



Keegan & Coppin
COMPANY, INC.

FOR SALE

**305 SEBASTOPOL RD. @ ROBERTS AVE.
SANTA ROSA, CA**
MIXED USE DEVELOPMENT SITE

ROBERTS AVE.

Go beyond broker.

PRESENTED BY:

JAMES NOBLES, AGENT
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SEBASTOPOL RD.



EXECUTIVE SUMMARY

Keegan & Coppin is delighted to offer a unique development opportunity at 305 Sebastopol and 315/321 Roberts Avenue in Santa Rosa, California. This property is strategically zoned for Station Mixed Use (SMU), accommodating a diverse range of uses such as general retail, business services, office spaces, and the potential for multi-family residential development.

Priced at \$775,000, the offering includes three parcels that collectively span just over an acre. These parcels are conveniently located at 305 Sebastopol and 315/321 Roberts Avenue in Santa Rosa, providing an excellent location for both commercial and residential development.

Development Potential

Property is entirely in a Designated Priority Development Area per the City of Santa Rosa. Property is zoned station area mixed use with FAR (Floor to Area) ratio of 60%. Property is in a designated qualified opportunity zone.

OFFERING

Sale Price

\$775,000



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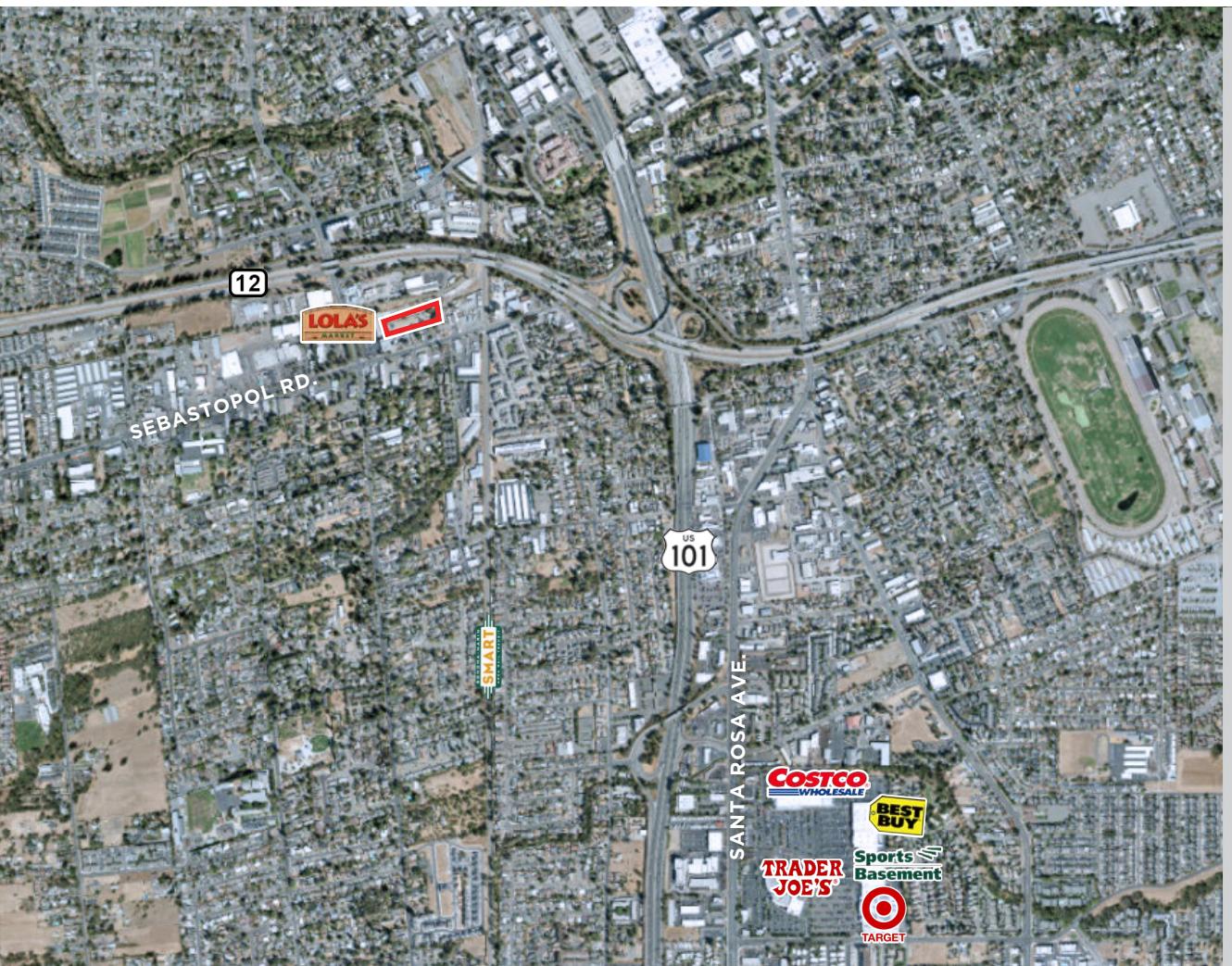


PROPERTY DETAILS

305 SEBASTOPOL RD.
SANTA ROSA, CA



MIXED USE DEVELOPMENT SITE



PRIMARY TYPE

Mixed-Use Development

LOT SIZE

1.00+/- Acres

APN

125-121-015 (34,353 SF)

125-121-013 (5,509 SF)

12-121-016 (3,807 SF)

Total: 43,699 SF

ZONING

SMU - Station Mixed Use

UTILITIES

Public sewer, water and storm drainage laterals run through the site but are not currently hooked up.

