











**DEVELOPMENT/LAND OPPORTUNITIES**

	<b>LOCATION</b>	<b>SIZE ACRES PRICE</b>	<b>AGENT</b>	<b>DESCRIPTION OF SITE</b>	<b>PHOTO/MAP</b>
<b>SONOMA COUNTY</b>					
REL	429 S. Cloverdale Blvd. Cloverdale	0.29 ± Acres \$250,000	Russ Mayer (707) 664-1400  Marshall Kelly (707) 528-1400	High profile commercial development parcel on Cloverdale Boulevard. Site work has been completed and property features all entitlements, architectural, engineering, and a complete set of plans for an approx. 4,215 sf 2-story commercial building.	
REL	1217 S. Cloverdale Blvd. Cloverdale	0.60± Acres \$460,000	Marshall Kelly (707) 528-1400	This area is the main retail commercial hub for Cloverdale with a neighborhood shopping center anchored by Ray's Market, CVS and O'Reilly Auto parts. This property can be seen immediately by travelers using the Highway 101 on-ramp or off-ramp.	
INL	28145 Highway 101 Cloverdale	1.82± - 4.53± Acres  \$795,000 - \$1,995,000	Russ Mayer (707) 664-1400	High identity gateway commercial land located adjacent to Highway 101. Property is flat, clear and has excellent visibility and proximity to Highway 101.	
RDL	31639-31650 McCray Road Cloverdale	16.69± Acres \$2,340,000	Marshall Kelly (707) 528-1400	This land is located directly off of Highway 101 and runs along McCray Road. The larger parcels have general plan designation with the City of Cloverdale as "Medium Density" residential, which allows a maximum of 8 residential units per net acre. The smaller 2 acre parcel has a general plan designation for "Low Density" residential, allowing 4 units per net acre.	

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RDL	31795 McCray Road Cloverdale	16.47± Acres \$2,850,000	Russ Mayer (707) 664-1400	Located near the city of Cloverdale's northern border. Mostly level property situated between several blocks of single family residential homes set along the Russian River and Highway 101. Zoning allows for many different permitted and conditional uses.	
RDL	Vista Oaks A.P.N. 116-050-001 Cloverdale	42.62± Acres \$2,250,000	Marshall Kelly (707) 528-1400	Beautiful hillside setting with lush natural landscape, majestic oaks and spectacular views of the Alexander Valley. Up to 33 home sites, each with differing views, square footage and configuration. Property is not improved with any structures.	
REL	A.P. 116-310-064 Cloverdale	0.51± Acres \$350,000	Marshall Kelly Ken Bizzell (707) 528-1400	This parcel is located adjacent to the Shell Gas Station and near a strip center with KFC and 7-11. It is also close to another retail building that has Starbucks, another convenience market, and a new Thai Restaurant.	
REL	7675 Old Redwood Highway Cotati	0.30± Acres \$457,380	Ken Bizzell (707) 528-1400	Situated on the Northwest corner of Old Redwood Hwy. & Hwy. 116, this property affords a high identity site on a signalized intersection. Irregular shape currently offers access from both Old Redwood Highway and Gravenstein Highway. Property is part of the proposed City of Cotati Downtown Redevelopment Plan. Suitable for retail and other uses.	

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REL	Redwood Drive and US 101 Cotati	.85± Acres  \$800,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400	Sale Price includes 37,000± sf Parcel Only. The southerly parcel #86 (37,000± sf) has frontage with possibility to build additional 12,000 - 15,000± sf retail/warehouse building. The site appears to be large enough to accommodate additional improvements fronting along Redwood Dr. and US 101. The area is a unique mixed use retail/industrial development with great freeway identity.	
RDL	11 Wilford Lane Cotati	0.50± Acres  \$425,000	Rhonda Deringer  (707) 528-1400	Self-service car wash with commercial or residential development opportunity. Adjacent lot also for sale (.41± acres) for larger development potential.	
INL	2915 Railroad Street Graton	36.18± Acres  \$1,795,000	Peter Briceno Ken Bizzell  (707) 528-1400	Five legal parcels in Graton, CA. Two of the parcels are permitted for vineyard development. 14.63 acres are permitted for planting.	
Other	Industrial Ave. & Auto Center Dr. Petaluma	2.60± Acres  \$1,160,000	Ken Bizzell (707) 528-1400  Sara Wann (707) 664-1400	Zoning allows for new auto, boat and RV sales, as well as associated uses like servicing, car rentals and storage. The last developable lot within the Petaluma Auto Plaza, a well established auto retail district.	
INL	901 Lindberg Lane Petaluma	2.11± Acres  \$1,650,000	Sara Wann (707) 664-1400  Nathan Ballard (415) 461-1010	Extremely rare vacant Industrial zoned land in central Petaluma. Zoned for a variety of uses. Utilities are adjacent to the site. Rear 15,792 sf of yard space is leased through February 2020 for \$1,500/month. Adjacent parcel with 24,530± sf industrial building available separately for \$4,700,000.	

