







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 | | | |
| 690 S. Cloverdale Blvd. Cloverdale | THIS OFFERING INCLUDES BOTH THE BUSINESS AND THE REAL PROPERTY. This gas station was originally developed back in 1955 and under current ownership since 1995 when the Highway 101 traffic was funneled through downtown Cloverdale. This location is just south of the downtown area and adjacent to ACE Hardware, Anytime Fitness and Zini's Restaurant. It is directly across the street from the Del Web residential development and next to a car wash business. Features two gas pump islands with 2 pumps per island. Four tanks with 10,000 gallons each. | 1,600± sf \$1,550,000 Marshall Kelly Kevin Doran |  |
| 7611 Redwood Drive Cotati | Sale Price includes 70,000± sf land with 24,000± sf building. 24,000± total building square feet on 1.6± acres. Building consists of 3,460± sf of office space (upstairs), 5,300± sf of warehouse space with roll-up door; and 16,800± sf of showroom warehouse space. Excellent Highway 101 visibility next to Harley Davidson. 20'± clear height in center. | 24,000± sf \$4,300,000 Erlina Othman Dino D'Argenzio |  |
| 13645-13649 Arnold Drive Glen Ellen | Rare, prime Glen Ellen, California mixed-use investment property at 4% cap rate on improvements plus developable land parcel area; property includes leased café with long history, winery tasting room, small laundry space (former Kenwood Inn use), 3 residential units; all on 10,000± sf land parcel plus a vacant 2,600± sf parcel on Railroad Ave. | 3,350± sf \$2,195,000 Dino D'Argenzio Erlina Othman |  |
| 9800-9900 Sonoma Highway Kenwood | The Kenwood Restaurant and Bar property is long established, highway commercial restaurant use property along the main "Wine-Tasting" route in the heart of Sonoma Valley and close to many wineries. The site offers easy access off of Sonoma Highway and offers abundant on-site parking. This is a rare turn-key opportunity with a full liquor license or suitable for winery tasting, wedding events and other free standing retail uses. | 4,100± sf \$2,495,000 Dino D'Argenzio Erlina Othman |  |

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| 5701 Old Redwood Highway Penngrove | Freestanding retail building at approx. 7,625± sf that has gone through brewery permits and includes ADA bathrooms,, FDA kitchen flooring, tiles, fire sprinkler, on-site parking. Second building at approximately 1,800± sf to the westerly portion of the lot. The area is a mixed-use opportunity with great freeway identity, zoned LC in the County of Sonoma, which allows for retail, commercial and office uses facing a busy Old Redwood Highway and is just North of McDowell Blvd., Petaluma. | 9,425± sf \$2,790,000 Dino D'Argenzio Erlina Othman |  |
| 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 |  |
| 3060 Cleveland Avenue Santa Rosa | 1,325± sf Stand-alone building with Highway 101 visibility. Building is concrete block construction Features several high-end finishes in various rooms Current owner uses the space for a massage/wellness center. | 1,325± sf \$455,000 Kevin Doran |  |
| 707 5th Street Santa Rosa | This Owner-User / Investor opportunity in Downtown Santa Rosa, Sonoma County, CA consists of two buildings and a private parking lot on 3 parcels. Both buildings can be delivered vacant, or Pedersen's Furniture is willing to consider a lease back opportunity. The properties are zoned CD-7 and CD-5 which allows for ground floor retail with 6 or 4 stories of residential development above, for a total of 7 & 5 story building(s). | 40,974± sf \$5,975,000 Shawn Johnson |  |

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| 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 |  |
| 589 Mendocino Avenue Santa Rosa | Existing 2 story building currently includes a single yoga studio, occupying the entire first floor and a mix of small offices, with common area restrooms and kitchen, on the second floor. This centrally located property offers a multitude of opportunity. | 8,242± sf \$1,450,000 Sara Wann |  |
| 5755 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 multi-tenant building mixed-use shopping center. The building is approximately 14,100± sq. ft. on approximately .46 acre parcel, plus shared parking. 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. The quality of construction, design elements inside and out, and professional management and maintenance should all be taken into account when considering this rare mixed-use investment opportunity. This property is a class A gem in the Sonoma County marketplace. The grand scale of the building architecture is impressive with the height expanding over 25 feet. The stately Tuscan style architecture and exterior design of the building include; warm tone stucco and wood siding, stonework, multiple windows, glass retail store fronts, colorful awnings and shutters, elevator (available), multiple stair cases, beautifully landscaped grounds, monument signage, and much more. | 14,100± sf \$2,990,000 Shawn Johnson Rhonda Deringer |  |

