



Keegan & Coppin
COMPANY, INC.

FOR SALE

456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT RETAIL OFFICE LOCATION
BEAUTIFUL NATURAL LIGHT ATRIUM
POTENTIAL RESIDENTIAL DEVELOPMENT**

CLICK OR
SCAN FOR
VIRTUAL
TOUR



Go beyond broker.

PRESENTED BY:

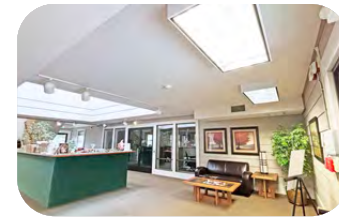
ANNETTE COOPER, SENIOR REAL ESTATE ADVISOR
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM



CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
SITE PLAN.	5
PROPERTY PHOTOS	6-9
AREA DESCRIPTION	10
AERIAL MAP	11
MARKET SUMMARY	12
ABOUT KEEGAN & COPPIN	13
DISCLAIMER	14



456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT
RETAIL OFFICE
LOCATION**





EXECUTIVE SUMMARY

Beautiful Natural Light Atrium and A Place to Grow Your Business

This unique professional 6,740 SQFT office building has been a landmark for decades. The landmark property is located on a busy traffic artery that funnels right off of Highway 12 to Downtown Santa Rosa. This is a unique opportunity for high visibility monument signage to generate and capture business.

The property has a well maintained parking lot with 20 spaces and a bonus EV charging area. **The zoning for this property is R3-18 and the Legal Non-Conforming use allows development of 10 legal residential units. The current owner has some preliminary plans and reports that can be shared with a new buyer.**

- Great corner exposure
- 20 exclusive on-site parking spaces with EV charging station and convenient street parking available

AVAILABLE FOR LEASE

Lease Rate

\$1.50 Gross

OFFERING

Sale Price

\$895,000



456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT
RETAIL OFFICE
LOCATION**



PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM



PROPERTY DESCRIPTION



456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT
RETAIL OFFICE
LOCATION**