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Other	3340 Petaluma Blvd. N. Petaluma	3.39± Acres \$1,400,000	Joel Jaman (707) 528-1400	Located on the Southeast corner of Petaluma Blvd. N. and Corona Road. Income in place during development approval process.	
REL	1445 E. Cotati Avenue Rohnert Park	1.16± Acres \$929,950	Ken Bizzell (707) 528-1400	Excellent retail infill development opportunity on E. Cotati Avenue in Rohnert Park. 2 level parcels offer 630 feet of street frontage. The new SMART Station is within walking distance and the property is situated less than a mile from Sonoma State University. Rohnert Park is seeing a substantial surge in residential building, which will add to the population base and increase traffic on East Cotati Avenue. The Commercial Zoning allows for a variety of uses.	
OFL	1371 Medical Center Drive Rohnert Park	0.46± Acres \$701,316	Jeff Castello (707) 528-1400	A commercial development opportunity in a medical development area, close proximity to New University District, and 1,236 single-family housing development. Ready to be developed for medical office, lab space or medical service provider. 1 parking space per 225 sf of gross floor area. 1.5 miles away from Highway 101. Widening of Highway 101 towards San Francisco to be completed in 2019.	
INL	685 Aviation Blvd. Santa Rosa	1.53± Acres \$933,055	Shawn Johnson (707) 528-1400	1.53 acres of land that had been through Design Review and approved for a development site for an approximate 21,315± square foot building. The land opportunity is ready to be developed for various industrial uses.	

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INL	2230-2350 Corporate Center Way Santa Rosa	0.53± – 8.06± Acres \$219,325 - \$2,425,639	Shawn Johnson (707) 528-1400	Campus B, Phase II is 6.02 acres, and designed for a duplicate of the adjacent two-story, 129,000 sf building at 2235 Mercury Way. Campus B, Phase III is 2.04 acres for a two-story 34,000 sf office building and 136 parking spaces. Two corner lots with high visibility also available. 2350 Corporate Center Way is 6.05 acres and located in the Northpoint Improvement District.	
RDL	806 Donahue Street Santa Rosa	3.58± Acres Price not disclosed	Rhonda Deringer (707) 528-1400	Located on the corner of W. 9 <sup>th</sup> Street and Donahue Street. Proposed Development: 185 Multi-Family units, plus 25,000± sf of existing Type “A” commercial building for neighborhood and project serving commercial uses.	
INL	2960-2970 Dutton Avenue Santa Rosa	8.47± Acres Price not disclosed	Shawn Johnson (707) 528-1400	Excellent development opportunity off Hwy. 101. Easy freeway access, located behind Corby Auto Row, just minutes from downtown Santa Rosa.	
Other	10 E Street Santa Rosa	15,000± sf \$600,000	Dave Peterson Peter Briceno (707) 528-1400	In-fill downtown Santa Rosa lot. Paved and flat. Perfect for commercial, office, and/or retail development. CD7 zoning. Walking distance to all Downtown amenities.	
INL	99 Frances Street Santa Rosa	9.81± Acres \$3,635,000	Joel Jaman (707) 528-1400	Two parcels totaling approximately 9.81± acre site. General plan designated Light Industrial. Infill site bordered on Light Industrial and Multifamily Residential.	

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RDL	3741 Golden Gate Avenue Santa Rosa	1.5 ± Acres \$900,000	Joel Jaman (707) 528-1400	Level land on Golden Gate Avenue in the rapidly appreciating Southwest area of Santa Rosa. The City of Santa Rosa recently completed the sewer project along Golden Gate Avenue. 12 lot subdivision with tentative approval.	
Other	4730 Hoen 2245 Summerfield Santa Rosa	0.43-1.36± Acres \$327,789 - \$708,939	Shawn Johnson (707) 528-1400	Two parcels zoned CO and PD. Across from former Warrack Hospital. Purchase as a whole or individually. Fronts both Hoen and Summerfield Avenues.	
RDL	500 Kawana Springs Road Santa Rosa	3.7± Acres \$3,500,000	Ken Bizzell (707) 528-1400	The 3.7 acre property represents an excellent development opportunity for a range of multi-family projects. There are no known environmental or other site issues that would impede development of the property.	
RDL	3500 Lake Park Drive Santa Rosa	5.69± Acres \$3,950,000	Ken Bizzell (707) 528-1400	Beautiful tree-covered knoll in sought after area of Northeast Santa Rosa. Approved tentative map for a 37 lot planned unit development. Lot sizes range from 1,648± sf to 7,290± sf and home sizes range from 1,560± sf to 2,539± sf.	
RDL	1683 Petaluma Hill Road Santa Rosa	4.90± Acres \$5,200,000	Ken Bizzell Kevin Doran (707) 528-1400	Flat, irregularly shaped in fill property with substantial frontage on both Petaluma Hill Road and Colgan Avenue. There are 8 older residential rental units on this property. Public sewer, water and storm drainage are available to the site, as are PG&E, PacBell, and cable. Zoning and General Plan Designation both will allow development of up to 30 units per acre.	

