



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

**SOUTH MAIN STREET PROPERTIES  
SEBASTOPOL, CA**

**REDEVELOPMENT OPPORTUNITY**

**S. MAIN ST / GRAVENSTEIN HWY S 116**



Go beyond broker.

PRESENTED BY:

**SHAWN JOHNSON**  
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SOUTH MAIN STREET PROPERTIES  
SEBASTOPOL, CA

## REDEVELOPMENT OPPORTUNITY





# EXECUTIVE SUMMARY



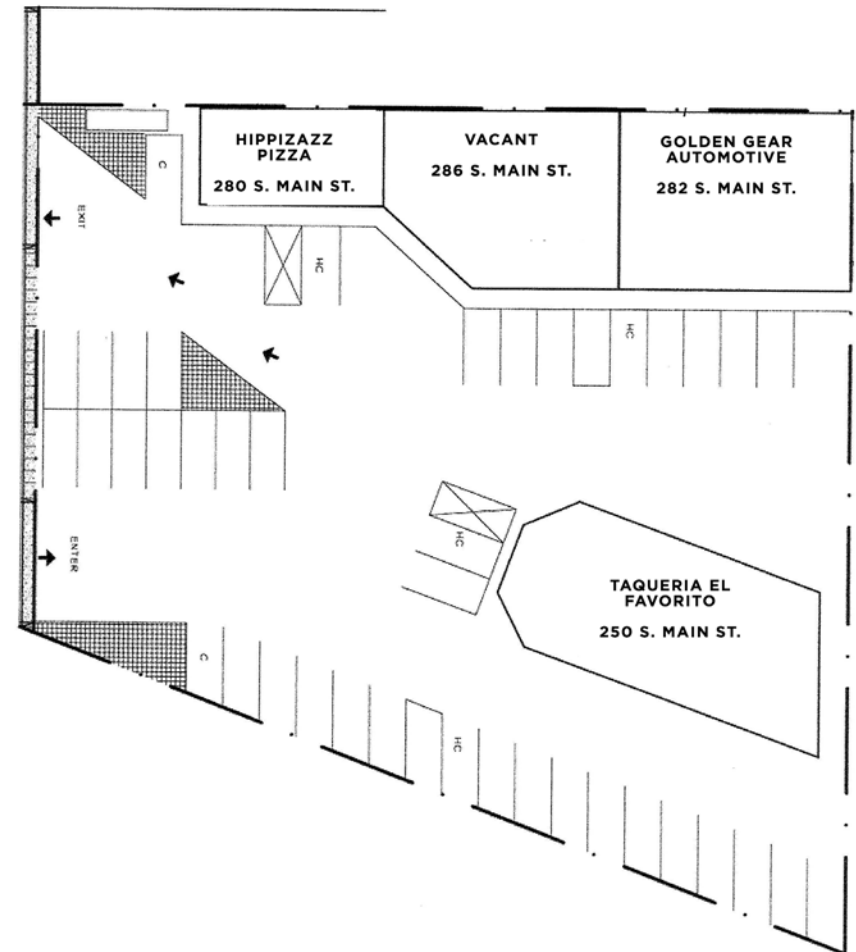
SOUTH MAIN STREET PROPERTIES  
SEBASTOPOL, CA

## REDEVELOPMENT OPPORTUNITY

Opportunity to purchase 5 contiguous parcels in the central downtown core of Sebastopol. The site has three existing buildings with existing income. In addition, the improvements could be removed to take advantage of a multi-story type development to bring housing and or a hotel/retail project to serve the downtown of Sebastopol. The existing leases are all on short term contracts which provide a source of income up to the point of construction of a new development.

### PRICING/ENVIRONMENTAL REMEDIATION

Pricing is negotiable and subject to buyer review of the remediation costs for the former dry cleaners and gas station use on the property. There is substantial information available for review regarding the environmental history of the property for qualified buyers.



