

# INDUSTRIAL ZONED LAND FOR SALE

9.81+ ACRE SITE - \$3,635,000

99 Francis Street | Santa Rosa | CA



EXCLUSIVELY MARKETING BY:

**Joel Jaman, Partner**

JJaman@KeeganCoppin.com

BRE Lic #: 00857563

707.528.1400 | Fax: 707.524.141

**KEEGAN & COPPIN COMPANY, INC.**

ONCOR INTERNATIONAL

1355 N. Dutton Ave, Santa Rosa, CA 95401

[www.KeeganCoppin.com](http://www.KeeganCoppin.com)



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## FEATURES

- Two parcels totaling approximately 9.81± acre site
- General Plan Designated Light Industrial
- Zoned IL-SA (Light Industrial Station Area)
- Infill Site Bordered on Light Industrial and Multifamily Residential

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	24,573	141,244	204,559
Households	9,608	54,221	79,962
Average HH Income	\$64,003	\$83,272	\$89,707

## SALE PRICE

**\$3,635,000**

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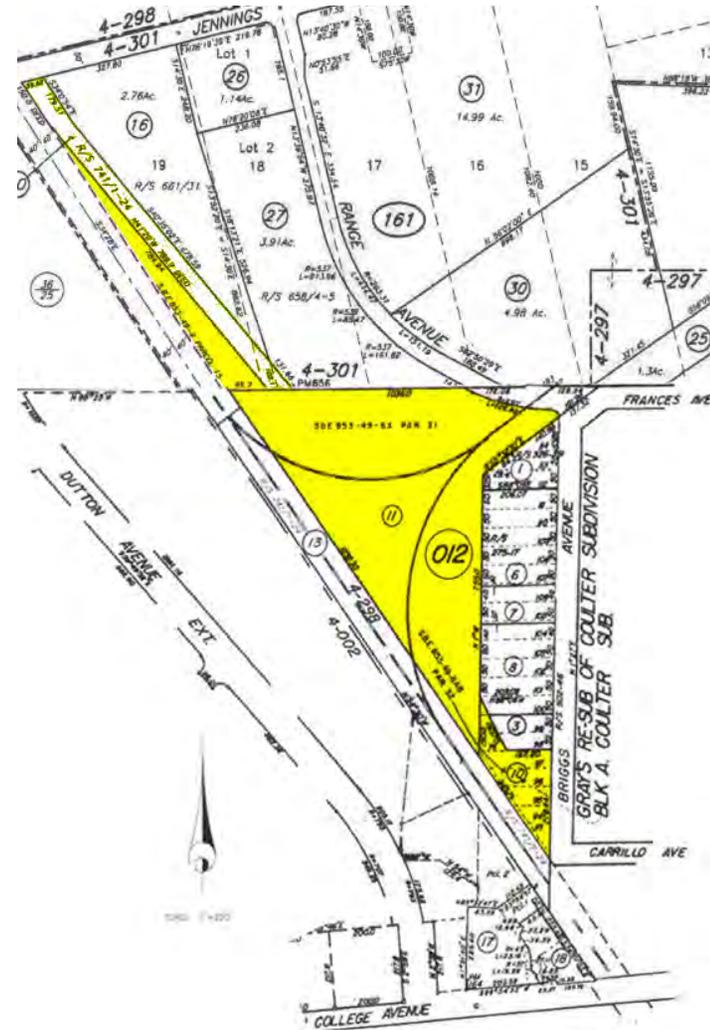


