



Keegan & Coppin
COMPANY, INC.

FOR SALE

119 S. CLOVERDALE BLVD.
CLOVERDALE, CA

UNIQUE WINE TASTING FACILITY/RETAIL
SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

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REAR VIEW



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**UNIQUE WINE
TASTING/RETAIL
SPACE FOR SALE**





EXECUTIVE SUMMARY



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TASTING/RETAIL
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Opportunity awaits to purchase a unique wine tasting facility! The space is adjacent to a local retail crystal shop. Plus! Development opportunity for an approximately 1,995 SF three-story building at the back of lot.

- Kelley & Young Wine Tasting Room approximately 752 SF
- Crystal shop adjacent approximately 580 SF (available for lease)
- Next door to Pick's Roadside Restaurant
- Close to 1st Street in downtown Cloverdale

PROPERTY DESCRIPTION

Premier downtown Cloverdale Retail/Mixed Use property with an expansion opportunity! The one single building with street frontage features Kelley & Young Tasting Room, a high-visibility renowned brand, Crystabelle Fine Minerals, an upscale shop with robust local and online business, and a beautifully landscaped outdoor patio with seating. Two fully leased occupancies, two separate bathrooms and utility meters, commercially zoned. Plus! Property includes a mixed-use development opportunity at rear of lot for construction of a new three-story 1,995+/- SF mixed-use live/work/rental building. City of Cloverdale letter on file confirming extension of building permit. Buyer confirm. Ideal for owner-user, investors, or 1031 Exchange buyers seeking a presence in popular, growing Cloverdale.



OFFERING

Sale Price **\$710,000**

- Prime downtown location
- Great street exposure
- Kelley & Young: wine producer & wine tasting location with patio
- Musical events can be enjoyed on the front patio

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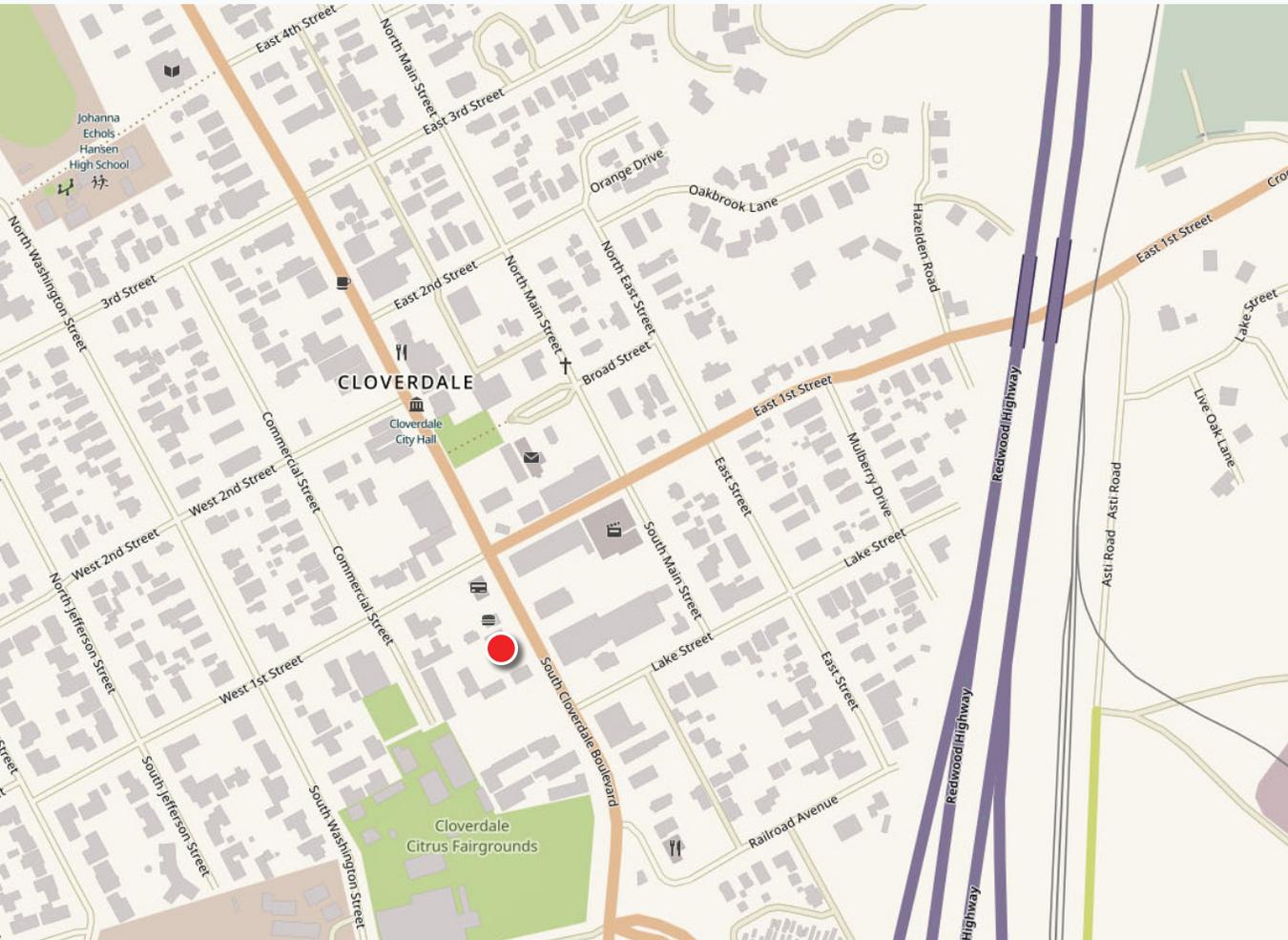