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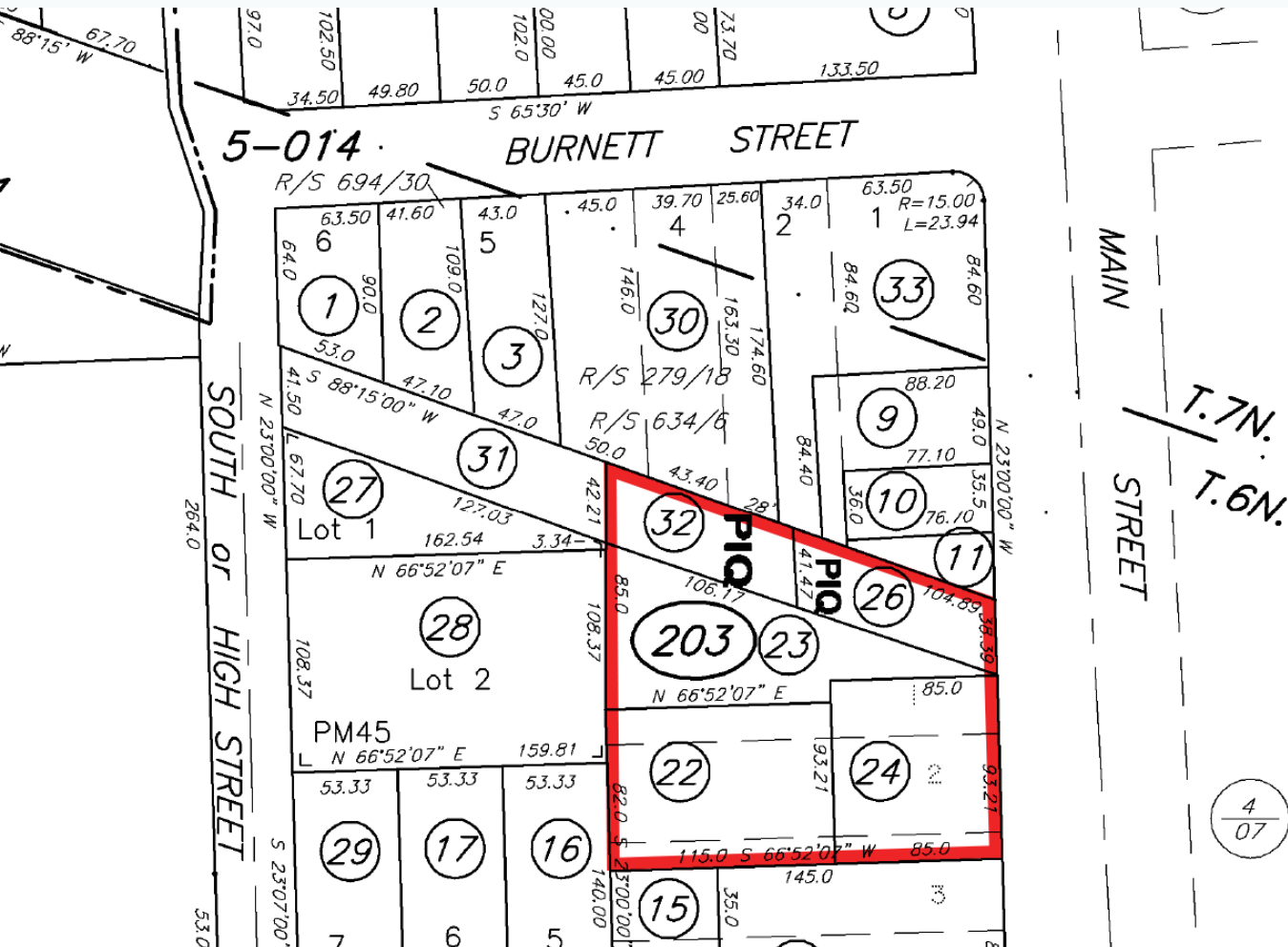


# PROPERTY DESCRIPTION



SOUTH MAIN STREET PROPERTIES  
SEBASTOPOL, CA

## REDEVELOPMENT OPPORTUNITY



### ADDRESS

248, 250, 280, 286 S Main Street

### CITY, STATE

Sebastopol, CA

### APN

004-203-022,023,024,026,032

### YEAR BUILT

1948 and 1960

### ZONING

CD Downtown Core

### BUILDING S.F.

8,596+/- sf

### LAND S.F.

32,670 +/- sf

### CONSTRUCTION

Concrete Block/Wood Frame

### PARKING

Ample on site with adjacent public parking

### IMPROVEMENTS

Three separate buildings all on their own separate legal parcels.

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# FINANCIAL OVERVIEW



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### TAX SUMMARY/YEAR 2020/ASSESSOR INFORMATION

APN	LAND VALUE	BUILDING VALUE	CURRENT TAX EXPENSE	POST SALE TAX EXPENSE	LAND SIZE ACRE	LAND SIZE SF	BUILDING SIZE
004-203-032	\$5,204.00	NA	\$302.38		.09	3920 sf	NA
004-203-026	\$14,925.00	\$2,170	\$454.74		.09	3920 sf	NA
004-203-023	\$34,047	\$89,957	\$1,685.28		.18	7840 sf	3999
004-203-024	\$56,447	\$51,019	\$1,495.26		.18	7840 sf	1100
004-203-022	\$39,546	\$68,565	\$1,615.98		.21	9147 sf	4158

### VALUE ANALYSIS - RENT ROLL

TENANT	ADDRESS	SQ. FT.	LEASE TYPE	RENT	RENT PSF	NNN / OPEX	NNN / OPEX PSF	% SHARE OF BUILDING	LEASE START	LEASE EXPIRATION	ANNUAL INCREASES	OPTION(S)	ADDITIONAL
Taqueria	250 S Main Street	3554	NNN	\$5,988.20	\$1.68	\$365.00	\$0.10	100%	20-Dec-10	21-Dec-22	3%	NONE	
Hippizzazz	280 S Main Street	1050	Gross	\$2,575.00	\$2.45	Included	Included	100%	1-Feb-16	31-Mar-25	\$2,652.25-2,731.82	NONE	
Golden Gear Automotive LLC	282 S Main Street	1912	NNN	\$2,003.47	\$1.05	\$190.00	\$0.10	47.9%	1-May-17	30-April-25	\$2,189.24-2,254.92	NONE	
Golden Gear Automotive LLC	286 S Main Street	2080	Gross	\$1,030.00	\$.49	NA	NA	52.1%	Month-to-Month		\$1,060.90-1,092.72		

