

# FOR SALE

**GREAT OWNER/USER OR INVESTMENT PROPERTY**

Excellent Facility for Veterinary, Medical, Dental or Chiropractic



**331 E. COTATI AVENUE - COTATI, CA**

**PRICE: \$1,650,000**



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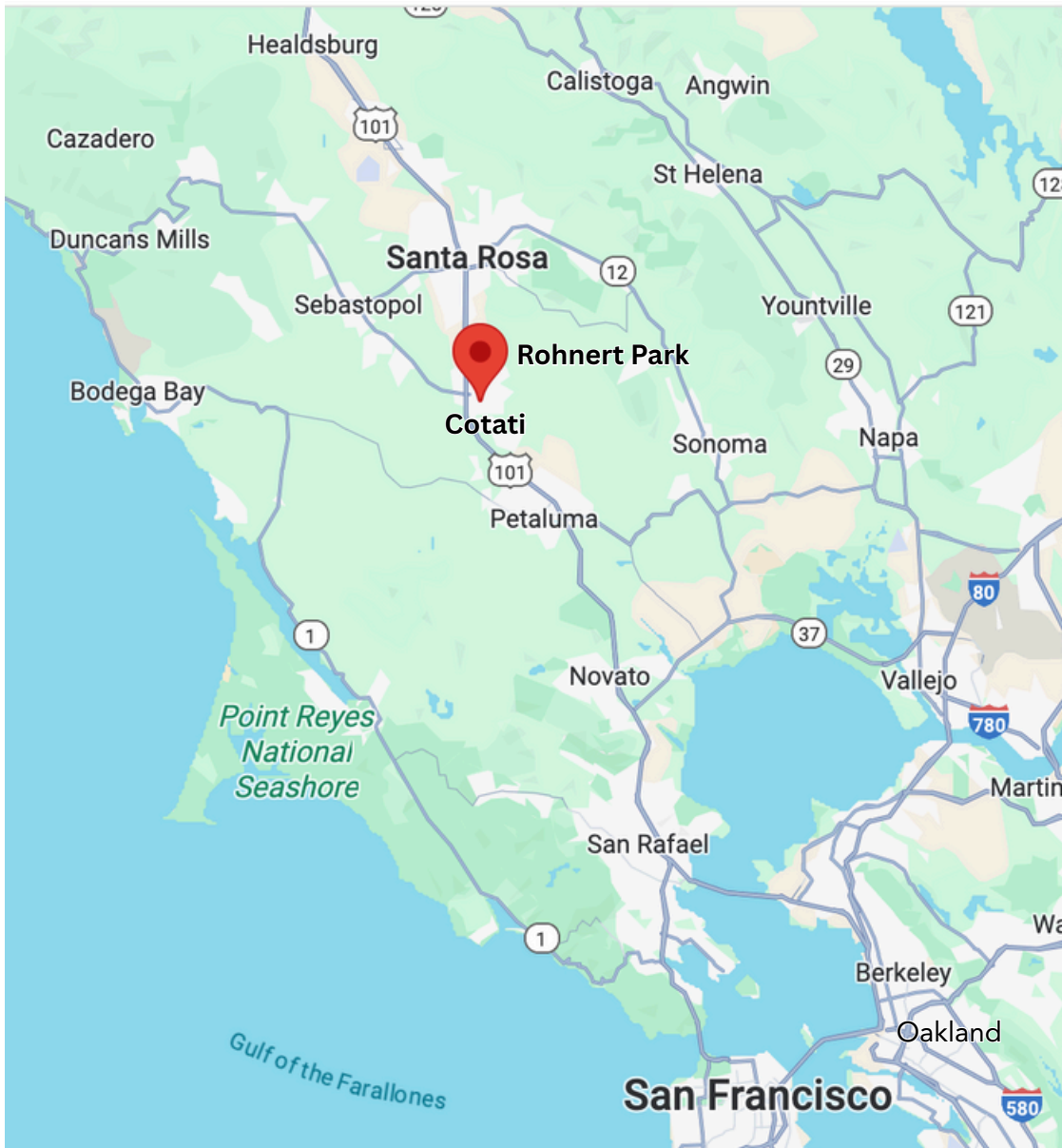
# Property Summary

- Approximately 4,770 square feet (Sonoma County Assessor's Office).
- Parcel is approximately 18,295 square feet.
- 23 on-site parking spaces with additional street parking.
- Kelcom system.
- Existing wet/dry prep areas.
- Several dog cages that are tied into the sewer system.
- Plumbing hookups for a washer and dryer.
- Complete isolation room (plumbed separately).
- HVAC units were replaced in approximately 2019.
- Vacant and available for occupancy by a new owner/user or tenant.



# Location

- The building is located approximately 40 miles north of the Golden Gate Bridge in Sonoma County, CA.
- High density residential and commercial area near medical/retail businesses, in the thriving City of Cotati, between Petaluma and Rohnert Park.
- Easy access, only 2 minutes from Hwy. 101
- A few blocks from Downtown Cotati restaurants, banks, retail and services.
- Approximately 1.5 miles west of Sonoma State University, the largest 4-year college in the North Bay.



## Land Use & Zoning

The property is designated GC: General Commercial under the City of Cotati General Plan.  
Zoned CE: Commercial, East Cotati Corridor District



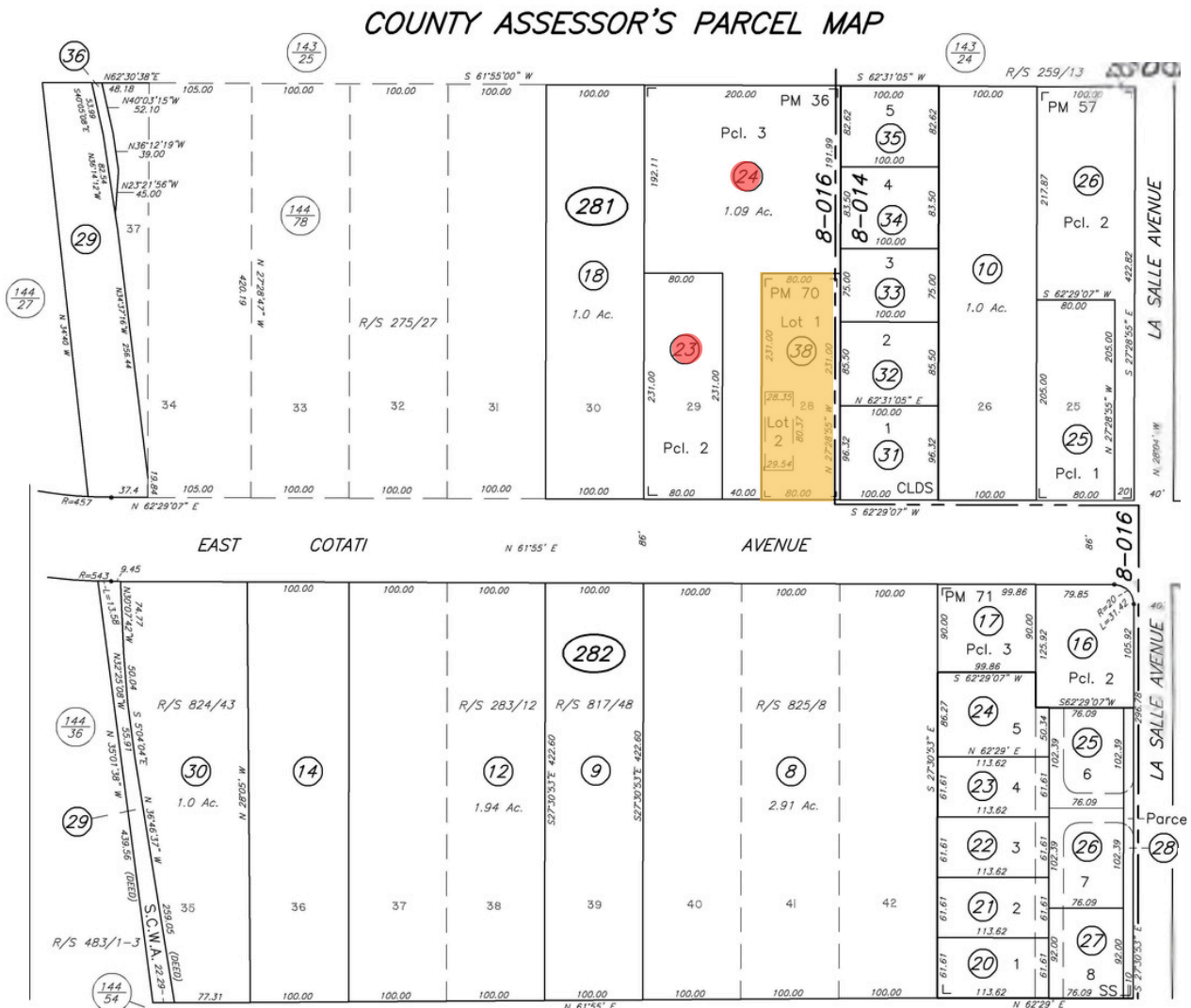
# Site Description

The building is situated on E. Cotati Avenue, a major east-west arterial through Cotati into the adjacent city of Rohnert Park. At the property, it has a center turn-lane and dedicated bike lanes, improved with concrete curbs, gutters, & sidewalks, and streetlights. Parallel parking is allowed intermittently along both sides of the street. Entering and exiting to and from the property is unimpeded.

The property has 80 feet of frontage along the north side of E. Cotati Avenue making it visible to all who drive into Cotati. The physical configuration and frontage of the parcel, in conjunction with the traffic count, allows for excellent visibility. A separate customer entry off E. Cotati Avenue is available if desired.

It is an 18,480 sf (0.42 acre) site. The parcel is rectangle-shaped with level topography throughout. Landscaping includes numerous trees & shrubs at the street, building, and within islands of the parking lot. Additional site improvements include grading, full public utilities, and an asphalt driveway & lot with striped parking for 23 vehicles. The parking is a market-typical parking ratio of 4.82 vehicles per 1,000 sf of gross building area.

The parcel was developed in conjunction with two other parcels (023 & 024), with shared access and common-area landscaping on parcel 024. An agreement is in place for the maintenance & repair of these common areas. The 23 parking spaces are exclusive for this building.