PROPERTY & AREA DESCRIPTION



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BUILDING SIZE
1,388+/- SF

TOTAL BUILDING S.F.
1,332

LOT SIZE
0.1389+/- Acres

STORIES
1

APN
001-122-027-000

PARKING
Street

YEAR BUILT
1922

HVAC
Yes

ZONING

DESCRIPTION OF AREA

The immediate neighborhood around 119 S Cloverdale Blvd is a mix of residential and commercial uses, providing convenient access to everyday amenities. Within a short distance, residents can find grocery stores, restaurants, coffee shops, and public parks. The downtown district, just minutes away, features local shops, dining, an art gallery, center for performing arts, and seasonal events that reflect the city's community-oriented atmosphere.

With its walkable streets, proximity to nature, and relaxed pace of life, Cloverdale appeals to families, retirees, and professionals seeking a quieter lifestyle while remaining connected to the broader North Bay region.

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FINANCIAL OVERVIEW: INCOME AND EXPENSES



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| | TENANT | SQ. FT. | LEASE TYPE | RENT | RENT PSF |
|---|---------------------------|---------|----------------|-------|----------|
| 1 | Kelley & Young | 752+/- | Modified Gross | \$956 | \$1.26 |
| 2 | Crystal Shop (Owner/User) | 580+/- | - | - | - |
| | *New Tenant | 580+/- | NNN | \$870 | \$1.50 |

| INCOME SUMMARY | | EXPENSE SUMMARY ESTIMATE | | FINANCIAL SUMMARY | |
|--|----------|--------------------------|--------------------|-------------------|-----------|
| Projected Scheduled Gross Income | \$21,912 | Property Taxes | \$9,062 | Sales Price | \$710,000 |
| Expense Reimbursements | \$3,000 | Insurance | N/A | Cap Rate | .017% |
| Adjusted Gross Income | \$24,912 | Water / Sewer | Tenant Pays | | |
| Less Expenses | \$4,080 | Utilities | Shared | | |
| Net Operating Income | \$11,770 | Garbage | Tenant Pays | | |
| *ADDED INCOME POTENTIAL Once the new proposed building is completed gross income could exceed \$35,000.00. this would create a new capitalized value of approximately \$700,000.00. Expenses would include increased taxes, Insurance, and property maintenance which could be paid by new tenants occupying the building if the leases was a triple net lease. | | Landscaping | N/A | | |
| | | Property Management | Shared | | |
| | | Maintenance | Tenant Pays | | |
| | | Parking lot | Streetside Parking | | |
| | | Total Expenses | \$13,142 | | |