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# VICINITY AERIAL



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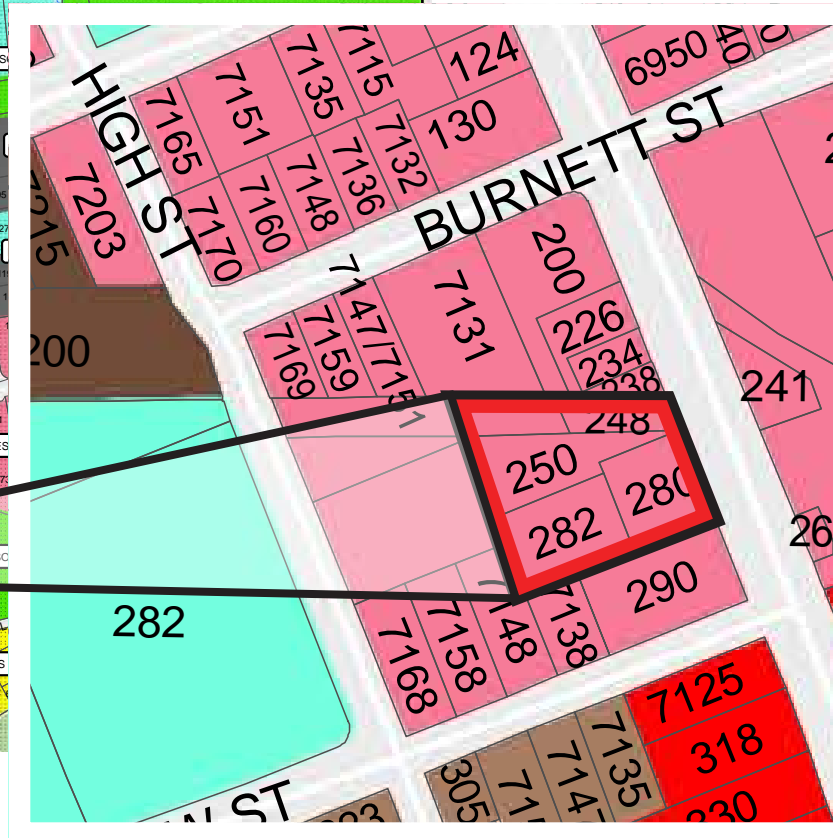
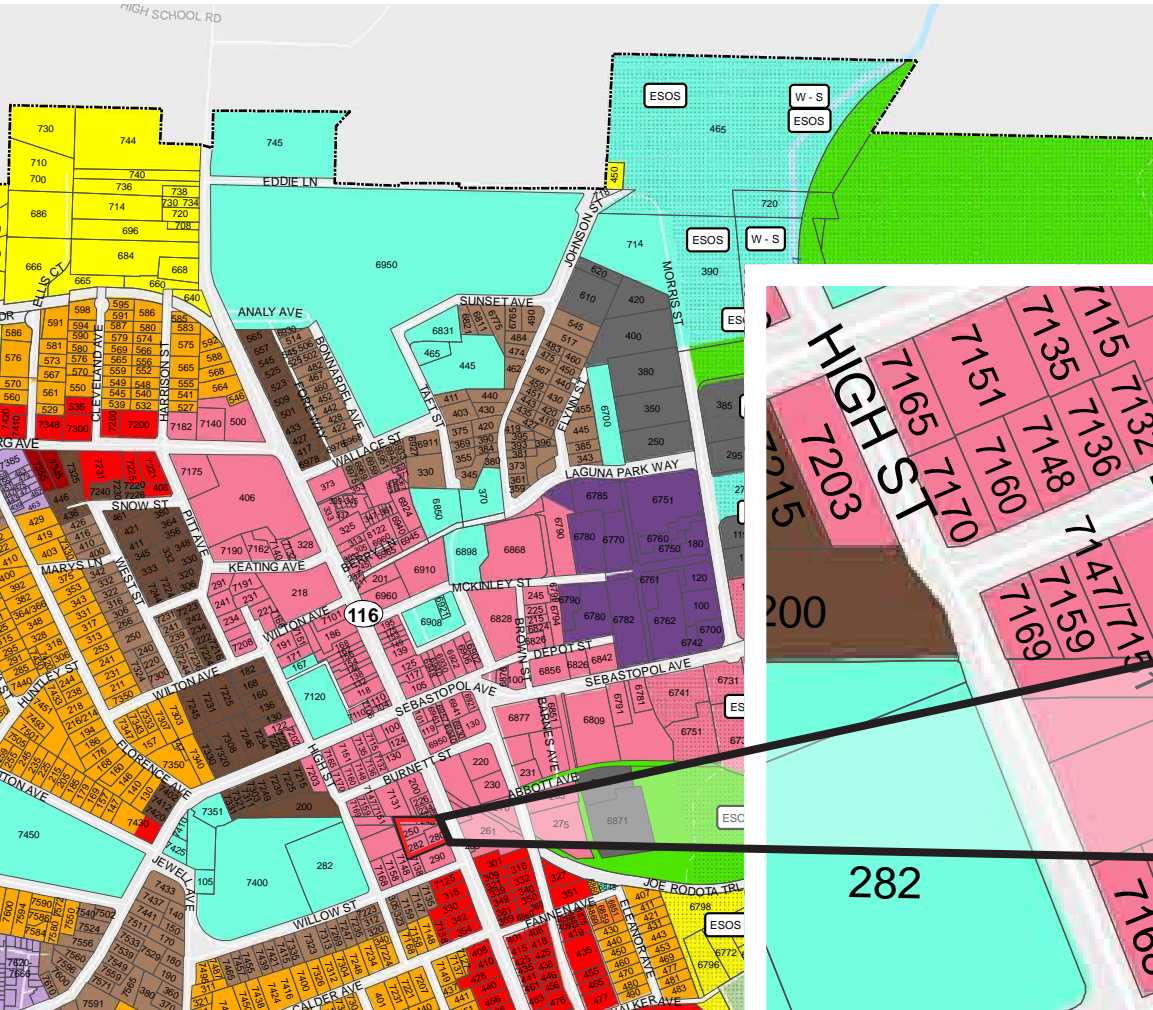
# ZONING MAP



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## REDEVELOPMENT OPPORTUNITY

### Zoning Map



#### Legend

- Sebastopol City Limits
- Assessor Parcel Boundaries
- Citywide Zoning Designations**
  - R1 Single Family Residential
  - R2 Single Family Residential
  - R3 Single Family Residential
  - R4 Single Family Residential
  - R5 Single Family and Multifamily Residential
  - R6 Single Family and Multifamily Residential
  - R7 Multifamily Residential
  - RMH Residential Mobile Home Park
  - CD Downtown Core
  - CO Office Commercial
  - CG General Commercial
  - OLM Office/Light Industrial
  - M Industrial
  - CM Commercial Industrial
  - CF Community Facilities
  - PC Planned Community
  - OS Open Space
  - W Primary Wetland District
- Combining Districts**
  - ESOS Environmental and Scenic Open Space
  - W - F Wetlands Fringe
  - W - P Wetlands-Primary
  - W - S Wetlands-Secondary

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# MARKET SUMMARY



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## REDEVELOPMENT OPPORTUNITY

### 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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REDEVELOPMENT  
OPPORTUNITY



# 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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## 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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