BUILDING SIZE
6,740+/- SF

LOT SIZE
0.37+/- Acres

APN
009-281-026

YEAR BUILT
1974

ZONING
R-3-18 / Legal Non-Conforming

STORIES
2

PARKING
20 Spaces

PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM

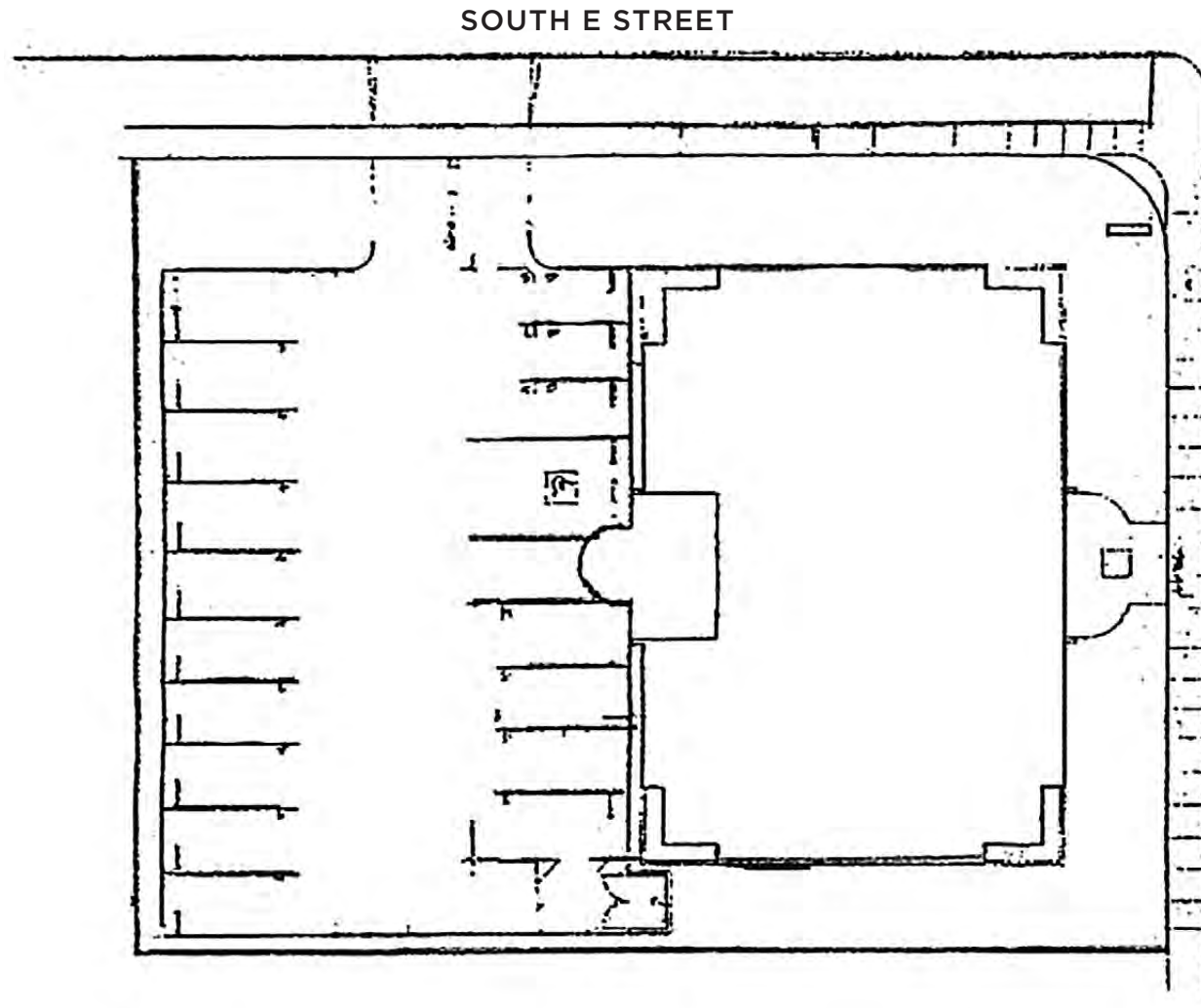


SITE PLAN



456 SOUTH E STREET
SANTA ROSA, CA

PROMINENT
RETAIL OFFICE
LOCATION



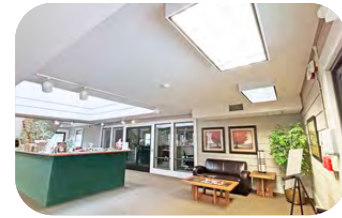
PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM

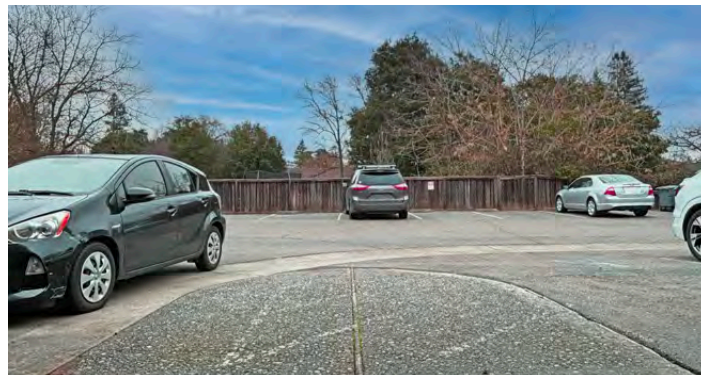


PROPERTY PHOTOS



456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT
RETAIL OFFICE
LOCATION**



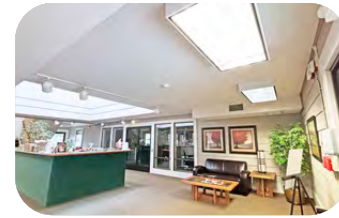
PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM

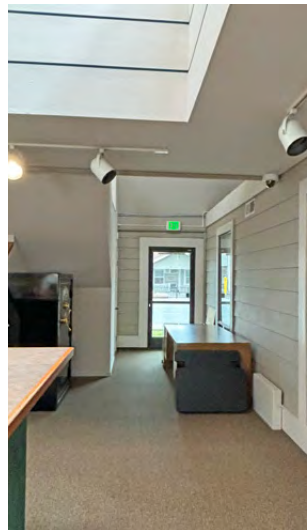
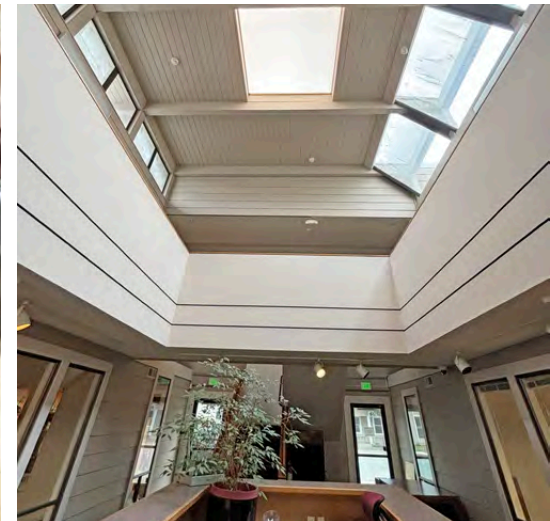


PROPERTY PHOTOS



456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT
RETAIL OFFICE
LOCATION**



PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM

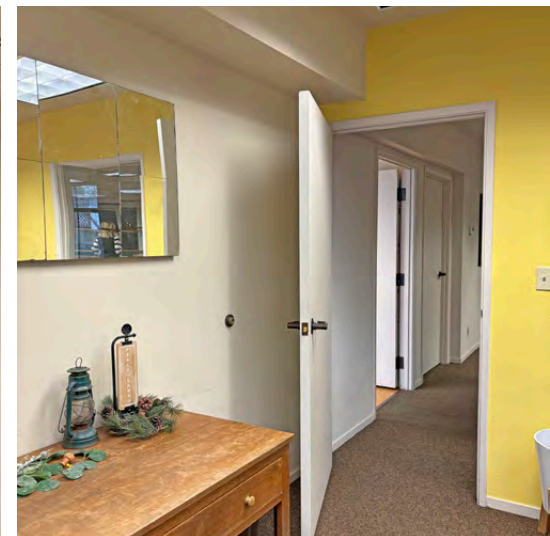
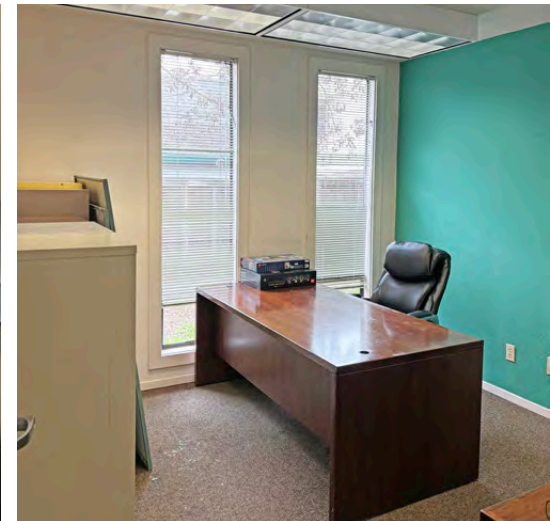
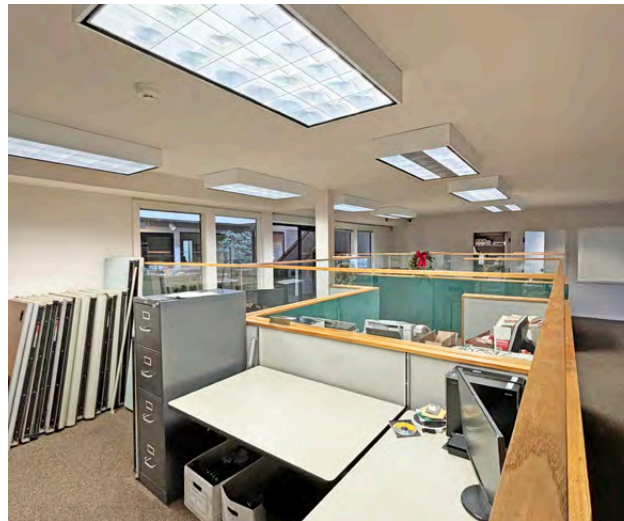


PROPERTY PHOTOS



456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT
RETAIL OFFICE
LOCATION**



PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM

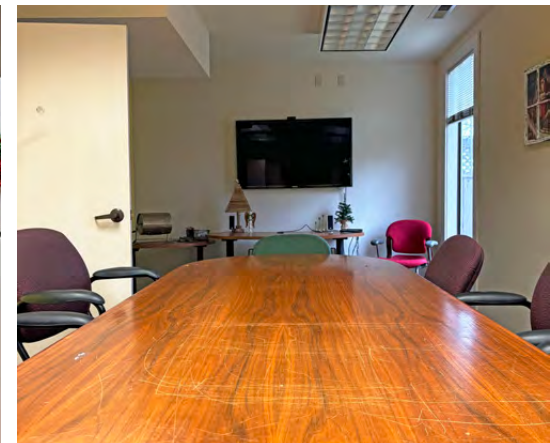


PROPERTY PHOTOS



456 SOUTH E STREET
SANTA ROSA, CA

PROMINENT
RETAIL OFFICE
LOCATION



PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM



AREA DESCRIPTION



456 SOUTH E STREET
SANTA ROSA, CA

PROMINENT RETAIL OFFICE LOCATION

DESCRIPTION OF AREA

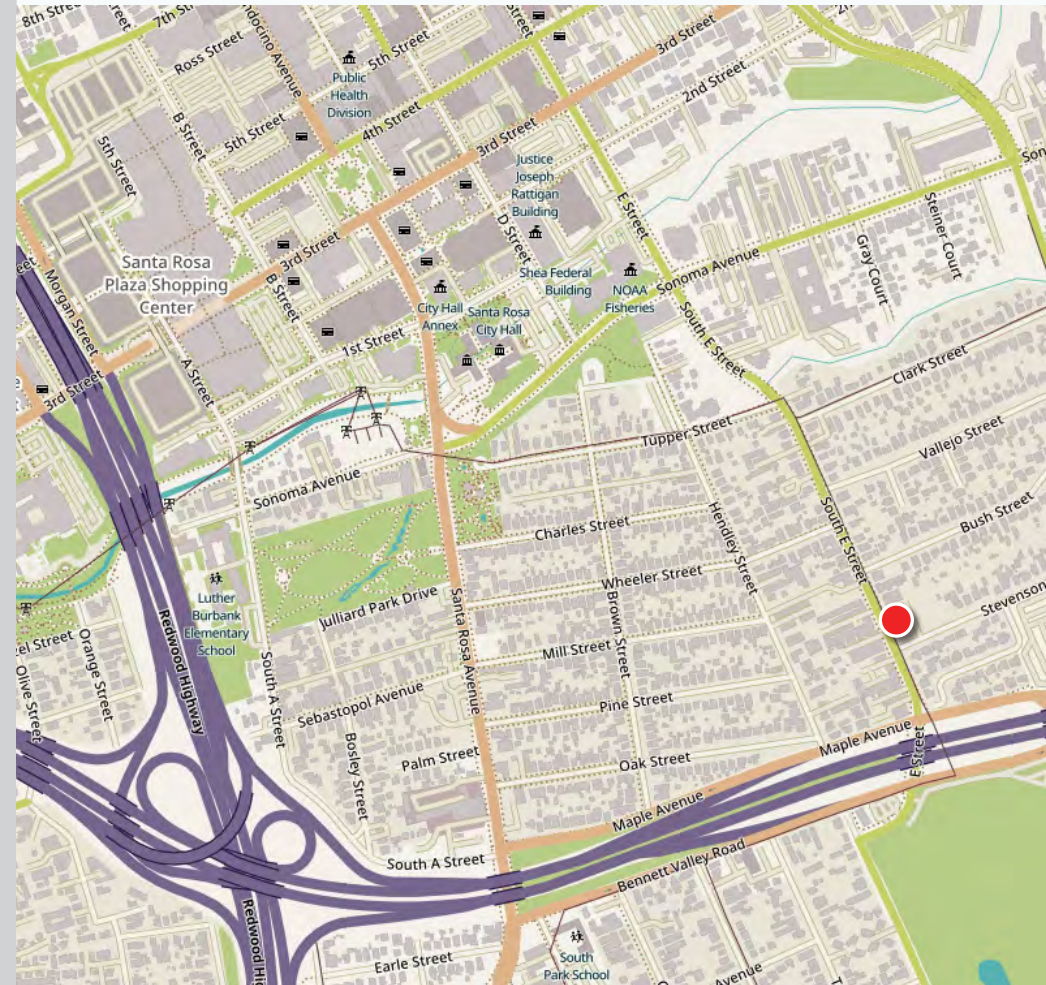
South E Street is centrally located within Santa Rosa, providing easy access to key areas such as downtown, transportation hubs, and Highway 101 and 12. This enhances the area's attractiveness for businesses needing visibility and connectivity.

NEARBY AMENITIES

- Downtown Santa Rosa
- State and Federal Building
- Central Post Office
- Sonoma County Fairgrounds
- Event Center
- Golf Course
- Veteran's Memorial Building
- Luther Burbank Home & Garden Center

TRAFFIC COUNTS

Maple St. @ South E St.	11,839 ADT
Sonoma Ave. @ South E St.	10,505 ADT
South E St.	10,144- 10,436 ADT Between those two streets



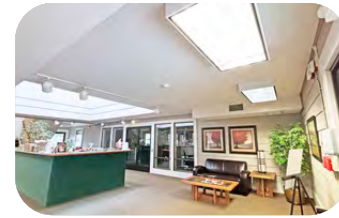
PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM



AERIAL MAP



456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT
RETAIL OFFICE
LOCATION**



PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.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.

Map created using ArcGIS® software by Esri. ArcGIS® is the intellectual property of Esri and is used herein under license. Copyright © Esri.



MARKET SUMMARY



456 SOUTH E STREET
SANTA ROSA, CA

PROMINENT RETAIL OFFICE LOCATION

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.

PRESENTED BY:

ANNETTE COOPER, SREA
KEEGAN & COPPIN CO., INC.
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.



ABOUT KEEGAN & COPPIN



456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT
RETAIL OFFICE
LOCATION**



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.

Keegan & Coppin Company, Inc.

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.



DISCLAIMER



456 SOUTH E STREET
SANTA ROSA, CA

**PROMINENT
RETAIL OFFICE
LOCATION**

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.

Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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.

PRESENTED BY:

ANNETTE COOPER, SREA
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM