



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

209 E 1ST STREET  
CLOVERDALE, CA

PRIME RESIDENTIAL/OFFICE LAND NEAR  
DOWNTOWN



Go beyond broker.

PRESENTED BY:

**MARSHALL KELLY, BROKER ASSOCIATE**  
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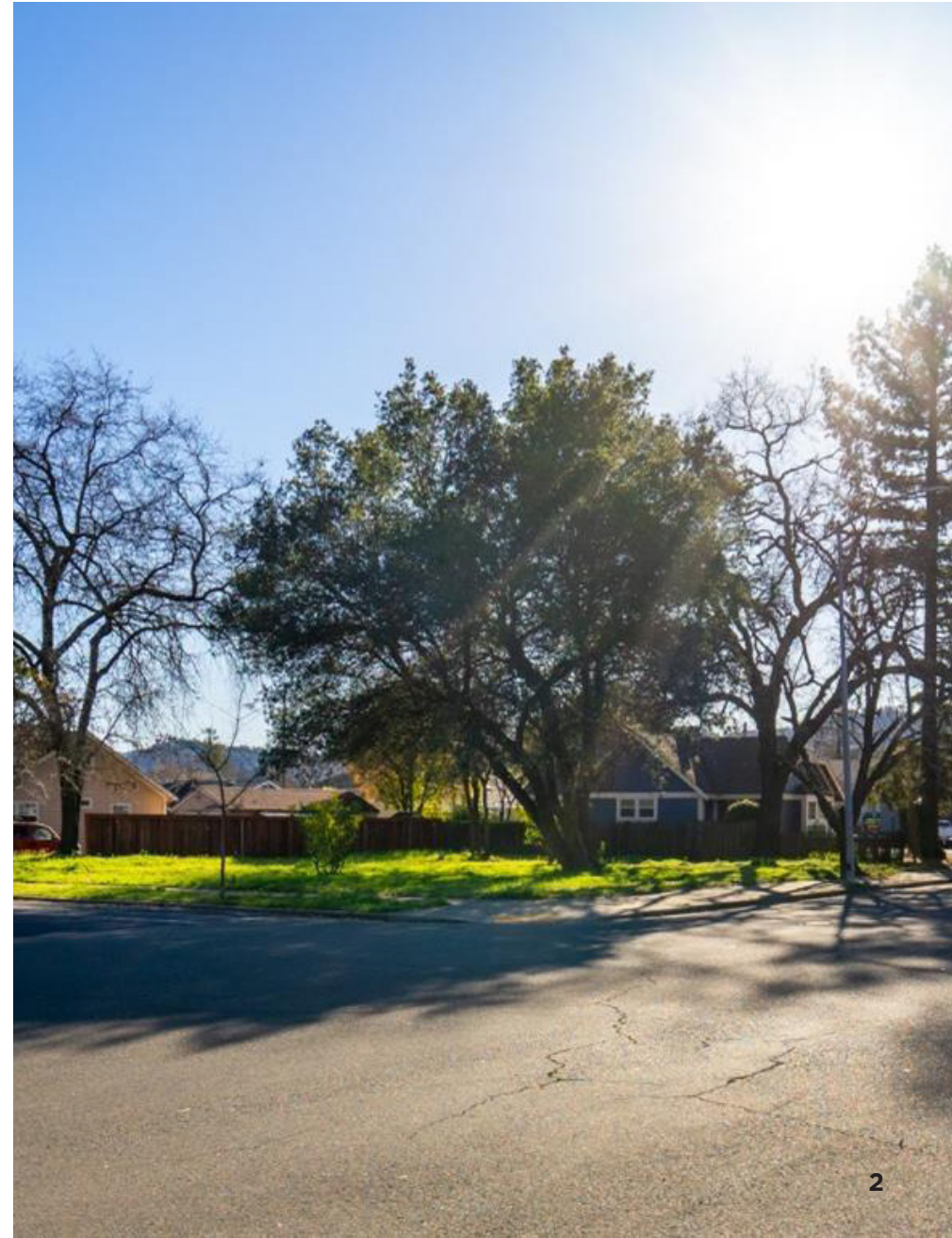
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# EXECUTIVE SUMMARY



