

FOR SALE

RETAIL PROPERTY PLUS BUILDABLE LOT

2265 Cleveland Ave Santa Rosa, CA 95403



PROPERTY DESCRIPTION

This property consist of a vacant restaurant building with approximately 3,480 square feet on two levels and parking. This is a great opportunity for a developer to re-brand this property for a national tenant needing drive-up services. The on-site parking and adjacent land gives a wide variety of business opportunities. The property offers versatility and potential for a range of business ventures. included in the offering is an adjacent vacant lot of apprximately 12,200 square feet at 1135 West Steele Lane.

PROPERTY HIGHLIGHTS

- - 3,480 SF retail building
- - Constructed in 1981
- - The Building Parcel is zoned CN
- - The vacant parcel is zoned CO
- - Ideal for retail or street retail use
- - High visibility location

OFFERING SUMMARY

Sale Price:	\$1,395,000
Total Lot Size:	28,750 SF
Building Size:	3,480 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	748	1,924	7,475
Total Population	1,846	4,959	20,216
Average HH Income	\$85,571	\$92,524	\$102,977

Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY



ZONING SUMMARY

2265 Cleveland Avenue Parcel:

CN (Neighborhood Commercial) district. The CN zoning district is applied to areas within and adjacent to Residential neighborhoods appropriate for limited retail and service centers for convenience shopping. Uses in these centers are intended to provide for the day-to-day needs of local neighborhoods and workplaces, but not to be of such scope and variety as to attract substantial traffic volumes from outside the neighborhood.

New development is encouraged to include both a residential and nonresidential component as noted by Section 20-23.030 (Commercial district land uses and permit requirements). The C zoning district is consistent with and implements the Neighborhood Shopping Center land use classification of the General Plan.

1135 West Steele Lane Parcel:

This site is zoned CO and is located in the North Station Area Priority Development Area. Being within the Priority Development Area (PDA) allows for residential projects to go through the Streamlined Design Review process. This allows a residential or mixed use project to go to the zoning Administrator for review rather than the Design Review and Preservation Board. Additionally, residential uses have a reduced permitting requirement in Priority Development Areas. Multi-Family by itself is typically a CUP in CO, but in a PDA, it is allowed with a MUP. Residential as part of a mixed-use project is typically allowed with a MUP, but in the PDA, it is allowed by-right.

Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY

EXTERIOR PHOTOS

RETAIL PROPERTY PLUS BUILDABLE LOT

2265 Cleveland Ave Santa Rosa, CA 95403



Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY

INTERIOR PHOTOS

RETAIL PROPERTY PLUS VACANT LAND

2265 Cleveland Ave Santa Rosa, CA 95403



Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049

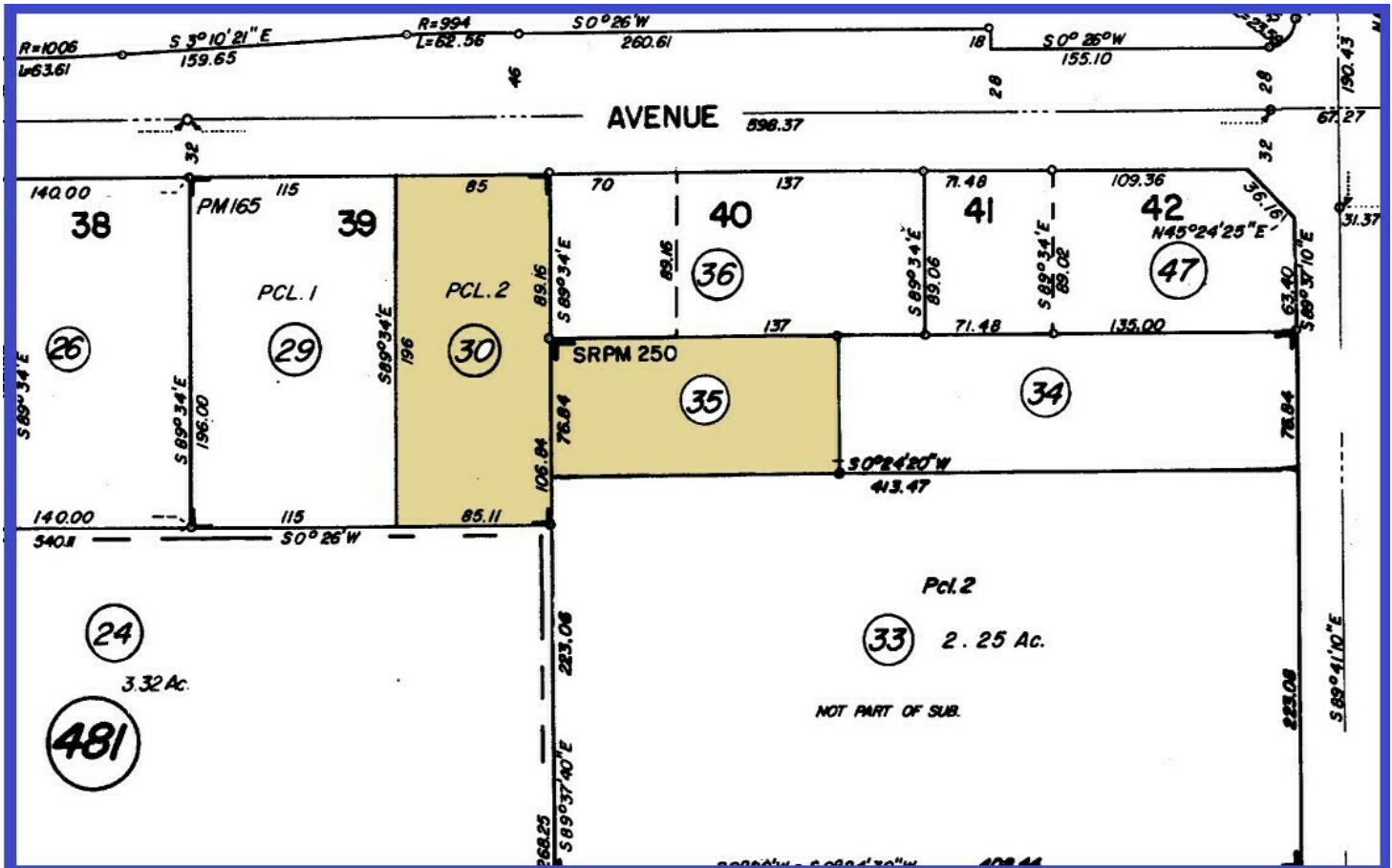


COLDWELL BANKER
COMMERCIAL
REALTY

PLOT MAP

RETAIL PROPERTY PLUS BUILDABLE LOT

2265 Cleveland Ave Santa Rosa, CA 95403



Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY

AERIAL

RETAIL PROPERTY PLUS BUILDABLE LOT

2265 Cleveland Ave Santa Rosa, CA 95403



Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY

AERIAL

RETAIL PROPERTY PLUS BUILDABLE LOT