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REL	1 Santa Rosa Avenue Santa Rosa	0.50± Acres  Price Not Disclosed	Joel Jaman  (707) 528-1400	Zoning permits a mix of uses including: multifamily residential, mixed use, or commercial ventures such as hotel and retail.	
INL	3019 Santa Rosa Avenue Santa Rosa	2.17± Acres  \$1,700,000	Shawn Johnson Stephen Skinner  (707) 528-1400	2.17± acre land zoned CG – General Commercial. 3,280± sf building used for retail office/storage. Over 300' of prime Highway 101 frontage! Zoning allows for many uses. World of Carpets building and land available for sale as well.	
REL	3395 Santa Rosa Avenue Santa Rosa	0.39± - 0.92± Acres  \$360,000- \$2,900,000	Kevin Doran  (707) 528-1400	17,000± sf, 40,000± sf or 24,000± sf available for lease, sale or build-to-suit. High identity location with new signalized traffic light. 35,000± cars drive by per day. Ideal for auto sales, auto repair or retail sales.	
REL	4040 Santa Rosa Avenue Santa Rosa	8± Acres  \$4,704,480	Kevin Doran  (707) 528-1400	8 acres ± of M1 land available for lease or build to suit. Paved road access to lot depth. Allows for several different uses and a potentially large retail or industrial park.	
REL	1885 Sebastopol Road Santa Rosa	2.33± Acres  \$2,275,000	Kevin Doran  (707) 528-1400	Currently used as used auto parts sales and auto repair. Excellent opportunity for retail center. General Commercial zoning allows for a wide range of uses. Located in southwest Santa Rosa, near busy Stony Point and Sebastopol Road intersection.	

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RDL	4048 Sebastopol Road Santa Rosa	1.23± Acres \$350,000	Rhonda Deringer  (707) 528-1400	Zoned R-3-18, residential, multi-family, health care facility, child day care uses. Utilities at the street, CTS (Tiger Salamander) and Wetland Mitigation studies to be done. Owner may consider Seller Financing.	
OFL	SEC Skylane Blvd. Santa Rosa	1.84± Acres \$799,000	Gil Saydah  (707) 528-1400	Preferred corner lot in Airport Business Center. Office and/or light industrial. Can be developed immediately. Adjacent to the Sonoma County Airport.	
INL	Westwind Business Park Santa Rosa	12.23± Acres \$7,458,343	Jeffrey Wilmore Dave Peterson  (707) 528-1400	Build-to-suit properties. Construction completion in 9-12 months using existing pad sites and permits for Office. Zoned County of Sonoma Business Park Industrial. 1.3M square feet Master Planned Business Park with existing street and sewer infrastructure. Adjacent to the Sonoma County Airport with commercial service to Los Angeles, San Diego, Portland and Seattle.	
INL	22666 Broadway Sonoma	13.09± Acres \$3,400,000	Jim Sartain Rhonda Deringer  (707) 528-1400	Site has a 2BR/2BA 1,600± sf residence, a granny unit/office, garage, a small barn, and a fenced yard area. Potential to develop 150,000 – 200,000± sf of industrial buildings. Zoned County M-3 (Rural Light Industrial). Surrounded by industrial uses and residential.	
INL	Aviation Blvd Windsor	1± Acres \$609,840	Shawn Johnson  (707) 528-1400	1 acre parcel of land zoned Light Industrial. Zoning allows for a variety of uses. Convenient on/off Highway 101 access. Minutes to Downtown Santa Rosa and blocks from the Smart Train terminal.	

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<b>NAPA COUNTY</b>				
INL	Soscol Ferry Road Napa  27.50± Acres \$4,800,000	Randy Wood  (707) 252-1400	Formerly planted in vineyards the land has been cleared for development and is zoned commercial for office and/or industrial uses. At 27.5 acres it is one of the last reasonably large parcels in south Napa County.	
INL	2500 Green Island Road American Canyon  3.43± Acres \$560,291	Allan Montonen  (707) 528-1400	Rectangular shape, general industrial level parcel with right of way street to Green Island Road. Area contains multiple industrial land uses (Wine Warehouses, Distribution, Storage Yards, and Construction office/ yard space.) 200 ft. frontage X 550 ft. depth. Located behind and adjacent to 2500 Green Island Road. Northern property line fronts Union Pacific Railroad (potential rail spur).	
<b>LAKE COUNTY</b>				
RDL	1810 Mellor Drive Lakeport  13.29± Acres \$2,600,000	Marshall Kelly  (707) 528-1400	This property begins along Hartley Street to the East and runs parallel to 19 <sup>th</sup> Street to the North and to the West, parallel to Page Street to the south. The parcel terminates just prior to Alden Avenue to the West. Eastern parcel has lake views. Potential for a mixed density home project combining larger single family homes with clusters of higher density housing.	

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