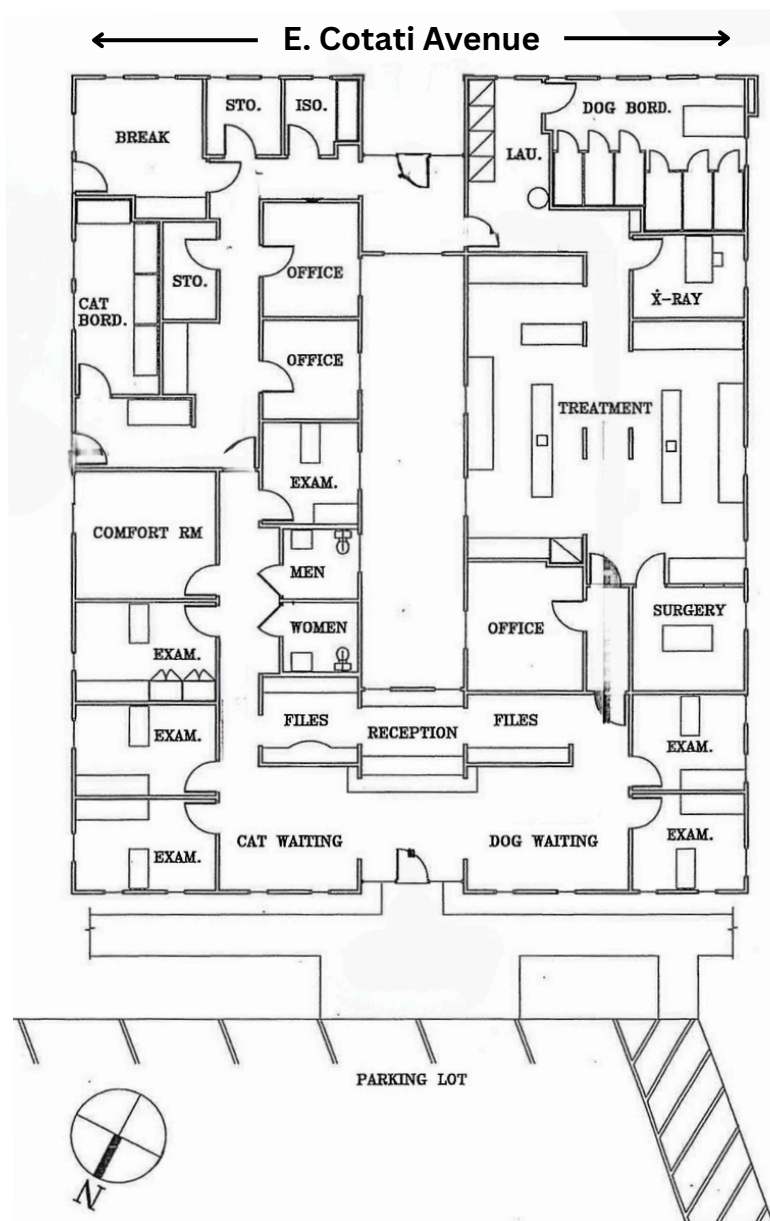


# Improvements and Floor Plan

Interior improvements include a large reception area with ADA approved counters, 6 exam rooms, 3 office rooms, multiple large storage and isolation rooms, large treatment area, kitchen/breakroom. A room previously used for x-rays includes a lead lined wall with lead x-ray compliant window. The laundry room is set up for two washing machines and two dryers. Additionally, a large open air multipurpose area exists in the center of the building.

The interior is a combination of linoleum, ceramic tile, and vinyl plank flooring, with fluorescent and canister lighting fixtures. The HVAC system includes a forced-air heater and two central air-conditioning units. Typical of medical-related facilities, the building features enhanced plumbing and electrical systems, including additional fixtures and a dedicated laundry room.

The structure features wood framing over a concrete perimeter foundation. Exterior finishes include wood panel siding (T-111 or similar), a composition shingle roof with an underlying membrane layer, and a mix of limited single- and dual-pane aluminum sash windows.



# Cotati/Neighborhood

331 E. Cotati Ave. is located in southern Sonoma County in the incorporated City of Cotati. The city is situated in south-central Sonoma County, approximately 8 miles south of Santa Rosa, the largest city in the county and also the county seat. The second largest city, Petaluma, is 8 miles south. Incorporated in July 1963, the City of Cotati experienced its largest growth in the coming decades, serving primarily as a bedroom community to San Francisco.

Today, Cotati encompasses a land area of 1.88 square miles and has a 2024 population of 7,455 residents, (CA. Dept of Finance). Cotati services a much larger population base due to its physical proximity to Rohnert Park, the third largest city in Sonoma County with a population of 43,821. There are no geographic boundaries between the two cities and residents utilize both equally. Together, they serve not only the housing and employment needs of the immediate surroundings, but for much of the county, as well.

The neighborhood where the building is located lies east of the town plaza and is defined by city limits to the north, east and south, and Old Redwood Hwy to the west. This is predominantly a residential area comprised of numerous single-family tract subdivisions constructed from the 1970s onward, though in-fill developments over the past 20 yrs have provided pockets of much newer housing.

There are a number of apartment buildings along E Cotati Ave. Multi-family uses are typically 10-to-20-unit garden complexes. Housing outside of city limits is comprised of rural residential properties characterized by 1-plus acre sites and a low-average to custom quality housing stock.

Commercial uses are focused around the town plaza and along the major corridors, including Old Redwood Hwy, E Cotati Ave, and Hwy 116. Commercial uses are comprised mostly of small retail centers (less than 10 tenants) and standalone office and retail buildings. The city's largest shopping center, anchored by an Oliver's market, lies ½-block east of the building.