GENERAL PROPERTY INFORMATION

This is a level, flat lot in-fill development opportunity in central Santa Rosa.

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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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AREA DESCRIPTION



305 SEBASTOPOL RD.
SANTA ROSA, CA

MIXED USE DEVELOPMENT SITE

DESCRIPTION OF AREA

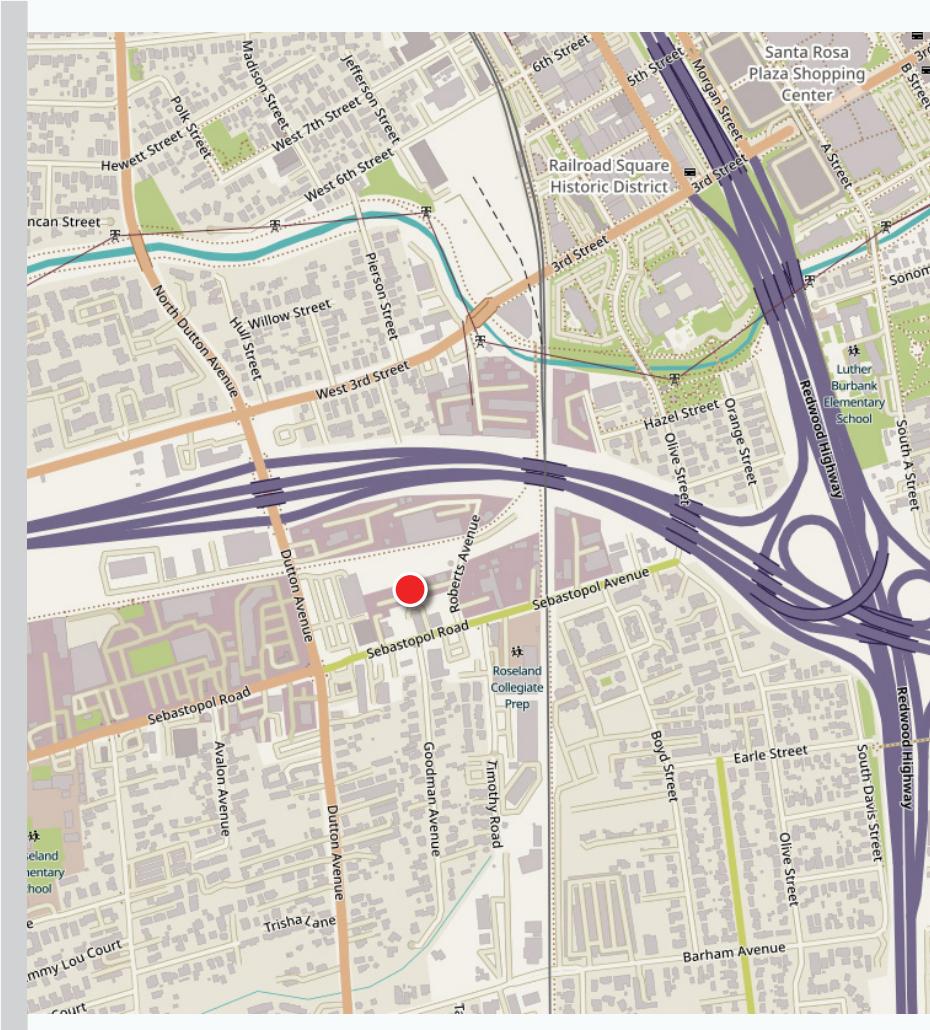
305 Sebastopol Rd., Santa Rosa, located in Sonoma County, California, is primarily a mix of light industrial, commercial, and residential spaces. This part of Santa Rosa is considered to be part of a broader, more urban area that includes some commercial retail, office spaces, and service-oriented businesses.

NEARBY AMENITIES

- The nearby residential neighborhoods provide potential customers and workers, which is an asset for retail, service-based, or office-type businesses. Some parts of Sebastopol Rd. have seen residential development as well, blending residential and commercial environments.

TRANSPORTATION ACCESS

- Sebastopol Road is a key east-west route through Santa Rosa, offering good access to other parts of the city. This location is also near Highway 101, making it convenient for businesses to connect with broader Sonoma County and the Bay Area.
- Sebastopol Rd. has moderate traffic, and being close to major highways is beneficial for both attracting customers and receiving deliveries.



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MARKET SUMMARY



305 SEBASTOPOL RD.
SANTA ROSA, CA

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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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