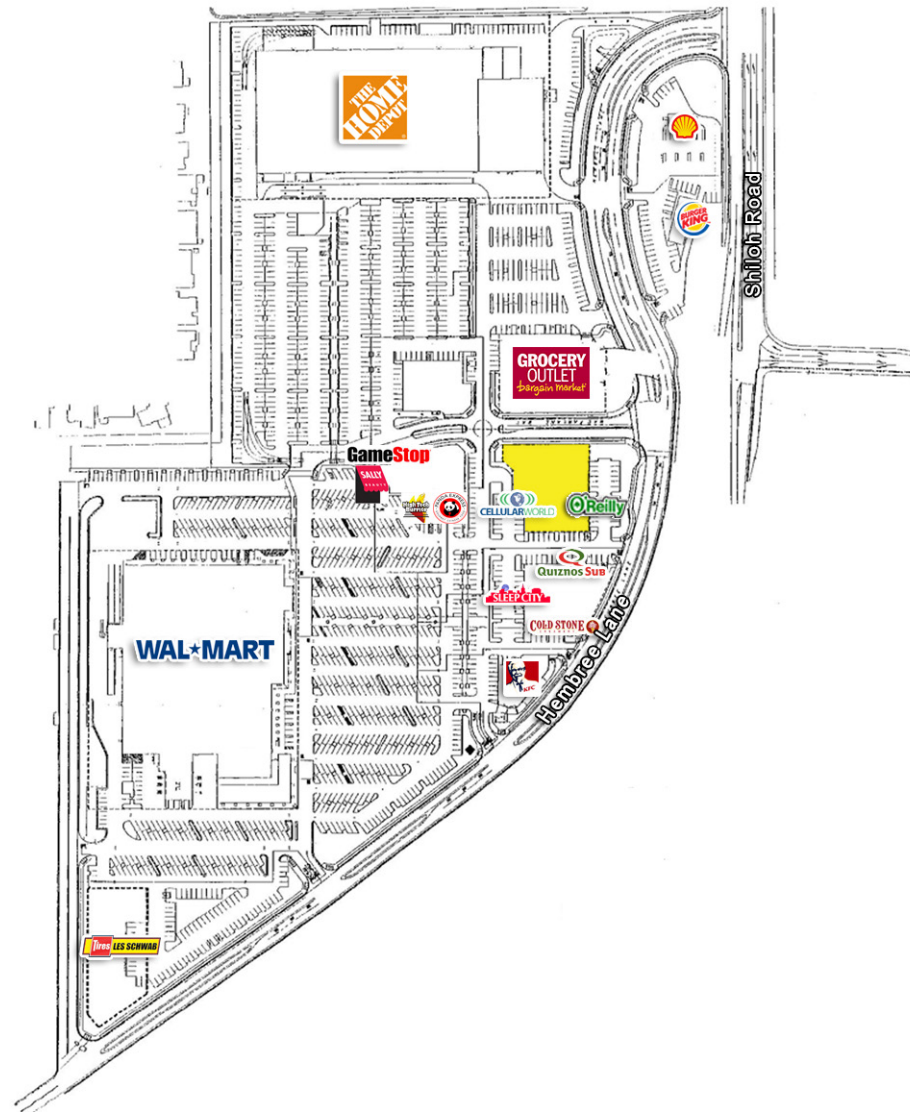


# SITE PLAN



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# FINANCIAL OVERVIEW: RENT ROLL



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|               | Tenant                                      | Tenant History   | Suite#  | Dec. 2024<br>Monthly Rent    | Rent/SF            | Sq. Ft. | Lease From | Lease To                            |
|---------------|---|--|---------|------------------------------|--------------------|---------|------------|-------------------------------------|
| 1             | Pizza Guys                                  | Established in 1986. Over 70 independently owned franchises.   | 202     | \$4,726.00                   | \$3.11             | 1,521   | 07/08/2009 | 11/30/2024<br>Lease to be extended. |
| 2             | H&R Block                                   | Established 1955. Last reported over 8,928 tax service locations.  | 203     | \$3,718.00                   | \$2.65             | 1,403   | 10/01/2009 | 04/30/2028                          |
| 3             | King Wing                                   | Established in 1989. Over 1,759 Wingstop stores.   | 205     | \$3,957.00                   | \$2.30             | 1,716   | 08/19/2016 | 12/07/2027                          |
| 4             | Palm Beach Tan                              | Largest indoor tanning salon in the United States with over 460 locations.   | 210     | \$2,192.00                   | \$1.94             | 1,129   | 05/01/2016 | 02/28/2028                          |
| 5             | Hair & Nail Salon                           |  | 215     | \$2,083.00                   | \$1.84             | 1,132   |            |                                     |
| 5             | AT&T (Cell Phone)<br>*Pylon Sign Fee: \$800 | With thousands of AT&T store locations nationwide, this store location provides cell phone wireless services, hardware, internet services and business services. | 220     | \$4,930.00<br>*\$800.00      | \$4.35<br>*(\$800) | 1,132   | 03/12/2013 | 12/31/2028                          |
| 6             | O'Reilly Auto                               | Established over 60 years ago, founded in 1987. Over 5,929 stores open.  | 225     | \$11,614.00                  | \$2.05             | 5,657   | 05/01/2003 | 09/30/2027                          |
| 7             | Vacant**                                    |  | 235-240 | \$8,532.00<br>Projected Rent | \$2.00             | 4,266   | -          | -                                   |
| MONTHLY TOTAL |   |  |         | \$42,558                     |                    |         |            |                                     |
| ANNUAL TOTAL  |   |  |         | \$510,696 *Year ending 2025  |                    |         |            |                                     |