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COMBINED FINANCIAL PROFORMA: EXISTING BUILDING AND PROPOSED RESIDENTIAL UNIT



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| Income Summary - Category | Details |
|--|--|
| Projected Scheduled Gross Income (Existing) | \$21,846.00 |
| New Building | \$42,000.00 |
| Adjusted Gross Income | \$63,846.00 |
| Expense Reimbursements | \$3,000.00 |
| Property Taxes (New Projected) | \$15,000.00 |
| Less Expenses | \$19,080.00 |
| Net Operating Income | \$47,766.00 |
| Added Income Potential (New Residential Building) | Once the new proposed building is completed gross income could exceed \$42,000.00 for the Tenant residence alone, or \$47,766.00/annually after taxes for both properties. This would create a new capitalized value of over \$700,000.00. Expenses would include increased taxes, Insurance, and property maintenance which could be paid by new tenants occupying the building if the leases were triple net leases. |

FOR EXISTING LEASE TENANTS

| Expense Summary Estimate - Category | Details |
|-------------------------------------|----------------------|
| Insurance | N/A |
| Water / Sewer | Tenant Pays |
| Utilities | Shared - Tenant Pays |
| Garbage | Tenant Pays |
| Landscaping | N/A |
| Property Management | N/A |
| Maintenance | Tenant Pays |
| Parking lot | Landlord Pays |

| Financial Summary - Category | Details |
|---|---|
| Sales Price | \$710,000.00 |
| Estimated New Building Cost @ \$250/PSF | \$500,000.00 |
| Loan Amount | \$350,000.00 |
| Debt Service | 6.25% x 25 years = \$27,700.00 |
| Building Value | New Estimate total building value and completed renovations = \$600,000.00 Existing Building = \$700,000.00 Potential CAP rate after completion and residence rented = 4.0% Cash Flow = \$27,146.00 with a 3.7% CAP rate |

| Tenants | Details |
|-----------------------------|--|
| Kelley & Young | 752+/- sq. ft., Modified Gross, \$956.00/mo (\$1.26 PSF) |
| New Tenant | 580+/- sq. ft., NNN, \$870.00/mo (\$1.50 PSF) |
| New Residence (To be built) | 1,995+/- sq. ft., NNN, \$3,500.00/mo rent, \$42,000.00 projected annual income |

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PROPERTY PHOTOS



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PATIO AREA



FRONT PATIO AREA



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PROPERTY PHOTOS

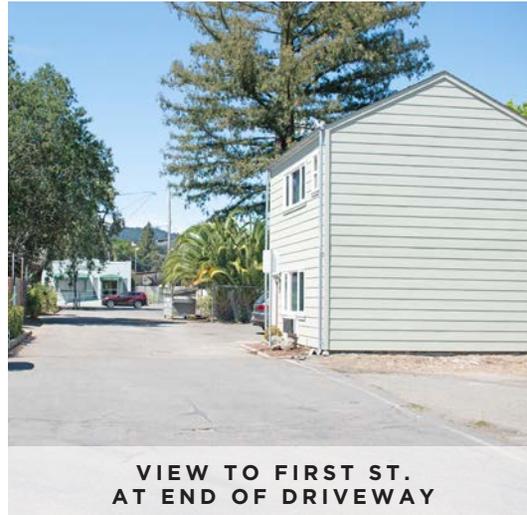


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REAR VIEW/BUILDABLE LOT



VIEW TO FIRST ST.
AT END OF DRIVEWAY



REAR VIEW SHOWING LOT AREA



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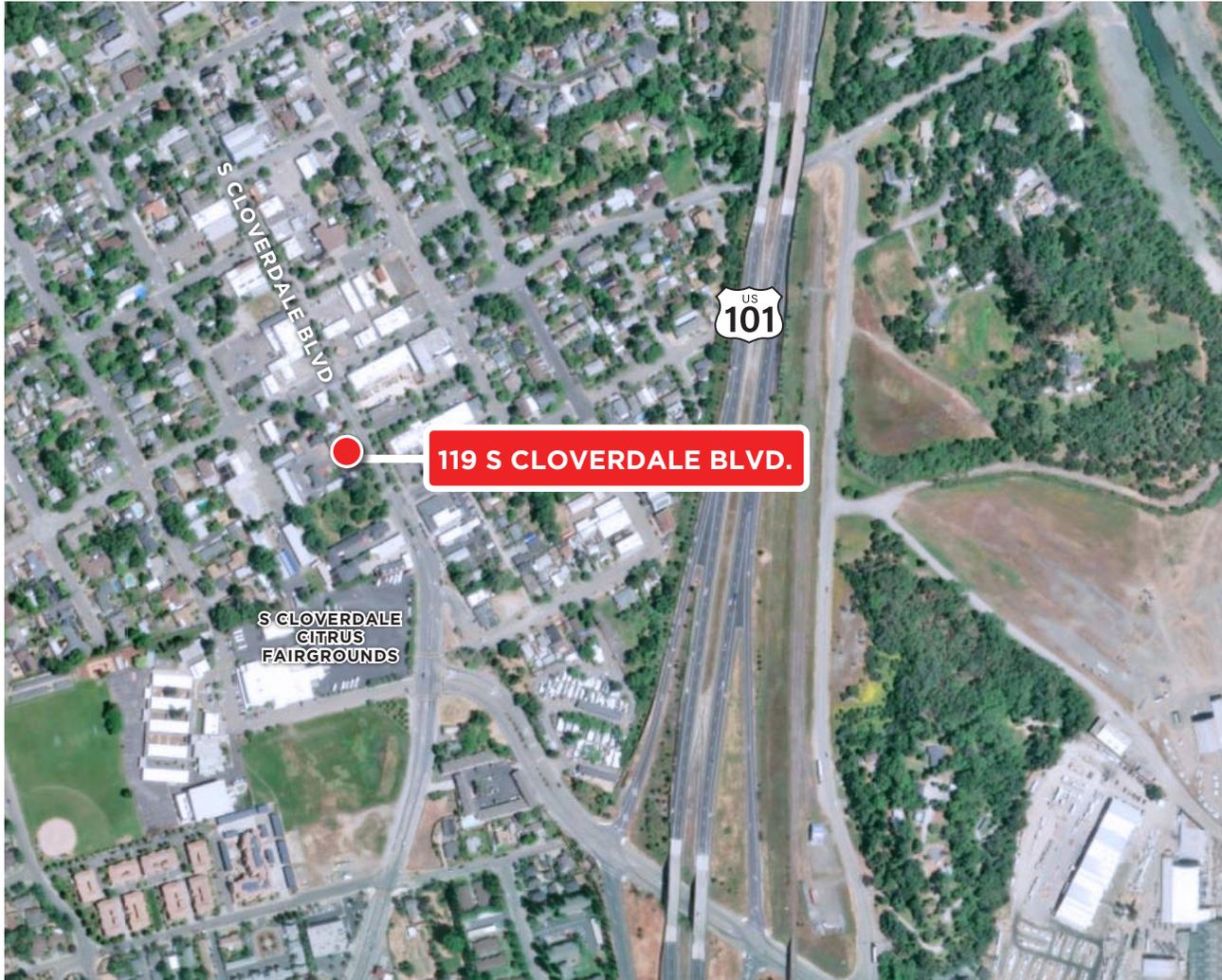


AERIAL MAP



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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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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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