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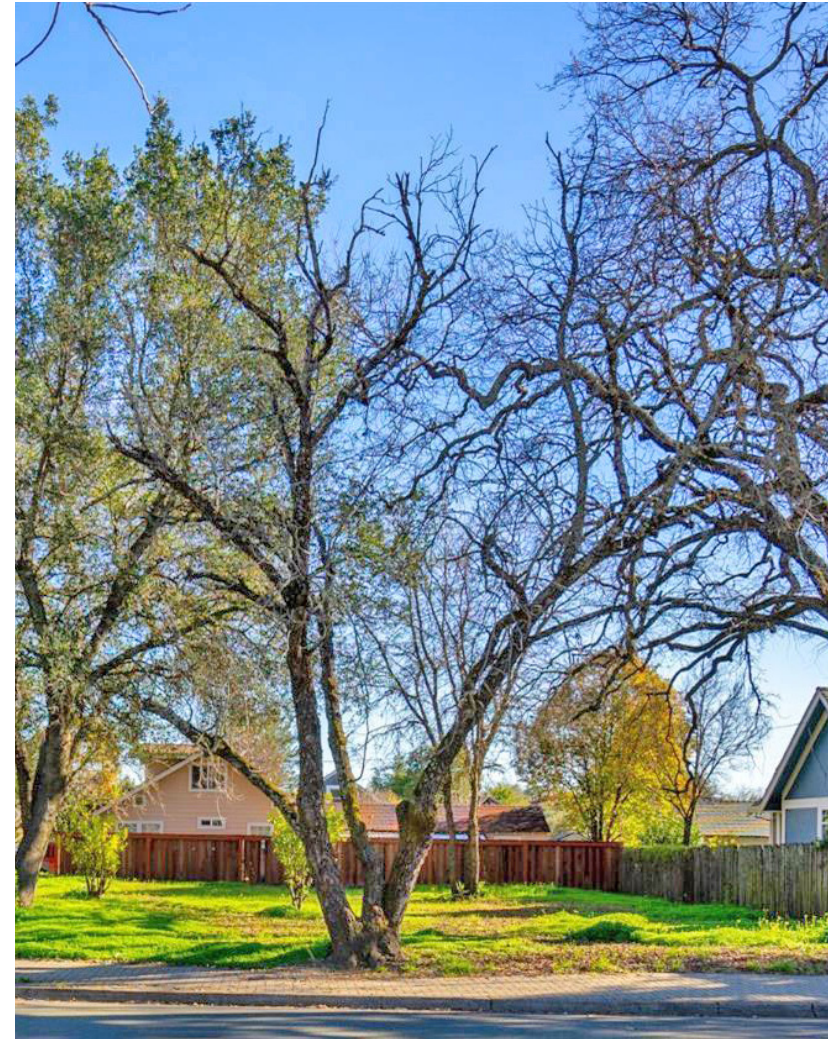
RESIDENTIAL/  
OFFICE LAND

Unique location in downtown Cloverdale's Office Residential Zoning District. Renderings shown are artist's conception only. This is a vacant lot. The city's intent is to maintain and conserve a residential neighborhood appearance. Appropriate uses include compatible offices, art or yoga studios, lodging and residential uses that provide customers for the pedestrian-oriented activities in the downtown transit district. ADUs permitted. No retail uses permitted.

- Zoning (Office/Residential) district allows for office, residential, and limited retail uses
- Very close proximity to the downtown district (1 block)
- Low density residential area
- Short distance to Highway 101
- Downtown area features retail, restaurants, and service retailers

## OFFERING

|            |                     |
|------------|---------------------|
| Sale Price | <b>\$305,000.00</b> |
| Price PSF  | <b>\$47.66</b>      |



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# PROPERTY DETAILS



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**RESIDENTIAL/  
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**LOT SIZE**

6,399+/- sq. ft.