\*\*Pending lease with new tenant for this space.

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# FINANCIAL OVERVIEW: INCOME AND EXPENSES



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| PROJECTED 2025<br>INCOME SUMMARY  |           | PROJECTED 2025<br>EXPENSE SUMMARY ESTIMATE |                  | FINANCIAL SUMMARY           |             |
|---|-----------|--|------------------|-----------------------------|-------------|
| Scheduled Gross Income  | \$510,696 | Property Taxes                             | \$100,100        | Sales Price                 | \$7,464,000 |
| Expense Reimbursements  | \$247,343 | Insurance                                  | \$13,966         | Price/SF                    | \$416       |
| Adjusted Gross Income   | \$758,033 | Utilities                                  | \$73,641         | Cap Rate                    | 6.50%       |
| Less Vacancy 3%   | \$25,534  | Common Maintenance                         | \$22,914         | Possible down payment (40%) | \$2,985,560 |
| Less Expenses   | \$247,343 | Property Management                        | \$36,722         | Loan amount (60%)           | \$4,478,360 |
| Net Operating Income  | \$485,162 | <b>Total Expenses</b>                      | <b>\$247,343</b> | Interest Rate               | 6.75%       |
|   |           |  |                  | Net Operating Income        | \$485,162   |
|   |           |  |                  | Debt Service                | \$371,292   |
|   |           |  |                  | Cash Flow                   | \$113,810   |
|   |           |  |                  | Cash on Cash                | 3.8%        |
| *Former Sleep City vacated January 2025. Pending lease issued for new tenant.   |           |  |                  |                             |             |
| <b>Loan assumption:</b> Interest rate 6.75% up to 7%. LTV up to 70% term 20 years can amortize 25-30 years. Five year adjustments to five(5) year T-Bill rate plus 3 - 3.5% margin. Prepay penalty 5,4,3,2,1 expires year 6. Loan interest rates and terms are subject to change. |           |  |                  |                             |             |

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# RECENT BUILDING SALES & LEASES



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RETAIL PAD  
BUILDING FOR  
SALE

|   | ADDRESS   | SIZE   | SALE PRICE  | PRICE PSF   | CAP RATE   | SALE DATE   |
|---|---|--|-------------|-------------|------------|-------------|
|    | 5761 Mountain Hawk Dr.<br>Skyhawk Village<br>Santa Rosa, CA | 16,800 +/- SF  | \$6,000,000 | \$357.14    | 5.75%      | 7 /29 /2022 |
|    | 2300-2310 Midway Dr.<br>Santa Rosa, CA                      | 11,869 +/- SF  | \$7,397,204 | \$ \$334.27 | -          | 6 /7 /2021  |
|   | ADDRESS   | SIZE   | LEASE RATE  | LEASE TYPE  | PROP. TYPE |             |
|    | 441-453 Stony Point Rd.<br>Santa, CA                        | 1,900+/- SF  | \$2.50/NNN  | Direct      | Retail     |             |
|   | 3080 Marlow Rd.<br>Santa Rosa, CA                           | Units A14 & A19:<br>1,100+/- SF<br>Unit A2:<br>6,710+/- SF | \$1.68-2.06 | Direct      | Retail     |             |
|  | 1880 Mendocino Ave.<br>Santa Rosa, CA                       | 1,530+/- SF  | \$2.00-2.45 | Direct      | Retail     |             |
|  | 2280 Mendocino Ave.<br>Santa Rosa, CA                       | 1,701+/- SF  | \$3.89-4.75 | Direct      | Retail     |             |