2265 Cleveland Ave Santa Rosa, CA 95403



Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049

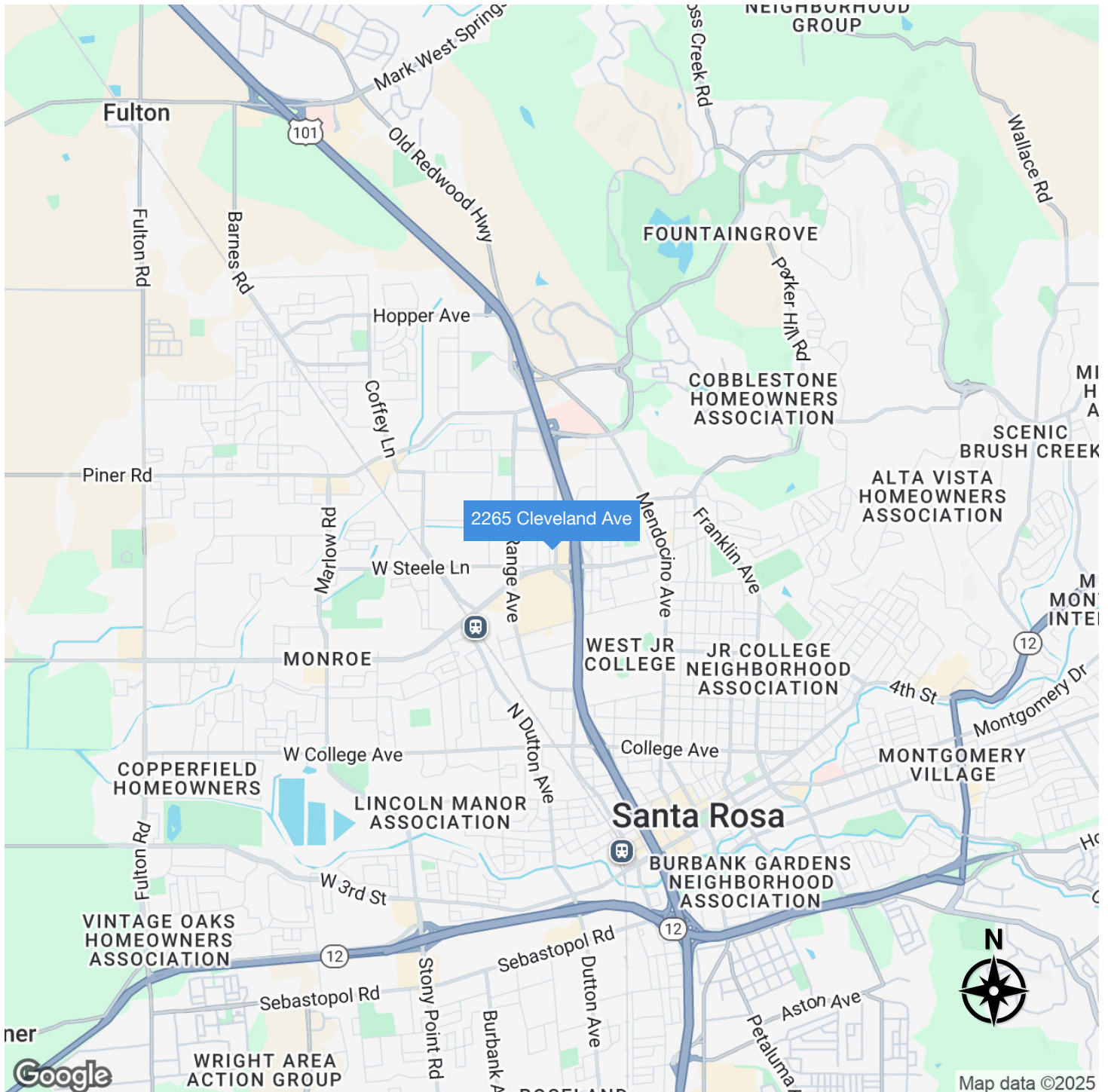


COLDWELL BANKER
COMMERCIAL
REALTY

REGIONAL

RETAIL PROPERTY PLUS BUILDABLE LOT

2265 Cleveland Ave Santa Rosa, CA 95403



Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY

LOCATION

RETAIL PROPERTY PLUS BUILDABLE LOT

2265 Cleveland Ave Santa Rosa, CA 95403



Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049

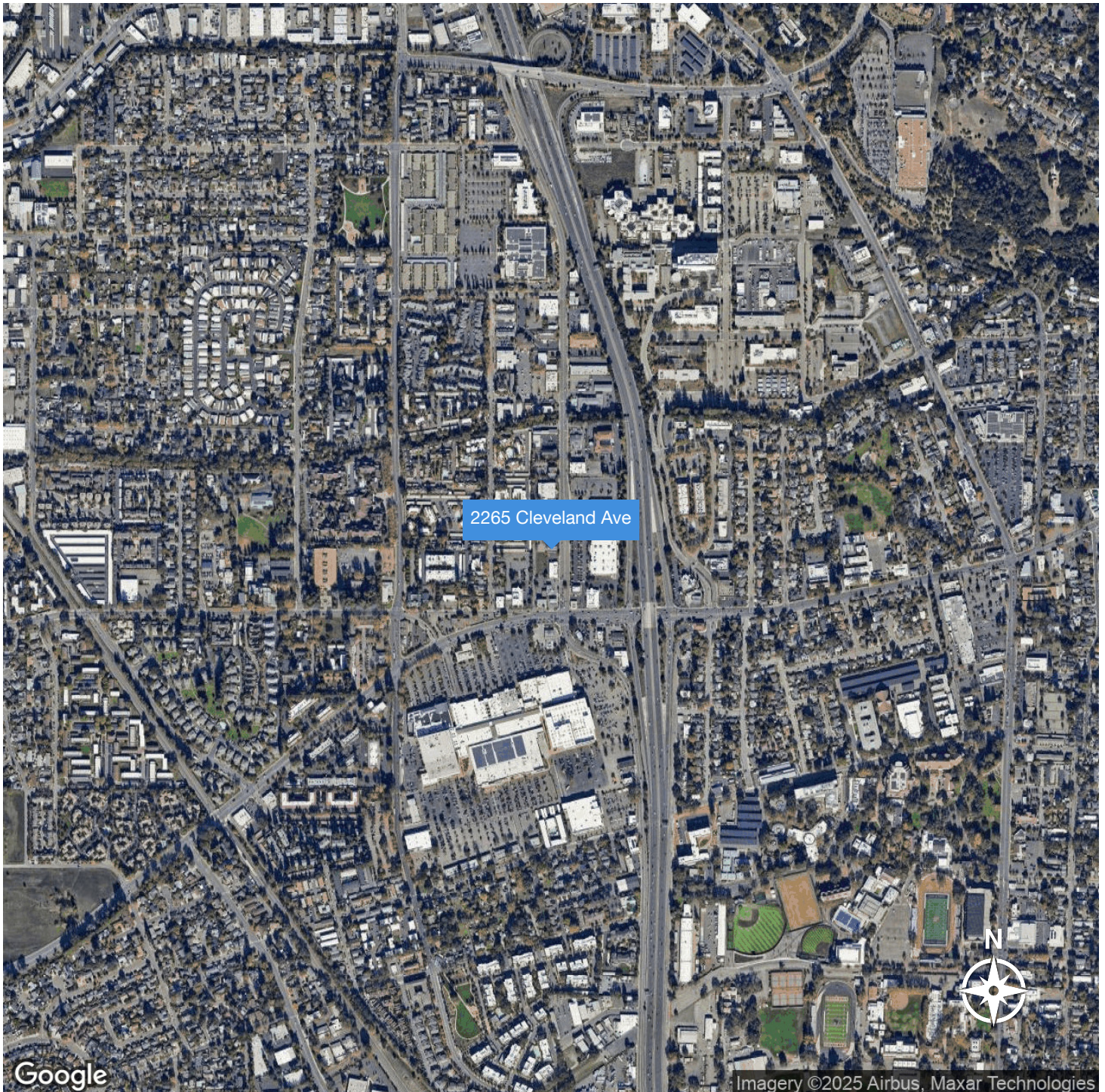


COLDWELL BANKER
COMMERCIAL
REALTY

AERIAL

RETAIL PROPERTY PLUS VACANT LAND

2265 Cleveland Ave Santa Rosa, CA 95403



Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY

RETAIL MAP

RETAIL PROPERTY PLUS VACANT LAND

2265 Cleveland Ave Santa Rosa, CA 95403



Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY

SALES AGENTS

RETAIL PROPERTY PLUS VACANT LAND

2265 Cleveland Ave Santa Rosa, CA 95403



STEVEN CARAVELLI

Direct: (415) 706-0008
steven.caravelli@cbcncrt.com

CalDRE #00879834



ALICE LAM

Direct: (415) 999-8203
alice.88.lam@gmail.com

CalDRE #00831908

Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY

SALES AGENTS

RETAIL PROPERTY PLUS VACANT LAND

2265 Cleveland Ave Santa Rosa, CA 95403



KEVIN CARAVELLI

Direct: (415) 271-8517

kevin.caravelli@cbcncrt.com

CalDRE #01988049

Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Alice Lam
Broker Associate
(415) 999-8203
CalDRE #00831908

Kevin Caravelli
Associate
(415) 271-8517
CalDRE #01988049



COLDWELL BANKER
COMMERCIAL
REALTY