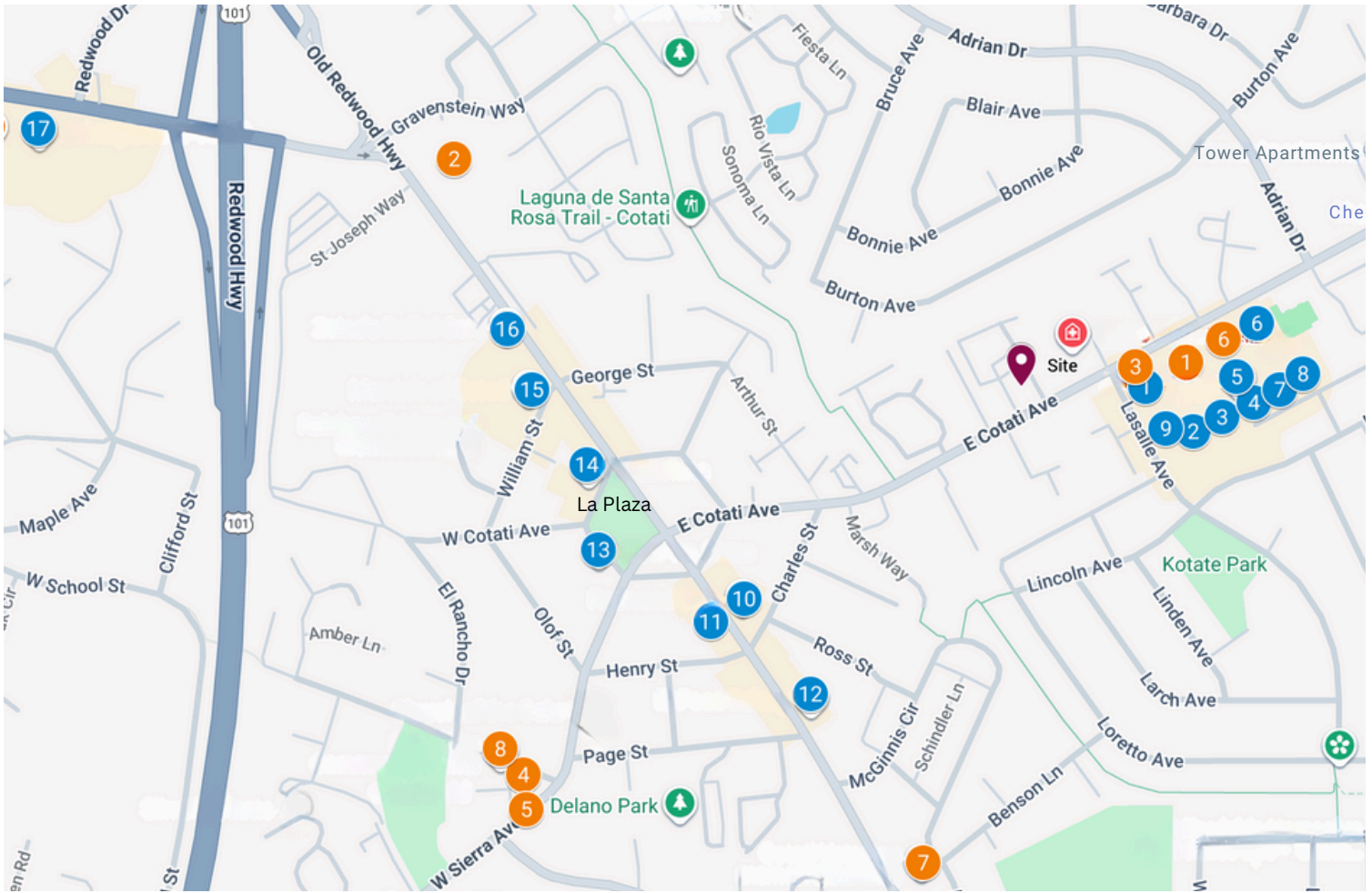
Schools, shopping and freeway access are within a two-mile radius of the subject. The downtown area of Cotati is located less than ½-mile to the west. Major shopping is in adjoining Rohnert Park with several regional stores including Costco and Walmart.

Sonoma State University (SSU), the only state university in the North Bay, is located approximately 1.5-miles east of the building, along E. Cotati Ave. Located on the campus of SSU is the home of the world-renowned Green Music Center, Performing Arts Center ([gmc.sonom.edu](http://gmc.sonom.edu)). The Graton Casino and Resort is a 10-minute drive from the building, just north in the adjacent city of Rohnert Park.





# Cotati Amenities



## Restaurants & Cafe's

- 1 Jaded Toad
- 2 ZENSHI Sushi
- 3 Saigon Café
- 4 Acme Burger
- 5 Papa Johns Pizza
- 6 Starbucks
- 7 Red Bird Bakery
- 8 Everest Restaurant
- 9 Oliver's Market
- 10 Redwood Cafe
- 11 Cotati Coffee Company
- 12 El Paso Bakery
- 13 Slow Co. Pizza
- 14 Caffe Mezzeluna
- 15 Marvin's of Cotati
- 16 Zaina's Bellini Cafe
- 17 Johnny's Java Cotati

## Services

- 1 Exchange Bank
- 2 FedEx
- 3 US Postal Service
- 4 Cotati City Planning
- 5 Cotati City Hall
- 6 Cotati Chamber of Commerce
- 7 Cotati Veterans Building
- 8 Community Center

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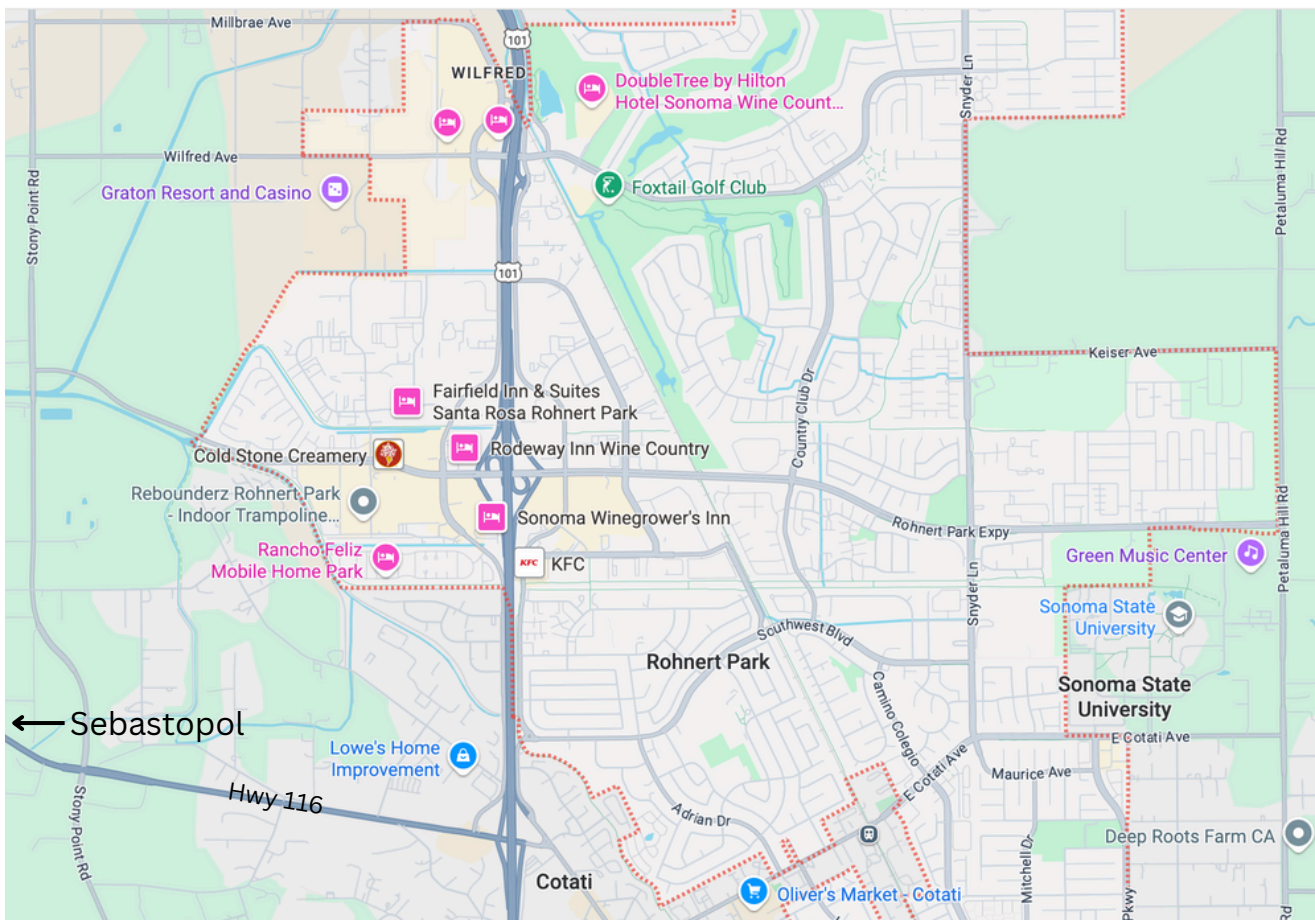
# Aerial Map



Cotati is one of only two cities in the US with a hexagon layout. There are approximately 600 businesses in the community and 11 parks.

Hwy. 101 is the major freeway connecting Cotati to Marin County, San Francisco and the greater Bay Area to the south. Santa Rosa is 8 miles to the north.

## Cotati/Rohnert Park



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# Photos





# Sonoma County

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world- renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbelt Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

## Links:

Cotati Chamber of Commerce — [www.cotati.org](http://www.cotati.org)

Sonoma County Economic Development Board — [www.sonomaedb.org](http://www.sonomaedb.org)

City of Santa Rosa — [www.srcity.org](http://www.srcity.org)

Press Democrat Newspaper — [www.PressDemocrat.com](http://www.PressDemocrat.com)

North Bay Business Journal — [www.NBBJ.com](http://www.NBBJ.com)

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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