0.147+/- Acres

**APN**

001-193-002-000

**ZONING**

OR - Office Residential

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# PROPERTY PHOTOS



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# RENDERINGS



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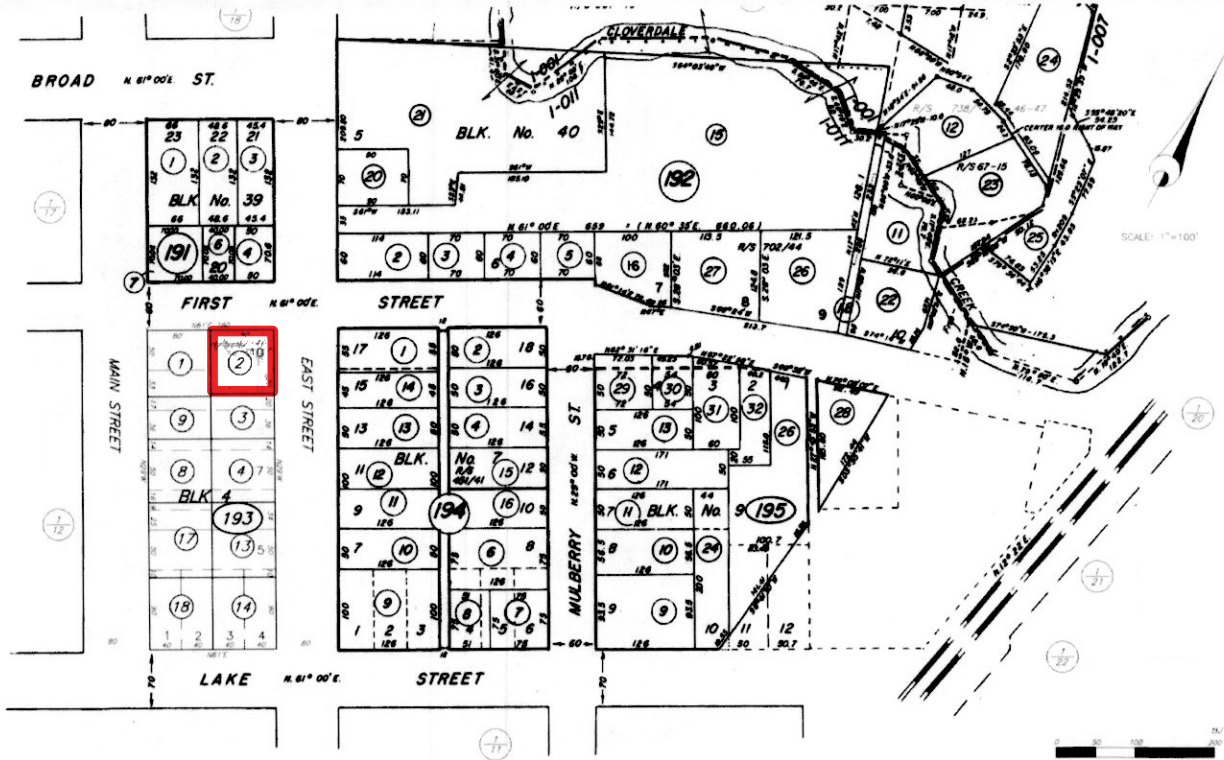


# PARCEL MAP



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# AREA DESCRIPTION



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## DESCRIPTION OF AREA

Downtown Cloverdale boasts a quaint ambiance and a northern location within Sonoma County. It's approximately a 15-minute drive south to Healdsburg, famous for its wineries and dining scene, while Santa Rosa, the county seat, lies about 30 minutes to the south, offering a variety of cultural attractions and shopping options. It is considered a "very friendly" town to live in and attracts visitors from the region and the south Bay Area. The community supports numerous downtown events throughout the year.