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## RECENT BUILDING LEASES



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|   | ADDRESS  | SIZE  | LEASE RATE  | LEASE TYPE | PROP. TYPE    |
|---|--|---|-------------|------------|---------------|
|    | 4754 Old Redwood Hwy<br>Santa Rosa, CA               | 10 Units:<br>230+/- SF-<br>5,737+/- SF                                | \$1.61-1.97 | Direct     | Office/Retail |
|    | 6741 Sebastopol Ave.<br>Sebastopol, CA               | Unit 1:<br>395+/- SF-<br>Unit 2:<br>598+/- SF<br>Unit 3:<br>395+/- SF | \$1.89-2.31 | Direct     | Office/Retail |
|    | 6790 McKinley Ave.<br>Sebastopol, CA                 | 1,934+/- SF   | \$2.5       | Direct     | Retail        |
|   | 6700 Sebastopol Ave.<br>Building 1<br>Sebastopol, CA | 4,000+/- SF   | \$2.50      | Direct     | Retail        |
|  | 750 Stony Point Rd.<br>Santa Rosa, CA                | 1,000+/- SF   | \$3.00      | Direct     | Retail        |
|  | 9060-9076 Brook Rd. S<br>Windsor, CA                 | Unit 26A:<br>2,781+/- SF<br>Unit 28:<br>1,047                         | \$2.08-2.55 | Direct     | Retail        |

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|   | ADDRESS                                     | SIZE                              | LEASE RATE  | LEASE TYPE | PROP. TYPE    |
|---|---|-----------------------------------|-------------|------------|---------------|
|    | 6400 Hembree Ln.<br>Windsor, CA             | 1,000+/- SF                       | \$2.42-2.96 | Direct     | Retail        |
|    | 8800-8928<br>Lakewood Dr.<br>Windsor, CA    | 6 Units:<br>1,029-<br>5,987+/- SF | \$2.20-2.69 | Direct     | Retail        |
|    | 8145 Highway 116<br>1st Floor<br>Cotati, CA | 2,100+/- SF                       | \$2.25/NNN  | Direct     | Retail        |
|   | 114 Lake St.<br>1st Floor<br>Cloverdale, CA | 1,380+/- SF                       | \$2.07      | Direct     | Office/Retail |
|  | 1770-1784 Piner Rd.<br>Santa Rosa, CA       | 1,200+/- SF                       | \$2.50      | Direct     | Retail        |

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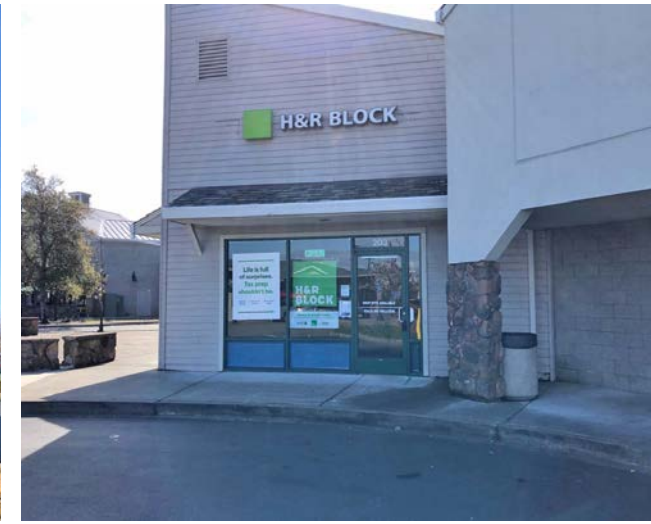