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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 |  |
| 1233 Rutledge Ave Santa Rosa | 2 parcels; 41000 SFT all together are zoned for med-density residential development and includes a 2,900± sf meeting hall building is an ideal property for religious use, school, non-profit programs, etc. Two separate parcels add up to approximately a .41 acre site with 32 parking spaces in addition to street parking. The building currently has 146 secured seats with room for more seating. Men's and women's bathroom, office space, large meeting room, and small meeting room make up the interior. This property is located on the corner of Milton Street and Rutledge Avenue. Good central location, conveniently located in close proximity to downtown Santa Rosa and the Santa Rosa Marketplace shopping center. | 2,900± sf \$694,000 Annette Cooper |  |
| 3395 Santa Rosa Ave. Santa Rosa | Top producing car wash. 7-bay car wash including 6 self service bays. 8 vacuum stations, small office, trash enclosure and enough spare parts to maintain the car wash for approx. a year. | 8,000± sf \$3,016,088 Kevin Doran |  |

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| 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. | 1,600± sf \$849,000 Annette Cooper |  |
| 200 S. Main St. Sebastopol | Opportunity to acquire the fee simple interest in 200 South Main/7131 Burnett Streets, a downtown Sebastopol two-story multi-tenant mixed-use building on two parcels. The property has 4 tenants located in 11 spaces. The building includes first floor retail/offices/classrooms of approximately 5,111 sf currently configured into 5 spaces. The 2 nd floor of approximately 6,188 sf is currently configured into 6 spaces. | 11,299± sf \$2,800,000 Rhonda Deringer Dave Peterson |  |
| 999 W. Spain Street Sonoma | Freestanding one and two level warehouse/office building constructed in 1987. Constructed of steel frame and concrete block construction with a stucco like exterior siding, standing seam metal roof, concrete floors. The 1st floor consists of approximately 8,215± sf, which includes the warehouse area, private offices/work areas, break room and 3 restrooms. The 2nd floor includes approximately 2,105± sf of office space, which includes observation windows overlooking the 1st floor warehouse area, private offices and storage closet. The 2nd floor is nicely finished/conditioned with private offices. | 10,320± sf \$2,000,000 Rhonda Deringer |  |
| 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. Great exposure and easy access to Highway 101. | 9,000± sf \$1,900,000 Kevin Doran |  |

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| OTHER COUNTIES | | | |
| 310 N. Main Street Willits | THIS OFFERING INCLUDES BOTH THE BUSINESS AND THE REAL PROPERTY. This gas station has been in business with current ownership since 2005. It consists of 3 pumps and a convenience market. Two gas islands with two 10,000 gallons each and one tank approximately 7,500 gallons. | 1,100 ± sf \$1,100,000 Marshall Kelly Kevin Doran |  |
| 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 \$880,000 Gil Saydah |  |
| 2344 N Cedar Ave. Fresno | Long established 2 tenant retail center on prime BUSY corner in Fresno; both right and left turn access and permitted pole sign | 3,750± sf \$1,100,000 Annette Cooper |  |
| 3060 Fillmore St. San Francisco | The property consists of two adjoining single-story buildings comprising approximately 10,921 sq. ft. of ground floor space, 975 sq. ft. of second floor office and an 854 sq. ft. covered outdoor seating area. Constructed in 1915.. The property was used as a parking facility until 1996 when the buildings were substantially upgraded to accommodate a natural foods grocery store with a delicatessen, open meat counter and commercial kitchen. This business enjoyed and successfully operated out of the property until October 2016. Redevelopment of the site allows for a 40' height limit (4 floors) for either residential or mixed-use development. | 11,896± sf \$14,750,000 Russell Mayer |  |

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