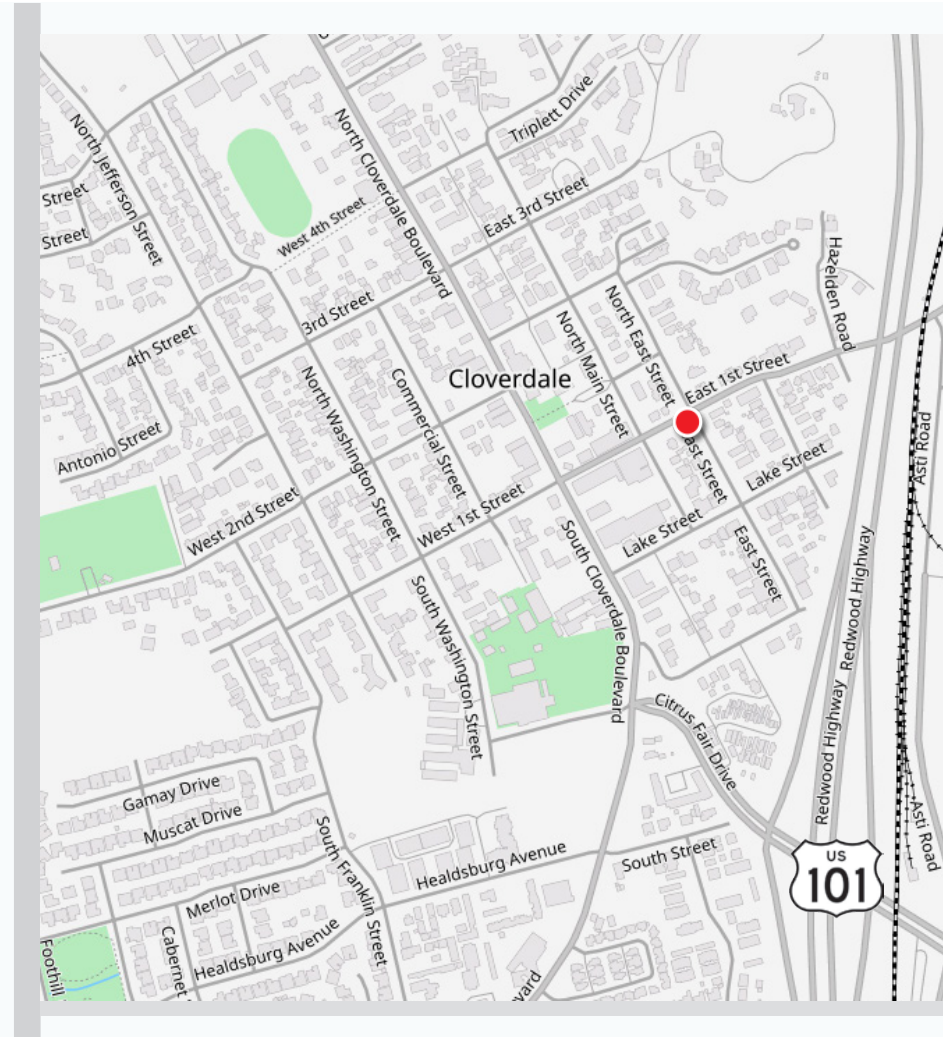
## NEARBY AMENITIES

- Restaurants Retail Shops, Service Retailers
- Center of Performing Arts
- Cloverdale History Center
- Hiking/Biking trails & Lake Sonoma

## TRANSPORTATION ACCESS

- Bus Transit
- Easy access to Highway 101 via Cloverdale Blvd.

| DEMOGRAPHICS        | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Est. Population     | 7,233    | 10,044    | 10,468    |
| Est. Avg. HH Income | \$97,618 | \$104,771 | \$107,282 |