## PROPERTY PHOTOS



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## AREA DESCRIPTION



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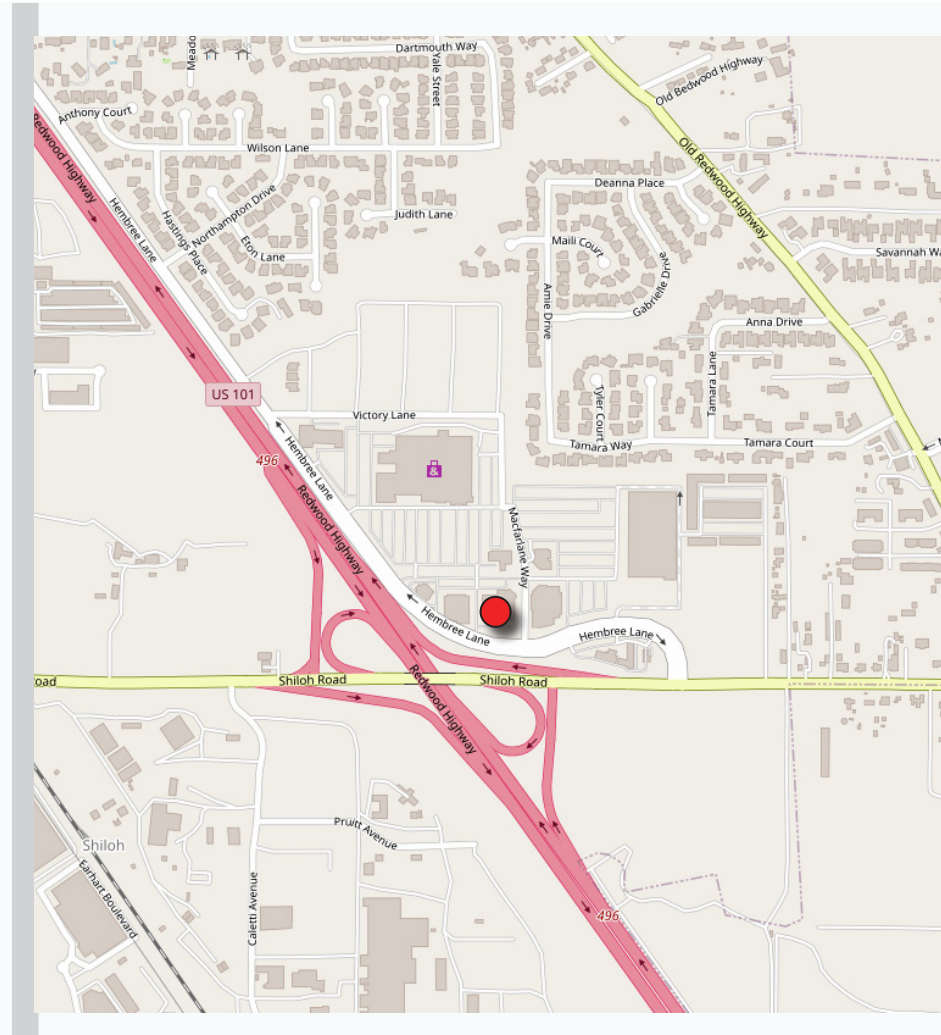
### NEARBY AMENITIES

- Walmart
- Grocery Outlet
- Home Depot

### TRANSPORTATION ACCESS

- Highway 101
- Shiloh Rd.
- Bus Service

| DEMOGRAPHICS        | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Est. Population     | 5,967     | 36,984    | 64,437    |
| Est. Avg. HH Income | \$120,952 | \$128,571 | \$105,064 |



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## AERIAL MAP



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# MARKET SUMMARY



6500 HEMBREE LANE  
WINDSOR, CA

## RETAIL PAD BUILDING FOR SALE

### ECONOMIC DEVELOPMENT

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 and hospitality sector, August marked the 28th consecutive month of year-over-year increases. 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 for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

### RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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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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# ZONING ORDINANCE



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| Zoning District Symbol           | Zoning District Name           | General Plan Land Use Classification Implemented by Zoning District |
|----------------------------------|--------------------------------|---|
| <b>Residential Districts</b>     |                                |   |
| CR                               | Compact Residential            | High Density Residential*   |
| ER                               | Estate Residential             | Estate Residential<br>Rural Residential*                            |
| SR                               | Surrounding Residential        | Very Low Density Residential*                                       |
| VR                               | Village Residential            | Low Density Residential   |
| MDR                              | Medium Density Residential     | Mobile Home Park<br>Medium Density Residential                      |
| HDR                              | High Density Residential       | High-Density Residential  |
| <b>Commercial Districts</b>      |                                |   |
| BC                               | Boulevard Commercial           | Boulevard Mixed Use*  |
| RC                               | Regional Mixed Use             | Gateway Commercial*   |
| NC                               | Neighborhood Center Commercial | Neighborhood Commercial Mixed Use*                                  |
| CC                               | Community Commercial           | General Business, Retail Commercial                                 |
| TC                               | Town Center Commercial         | Town Center Mixed Use   |
| SC                               | Service Commercial             | Service Commercial  |
| GC                               | Gateway Commercial             | Gateway Commercial  |
| <b>Industrial Districts</b>      |                                |   |
| BPI                              | Industrial/Business Park       | Light Industrial  |
| LI                               | Light Industrial               | Light Industrial  |
| HI                               | Heavy Industrial               | Heavy Industrial  |
| <b>Special Purpose Districts</b> |                                |   |
| OS                               | Open Space                     | Open Space  |
| PD                               | Planned Development            | All   |
| PI                               | Public/Institutional           | Public/Quasi-Public*  |
| REC                              | Recreation                     | Parks & Recreation*   |
| <b>Overlay Districts</b>         |                                |   |
| -AS                              | Airport Safety                 | All   |
| -F                               | Flood Hazard                   | All   |
| -HO*                             | Historic Overlay*              | All*  |

