








Keegan & Coppin Company, Inc.

ONCOR INTERNATIONAL

1355 N. Dutton Avenue
 Santa Rosa, CA 95401
 (707) 528-1400
 Fax (707) 524-1419
www.keegancoppin.com

RETAIL DIVISION

Retail Investments

LOCATION	DESCRIPTION	S.F./PRICE/ AGENT	PHOTO
Sonoma County			
2265 Cleveland Avenue Santa Rosa	2265 Cleveland Avenue is free standing building with 16± onsite parking and has been a successful Chinese Restaurant since the 1980s. Kitchen equipment has been removed by previous operator. This is a great opportunity for a restaurateur to rebrand with room for outdoor patio. Liquor license is not available. The onsite parking and adjacent land gives a wide variety of business opportunity for medical, banks, offices, retail space uses.	3,480± sf \$2,200,000 Dino D'Argenzio Erlina Othman	
111-115 4th Street Santa Rosa	The Jacob's Building – a classic vintage retail and office building located in the Historic Railroad Square in Santa Rosa. This is one of the most prime retail foot traffic locations in Sonoma County near the Smart Train Downtown Station. The 12,195 square foot two-story building was built in 1907.	12,195± sf \$4,350,000 Alan Coldiron	
1418-1422 4th Street & 115 Talbot Avenue Santa Rosa	3 building development at the corner of 4 th Street and Talbot Avenue. Building 1422 4 th Street has been substantially improved by the landlord and the current tenant. 115 Talbot Avenue has been substantially renovated. This is an area with numerous office buildings, along 4 th Street, plus retail businesses, in a high-medium density residential area not far from downtown Santa Rosa.	5,975± sf \$1,300,000 Marshall Kelly	
3515 Industrial Drive Santa Rosa	Two story concrete tilt-up commercial building with approximately 13,650± sf 1st floor showroom/warehouse space and 5,850± sf 2nd floor showroom area. 2nd floor showroom is serviced by a freight elevator. The building features attractive glass store fronts (1st and 2nd floors) and 53± parking spaces on-site.	19,500± sf \$2,895,000 Michael Flitner	
1250 Mendocino Avenue Santa Rosa	0.97± acre parcel with an 8,850± sf income producing tenant, plus multi-residential development potential on excess land. High traffid regional retail location across from Santa Rosa Junior College & High School. Mixed Use Zone. Current income is \$13,000± per month Gross – tenant is month-to-month.	8,800± sf \$3,400,000 Dino D'Argenzio Erlina Othman	

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.








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5761 Mountain Hawk Way Santa Rosa	Keegan & Coppin Co., Inc is pleased to present this opportunity to acquire the fee simple interest in the Skyhawk Village, a two-story multitenant building mixed-use shopping center. The building is approximately 16,800 sq. ft. on approximately 1.2 acre parcel. This property has been owned and managed by the current partnership since construction in 2006 and has been very well maintained showcasing a Pride of Ownership.	16,800± sf \$6,250,000 Rhonda Deringer Shawn Johnson	
3855 & 3895 Princeton Drive Santa Rosa	East Santa Rosa Location. Two buildings on a 27,000± sf “CN” zoned parcel with 28 onsite parking. Freestanding corner with abundant on and off site parking. High traffic count. Close proximity to amenities. Well suited for various uses.	6,577± sf \$2,400,000 Dino D’Argenzio Erlina Othman	
1924 Sebastopol Road & 960 Stony Point Road Santa Rosa	First time on the market in years! Estate planning dictates the sale of these four prime retail properties with seasoned tenants and extensive retail development opportunity in prime area of Santa Rosa. Approximately 76,428 sf includes bar, restaurant, Laundromat and convenience store. CG zoning allows for broad retail opportunities.	6,800± sf \$3,500,000 Annette Cooper Mike Flitner	
3851 Sebastopol Road Santa Rosa	One suite available. Signage available. Prominent corner location – an excellent business location. Potential residential conversion. Ample exterior windows.	800± sf \$250,000 Robby Burroughs	
3660 Gravenstein Hwy. S Sebastopol	Expansive opportunity, rural retail/office with land. Remodeled building with full kitchen, storage shed, and .41 acres of fenced land. Located in rural West County in Sebastopol.	1,700± sf \$795,000 Annette Cooper	

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138 N. Main Street Sebastopol	Approximately 7,280 sf floor areas comprised of 4,760 sf ground floor and 2,520 sf mezzanine on a 8,352± sf lot located in the heart of Sebastopol. The building consists of a large retail space with second story office spaces; part of the offices overlook the retail portion of the premises.	7,270± sf \$2,075,000 Dino D'Argenzio Erlina Othman	
8465 Old Redwood Highway Windsor	9,000± sf fully leased retail/office investment with 7 years remaining on the lease term. Single-tenant retail/office condo located in a neighborhood strip center. The entire second floor space is for sale. The Offering is a condominium with an established "association". Current tenant/operator owns two local health facilities. 8.5% Cap Rate. Zoned General Commercial.	9,000± sf \$1,900,000 Kevin Doran	
OTHER COUNTIES			
39251 S Highway 1 Gualala	100% leased multi-tenant multi-building grocery anchored shopping center. 5 buildings totaling approximately 32,250± sf – wood frame construction improved with a rough hewn stained redwood exterior siding and tile roofing. 17 total units with the largest occupying approximately 31%. Four parcels totaling approximately 3.5± acres of land.	32,250± sf \$5,250,000 Rhonda Deringer Dave Peterson	
2920 Main Street Susanville	Premiere multi-tenant retail investment strategically located in the commercial and cultural center of the county seat. The property currently has 3 tenants occupying 4,723± sf of the total 6,500± sf rentable square feet. Built in 1997 and professionally maintained and in excellent condition.	6,500± sf \$750,000 Gil Saydah	
1559 S. Novato Blvd. Novato	Rare opportunity to acquire a stabilized retail and commercial strip center in Marin County. Containing thirteen tenant spaces and plentiful on-site parking, Triangle Plaza offers an investor a consistent and predictable cash flow for years to come. Tenant spaces ranging in size from 945 sf to 3,200 sf.	20,840± sf \$4,850,000 Matt Storms Nathan Ballard	

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<p>265 Shoreline Highway Mill Valley</p>	<p>Rare opportunity to acquire a free-standing, single-story commercial building on a busy southern Marin thoroughfare with amazing signage opportunities. This highly visible, jewel-box property is currently occupied by a veterinarian's practice and is suitable for a multitude of business uses.</p>	<p>2,312± sf \$1,200,000 Theo Banks</p>	

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