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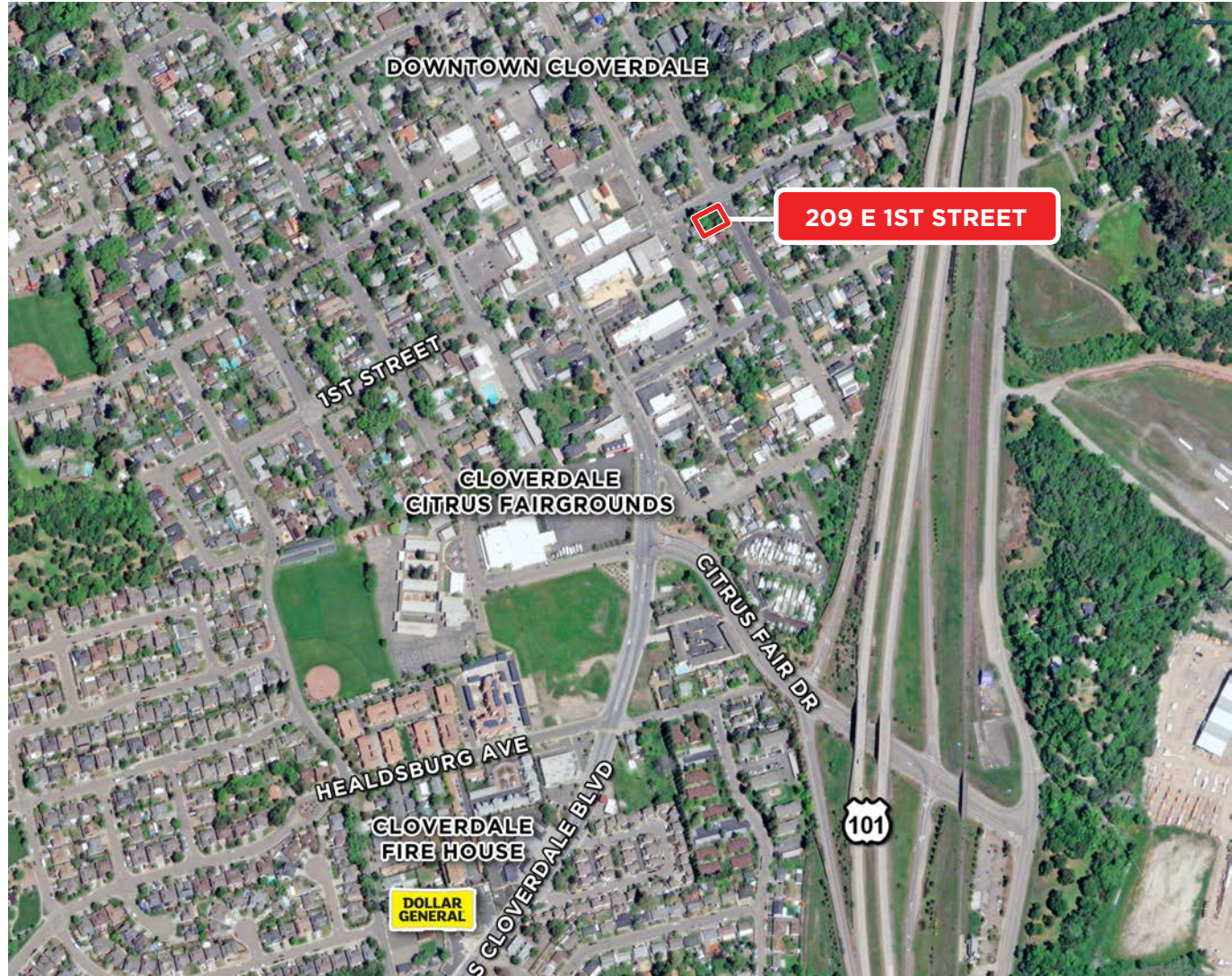


# AERIAL MAP



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# MARKET SUMMARY



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## CLOVERDALE SUMMARY

Cloverdale, the northernmost town in Sonoma County, is located in the picturesque Alexander Valley wine region just off of California’s Highway 101. Small town charm and friendly people welcome visitors to this city that is framed by oak-studded rolling hills, vineyards, and small farms

The city proper covers 2.7 square miles with a population of approximately 11,032 (5 mile radius) and is surrounded by oak-studded rolling hills, outstanding recreational opportunities, wineries, vineyards and small farms.

- Walkable and bikable neighborhoods dotted with family-oriented parks
- Apartments and home prices ranging from the affordable to luxury
- River Park on the Russian River and many more walking, hiking and biking trails
- Moderate winters, warm summers
- Balmy summer nights to enjoy downtown plaza events and Farmers Market

Cloverdale is the ideal location for companies looking to relocate where business innovation is encouraged and employee quality of life is exceptional. The city is proud home to Reuser Inc., manufacturer and bulk distributor of organic landscaping materials and Asti Winery, both recipients of many awards for sound

environmental business practices. In Cloverdale, entrepreneurial and traditional businesses co-exist and complement each other.

The City appreciates all businesses and works to retain businesses, encouraging expansion in Cloverdale. Cloverdale is a great place to live, work, play – and do business.

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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