\*Revised 04/18/18, ORD. 2018-325

| TABLE 2-4<br>Allowed Uses and Permit Requirements<br>for Commercial Zoning Districts<br>(Rev. 02/06/13 Ord. 2013-277, 04/09/18 Ord2017-318) |                             |         |         |        |     |    |       |        |         | P (3)<br>MUP Minor Use Permit<br>Req. (3)<br>UP (3)<br>Use Permit Req. (3)<br>— Use not allowed |      |      |         |         |                          |
|---|-----------------------------|---------|---------|--------|-----|----|-------|--------|---------|---|------|------|---------|---------|--------------------------|
| LAND USE (1)  | PERMIT REQUIRED BY DISTRICT |         |         |        |     | NC | CC    | TC     | TC AUFO | TC EO (1)   | SC   | GC   | BC      | RC      | Specific Use Regulations |
|   |                             |         |         |        |     |    |       |        |         |   |      |      |         |         |                          |
| INDUSTRY, MANUFACTURING & PROCESSING USES   |                             |         |         |        |     |    |       |        |         |   |      |      |         |         |                          |
| Contractors storage yards   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | MUP  | —    | —       | —       | —                        |
| Electrical & electronic equipment, instruments  | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | UP   | —    | —       | —       | —                        |
| Food and beverage manufacturing   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | UP   | —    | —       | —       | —                        |
| Handcraft industries  | P                           | P       | P       | P (10) | —   | —  | —     | —      | —       | —   | —    | —    | P       | P       | —                        |
| Laundries and dry cleaning  | —                           | P       | —       | —      | —   | —  | —     | —      | —       | —   | —    | —    | —       | —       | —                        |
| Marijuana cultivation**   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | —    | —    | —       | —       | 27.06.050                |
| Marijuana distribution facilities**   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | —    | —    | —       | —       | 27.06.050                |
| Marijuana mixed-light cultivation**   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | —    | —    | —       | —       | 27.06.050                |
| Marijuana nurseries**   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | —    | —    | —       | —       | 27.06.050                |
| Marijuana product manufacturing**   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | —    | —    | —       | —       | 27.06.050                |
| Metal products fabrication, machine/welding shops   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | P    | —    | —       | —       | —                        |
| Recycling facilities – Large collection facility  | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | UP   | —    | —       | —       | 27.34.160                |
| Recycling facilities – Reverse vending machines   | —                           | —       | P       | —      | —   | —  | —     | —      | —       | —   | P    | —    | —       | —       | 27.34.160                |
| Recycling facilities – Small collection facility  | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | UP   | —    | —       | —       | 27.34.160                |
| Warehousing, wholesaling and distribution   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | UP   | —    | —       | —       | —                        |
| Wineries  | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | UP   | —    | —       | —       | —                        |
| RECREATION, EDUCATION & PUBLIC ASSEMBLY USES  |                             |         |         |        |     |    |       |        |         |   |      |      |         |         |                          |
| Adult business establishments   | —                           | —       | —       | —      | —   | —  | —     | —      | —       | —   | UP   | —    | —       | —       | 27.34.030                |
| Clubs, lodges and private meeting halls   | MUP                         | MUP     | MUP     | —      | —   | —  | —     | —      | —       | —   | —    | —    | MUP     | MUP     | —                        |
| Community centers   | MUP                         | MUP     | MUP     | —      | —   | —  | —     | —      | —       | —   | —    | —    | MUP     | MUP     | —                        |
| Health/fitness facilities   | P                           | P       | P       | UP     | UP  | UP | P     | P      | P       | P   | P    | P    | P       | P       | —                        |
| Indoor amusement/entertainment facilities   | —                           | UP      | UP      | UP     | UP  | UP | UP    | UP     | UP      | UP  | UP   | UP   | UP      | UP      | —                        |
| Libraries and museums   | P                           | P       | P       | MUP    | —   | —  | P     | P      | P       | P   | P    | P    | P       | P       | —                        |
| Outdoor commercial recreation   | —                           | —       | —       | —      | —   | —  | UP    | UP     | —       | —   | —    | —    | —       | —       | —                        |
| Parks and playgrounds   | P                           | —       | P       | —      | —   | —  | UP    | UP     | —       | —   | P    | P    | P       | P       | —                        |
| Recreational vehicle parks  | —                           | —       | —       | —      | —   | —  | UP    | UP     | —       | —   | —    | —    | —       | —       | —                        |
| Religious places of worship and related facilities  | UP                          | UP      | UP      | —      | —   | —  | UP    | UP     | UP      | UP  | UP   | UP   | UP      | UP      | —                        |
| Schools - specialized education and training  | —                           | MUP     | MUP (5) | —      | —   | —  | MUP   | —      | —       | —   | —    | —    | —       | —       | —                        |
| Studios (art, dance, music, photography, etc.)  | P                           | P       | P       | —      | MUP | —  | P     | P      | P       | P   | P    | P    | P       | P       | —                        |
| Theaters and auditoriums  | —                           | —       | UP      | UP (8) | UP  | —  | —     | —      | —       | —   | UP   | —    | —       | UP      | —                        |
| RESIDENTIAL USES  |                             |         |         |        |     |    |       |        |         |   |      |      |         |         |                          |
| Agricultural worker housing   | —                           | P       | —       | —      | —   | —  | —     | —      | —       | —   | —    | —    | —       | —       | —                        |
| Caretaker housing   | —                           | P       | —       | —      | —   | —  | P     | P      | —       | —   | —    | —    | —       | —       | —                        |
| Emergency shelters*   | —                           | P       | —       | —      | —   | —  | —     | —      | —       | —   | —    | —    | —       | —       | 27.21.030                |
| Indoor Marijuana Cultivation (Nonmedical, up to six plants)**   | P                           | P       | P       | P      | —   | —  | P     | P      | P       | P   | P    | P    | P       | P       | 27.37.030                |
| Live-work facilities  | P                           | P       | P (9)   | P (9)  | —   | —  | P     | UP     | P       | P   | P    | P    | P       | P       | 27.42.020                |
| Multi-family dwellings, in a mixed-use project  | UP(4)                       | P(4)    | P(4)    | P      | —   | —  | UP(4) | UP (4) | P(4)    | P(4)  | P(4) | P(4) | P(4)    | P(4)    | 27.08.060                |
|   |                             |         |         |        |     |    |       |        |         |   |      |      |         |         | 27.34.110                |
| Residential care homes  | MUP (4)                     | MUP (4) | MUP (4) | —      | —   | —  | —     | —      | —       | —   | —    | —    | MUP (4) | MUP (4) | —                        |
| RETAIL TRADE USES   |                             |         |         |        |     |    |       |        |         |   |      |      |         |         |                          |
| Alcoholic beverage sales, off-site  | P                           | P       | P       | P      | P   | P  | P     | P      | P       | P   | P    | P    | P       | P       | —                        |





# ZONING ORDINANCE



6500 HEMBREE LANE  
WINDSOR, CA

**RETAIL PAD  
BUILDING FOR  
SALE**

| TABLE 2-4<br>Allowed Uses and Permit Requirements<br>for Commercial Zoning Districts<br>(Rev. 02/06/13 Ord. 2013-277, 04/09/18 Ord2017-318) |      |      |     |                             |                  |      |     |      |     |           | P<br>(3)<br>MUP Minor Use Permit<br>Req. (3)<br>UP Use Permit Req. (3)<br>— Use not allowed |
|---|------|------|-----|-----------------------------|------------------|------|-----|------|-----|-----------|---|
| LAND USE (1)  | NC   | CC   | TC  | PERMIT REQUIRED BY DISTRICT |                  |      |     |      |     |           | Specific<br>Use<br>Regulations  |
|   |      |      |     | TC<br>AUFO                  | TC<br>EO<br>(11) | SC   | GC  | BC   | RC  |           |   |
| Art, antique, collectable and gift sales  | P    | P    | P   | P                           | P                | P    | P   | P    | P   |           |   |
| Auto and vehicle sales/rental   | —    | —    | —   | —                           | —                | —    | P   | UP   | —   |           |   |
| Auto parts sales  | —    | P    | —   | —                           | —                | —    | P   | P    | —   |           |   |
| Bars and nightclubs   | UP   | UP   | UP  | UP                          | UP               | UP   | —   | —    | UP  | UP        |   |
| Building material stores  | —    | —    | —   | —                           | —                | —    | UP  | UP   | —   |           |   |
| Convenience stores  | P(6) | P(6) | —   | —                           | —                | P(6) | —   | P(6) | —   | 27.34.130 |   |
| Drive-in and drive-through sales  | —    | UP   | —   | —                           | —                | UP   | UP  | —    | —   |           |   |
| Equipment sales and rental  | —    | UP   | —   | —                           | —                | P    | —   | —    | —   |           |   |
| Furniture, furnishings and appliance stores   | —    | P    | P   | P                           | P                | P    | —   | P    | P   |           |   |
| Garden supply and equipment sales and services  | —    | P    | P   | —                           | —                | P    | P   | —    | P   |           |   |
| Gas stations (fuel sales without vehicle services)  | —    | UP   | —   | —                           | —                | UP   | UP  | —    | —   | 27.34.190 |   |
| General retail stores not otherwise listed  | P    | P    | P   | P                           | P                | P    | P   | P    | P   |           |   |
| Grocery stores  | P    | P    | P   | P                           | P                | P    | —   | P    | P   |           |   |
| Hardware store  | P    | P    | P   | P                           | —                | P    | P   | P    | P   |           |   |
| Marijuana accessories sales**   | —    | —    | —   | —                           | —                | —    | —   | —    | —   | 27.06.050 |   |
| Marijuana microbusinesses**   | —    | —    | —   | —                           | —                | —    | —   | —    | —   | 27.06.050 |   |
| Marijuana retail sales**  | —    | —    | —   | —                           | —                | —    | —   | —    | —   | 27.06.050 |   |
| Mobile home, recreational vehicle and boat sales  | —    | —    | —   | —                           | —                | P    | MUP | —    | —   |           |   |
| Neighborhood markets  | P    | P    | P   | P                           | P                | P    | P   | P    | P   | 27.34.130 |   |
| Outdoor retail sales and activities   | MUP  | MUP  | MUP | MUP                         | MUP              | MUP  | MUP | MUP  | MUP | 27.34.140 |   |
| Plant nurseries and garden supply stores  | P    | P    | P   | —                           | —                | —    | P   | P    | P   | P         |   |
| Plant nurseries, wholesale  | —    | —    | —   | —                           | —                | —    | P   | P    | —   |           |   |
| Restaurants   | P    | P    | P   | MUP                         | MUP              | MUP  | P   | P    | P   | P         |   |
| Restaurants, take-out   | P    | P    | P   | MUP                         | MUP              | MUP  | P   | P    | P   | MUP       |   |
| Restaurants, with alcohol sales   | P    | P    | P   | MUP                         | MUP              | MUP  | P   | P    | P   | P         |   |
| Restaurants, with live entertainment  | MUP  | MUP  | MUP | MUP                         | UP               | MUP  | MUP | MUP  | MUP |           |   |
| Restaurants, with outdoor dining  | P    | P    | P   | P                           | P                | P    | P   | P    | P   | P         |   |
| Second hand stores  | —    | P    | —   | —                           | P                | P    | P   | P    | —   |           |   |
| Wine/Beer tasting accessory to retail   | —    | P    | P   | P                           | P                | —    | P   | P    | P   |           |   |
| Warehouse retail sales  | —    | —    | —   | —                           | —                | UP   | UP  | —    | —   |           |   |