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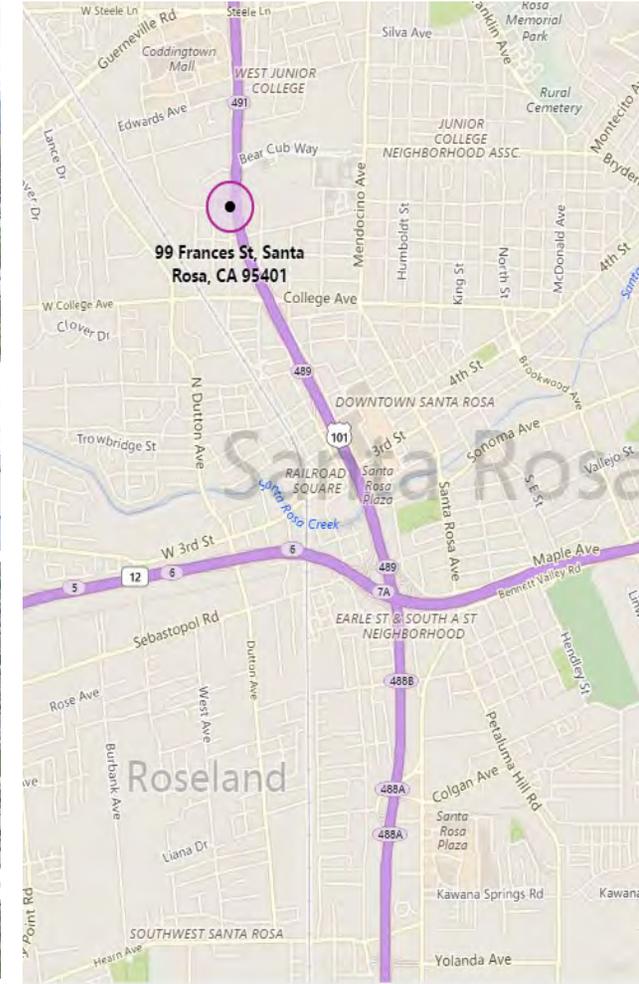


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## LOT SIZE

9.81 Acres

## PROPERTY TYPE

Land

## PROPERTY SUB-TYPE

Industrial (land)

## PROPERTY USE TYPE

Vacant/Owner-User

## ZONING DESCRIPTION

IL-SA

## ENVIRONMENTAL CONCERNS

Former metals recycling facility with known lead contamination on site. Existing groundwater monitoring wells and treatment facility to be maintained by Seller. Extensive file at North Coast Regional Water Quality Control Board.

[geotracker.waterboards.ca.gov](http://geotracker.waterboards.ca.gov)

Centrally located in Northwest Santa Rosa, CA. Close to new SMART train transit stop. In area of new multi-family residential.

## APN

037-012-010 & 037-012-011

## FEATURES

- Electricity/Power
- Water
- Telephone

## DESCRIPTION OF PROPERTY

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# ZONING INFORMATION

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## IL-SA (Light Industrial - Retail & Business Services).

The purpose and intent of the light industrial zone (IL) is to implement the industrial category of the General Plan. The light industrial zone provides a location for industrial and incidental commercial uses of a light intensity, which has minimal environmental impacts. Restrictive development standards of this zone are intended to result in a clean, quiet industrial development, with primary activities conducted in enclosed buildings.

The purpose of this district is to establish and protect industrial areas for the use of light manufacturing operations and for the distribution of products along with the opportunity to provide some ancillary retail and business services. The following standards are established for this district and designed to promote sound permanent light industrial development, and to protect nearby areas from undesirable aspects of industrial development: (1) all assembly and/or manufacturing be confined within the building; (2) all outdoor storage be screened from public view by opaque fencing, screening, or landscaping, limited to rear and side of the principal building, if hazardous and/or unsafe, shall meet all local, state and federal environmental requirements, and must be on the premises of the business; and must demonstrate that no adverse impacts such as noise, groundwater, air pollution, and vibrations are created by the proposed use, beyond the lot boundaries of the use.

- A. Purpose. The SA combining district is intended to enhance and reinforce distinctive characteristics within the Downtown and North Santa Rosa Station Area Specific Plan areas and create environments that are comfortable to walk in.
- B. Applicability. The SA combining district may be combined with any primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts), provided that the standards of this section shall apply as directed in each of the subsections under subsection E (Siteprop planning and development standards); all other portions of a parcel shall be regulated by the standards of the primary zoning district.
- C. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the SA combining district, subject to the land use permit requirements of the primary district.

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