## SERVICES

|   |     |     |     |     |     |     |     |      |    |           |
|---|-----|-----|-----|-----|-----|-----|-----|------|----|-----------|
| Ambulance services                                | —   | —   | —   | —   | —   | P   | —   | —    | —  |           |
| Automated teller machines (ATMs)                  | P   | P   | P   | P   | P   | P   | P   | P    | P  |           |
| Banks and financial services                      | P   | P   | P   | P   | P   | —   | P   | P    | P  |           |
| Bed and breakfast inns                            | MUP | —   | P   | P   | —   | —   | MUP | MUP  | P  | 27.34.060 |
| Business support services                         | P   | P   | P   | MUP | MUP | P   | P   | P    | P  |           |
| Car wash  | UP  | UP  | —   | —   | —   | UP  | UP  | —    | —  |           |
| Child and adult day care centers                  | MUP | P   | MUP | P   | —   | —   | —   | MUP  | MU | 27.34.070 |
| Child day care – Large family day care homes      | MUP | MUP | MUP | —   | —   | —   | —   | MUP  | MU | 27.34.070 |
| Child day care – Small family day care homes      | P   | P   | P   | —   | —   | —   | —   | P    | P  |           |
| Drive-in and drive-through                        | —   | UP  | —   | —   | —   | UP  | UP  | —    | —  |           |
| Hotels and motels                                 | —   | P   | P   | P   | —   | —   | —   | P    | —  |           |
| Kennels, commercial                               | —   | —   | —   | —   | —   | MUP | —   | —    | —  |           |
| Marijuana testing facilities                      | —   | —   | —   | —   | —   | —   | —   | —    | —  | 27.06.050 |
| Medical services – Clinics, offices, laboratories | P   | P   | P   | —   | —   | P   | P   | P(4) | P  |           |
| Medical services – Extended care                  | —   | UP  | UP  | —   | —   | —   | —   | UP   | UP |           |
| Medical services – Hospitals                      | —   | UP  | —   | —   | —   | P   | —   | UP   | UP |           |
| Mortuaries and funeral homes                      | —   | UP  | —   | —   | —   | UP  | —   | —    | —  |           |
| Offices – Accessory to primary use                | P   | P   | P   | —   | —   | P   | P   | P    | P  |           |
| Offices – Business and professional               | P   | P   | P   | —   | —   | P   | P   | P    | P  |           |
| Personal services                                 | P   | P   | P   | —   | —   | P   | P   | P    | P  |           |
| Personal services, restricted                     | —   | —   | —   | —   | —   | MUP | MUP | —    | —  | 27.34.175 |
| Public safety and utility facilities              | UP  | UP  | P   | —   | —   | UP  | UP  | UP   | P  |           |

|   |  |   |           |                |                   |           |           |           |           |                                 |
|---|--|---|-----------|----------------|-------------------|-----------|-----------|-----------|-----------|---------------------------------|
|   | <b>TABLE 2-4</b><br><b>Allowed Uses and Permit Requirements</b><br><b>for Commercial Zoning Districts</b><br>(Rev. 02/06/13 Ord. 2013-277, 04/09/18 Ord2017-318) | <b>P</b> Permitted Use (2)<br><b>(3)</b><br><b>MUP</b> Minor Use Permit<br><b>Req. (3)</b><br><b>UP</b> Use Permit Req. (3)<br><b>—</b> Use not allowed |           |                |                   |           |           |           |           |                                 |
| <b>LAND USE (1)</b>                                 | <b>PERMIT REQUIRED BY DISTRICT</b>   |   |           |                |                   |           |           |           |           | <b>Specific Use Regulations</b> |
|   | <b>NC</b>  | <b>CC</b>   | <b>TC</b> | <b>TC AUFO</b> | <b>TC EO (11)</b> | <b>SC</b> | <b>GC</b> | <b>BC</b> | <b>RC</b> |                                 |
| Spas and Tanning Salons                             | P  | P   | P         | —              | P                 | P         | P         | P         | P         |                                 |
| Storage – Automobile storage yards                  | —  | —   | —         | —              | —                 | UP        | —         | —         | —         |                                 |
| Storage – Personal storage facilities(mini-storage) | —  | —   | —         | —              | —                 | UP        | —         | —         | —         |                                 |
| Storage – Outdoor                                   | —  | —   | —         | —              | —                 | UP        | —         | —         | —         | 27.34.150                       |
| Vehicle services – Maintenance/minor repair         | —  | —   | —         | —              | —                 | P         | P         | —         | —         |                                 |
| Vehicle services – Major repair/body work           | —  | —   | —         | —              | —                 | P         | P         | —         | —         |                                 |
| Vehicle services – Service stations                 | —  | UP  | —         | —              | —                 | UP        | UP        | —         | —         |                                 |
| Veterinary clinics, animal hospitals                | P  | P   | —         | —              | —                 | MUP       | —         | —         | —         |                                 |

## TRANSPORTATION & COMMUNICATIONS USES

|                                |   |     |     |     |     |    |     |     |     |           |
|--------------------------------|---|-----|-----|-----|-----|----|-----|-----|-----|-----------|
| Broadcast studios              | — | P   | —   | —   | —   | P  | —   | —   | —   |           |
| Heliports                      | — | P   | —   | —   | —   | P  | —   | —   | —   |           |
| Park and ride facilities       | P | P   | P   | —   | —   | P  | P   | P   | P   |           |
| Parking facilities             | — | —   | P   | —   | —   | P  | —   | P   | P   |           |
| Telecommunications facilities  | — | UP  | UP  | —   | —   | UP | UP  | UP  | UP  | 27.34.200 |
| Transit stations and terminals | — | MUP | MUP | MUP | MUP | UP | MUP | MUP | MUP |           |
| Utility infrastructure         | P | P   | P   | P   | P   | P  | P   | P   | P   |           |
| Vehicle and freight terminals  | — | —   | —   | —   | —   | UP | —   | —   | —   |           |

\* Revised 09/17/2014, ORD 2014-287

\*\* Revised 04/09/2018, ORD 2017-318

## Notes:

- (1) See Section 27.06.030.A regarding uses not listed. See Article 6 for definitions of the listed land uses.
- (2) Zoning Clearance required, see Section 27.42.020.
- (3) Site Plan and Design Review may also be required. See Section 27.42.030.
- (4) Residential uses may be permitted only on second or higher floors, above nonresidential uses. Accessible units that meet ADA requirements may be located on the ground floor. Home Occupations are permitted in residential units subject to Section 27.34.100
- (5) Schools (specialized education and training) may be permitted with a MUP on ground floor commercial only and shall provide on-site restroom facilities.
- (6) Convenience stores are a permitted use only when they comply with the requirements of Section 27.34.130 for neighborhood markets; convenience stores required Use Permit approval otherwise. (Rev. 03/03/04, Ord. 2004-178)
- (7) Child and adult care centers may be permitted with a MUP on ground floor commercial only and shall provide on-site restroom facilities. (Rev. 04/18/07, Ord. 2007-214)
- (8) Not in mixed use buildings with residential uses. (Rev. 02/06/13, Ord. 2013-277)
- (9) Work component must be an allowed use in the AUFO (Rev. 02/06/13, Ord. 2013-277)
- (10) Requires retail sales of products manufactured on site (Rev. 02/06/13, Ord. 2013-277)
- (11) Designations of Entertainment and Active Use Frontage must meet the spirit of both overlay districts (Rev. 02/06/13, Ord. 2013-277)