








RETAIL LAND OPPORTUNITIES

LOCATION	SIZE ACRES PRICE	AGENT	DESCRIPTION OF SITE	PHOTO/MAP
SONOMA COUNTY				
APN# 116-310-064 Cloverdale	0.51± Acres \$376,000	Marshall Kelly	Adjacent to the Shell Gas Station and near a strip center with KFC and 7-11. Also close to Starbucks, convenience market & restaurant. Water & gas lines run to the site. Potential uses: restaurant, small retail strip center, small hotel/motel & more.	
429 S. Cloverdale Blvd. Cloverdale	0.29± Acres \$250,000	Russell Mayer Marshall Kelly	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 approximately 4,215 sf 2-story commercial building.	
1217 S. Cloverdale Blvd. Cloverdale	0.60± Acres \$460,000	Marshall Kelly	Located in the Southwest region of Cloverdale near the Highway 101 off-ramp. This area is the main retail commercial hub for Cloverdale with a neighborhood shopping center anchored by Ray's Market.	
Industrial Avenue & Auto Center Dr. Petaluma	2.60± Acres \$1,160,000	Ken Bizzell Sara Wann	Zoning allows for new auto, boat and RV sales, as well as associated uses like servicing, car rentals and storage. Corner of Industrial/Auto Center Dr., in Petaluma. This is the last developable lot within the Petaluma Auto Plaza.	
4730 Hoen Ave. – 2245 Summerfield Santa Rosa	0.43± & 0.93± Acres \$412,078 & \$891,238	Shawn Johnson	4730 Hoen Ave. APN#: 014-361-028. 2245 Summerfield Ave. APN#: 014-361-029. 0.43 Acres (18,730.8 sf) & 0.93 acres (40,510.8 sf)=1.36± acres (59,241.6 sf) total. Across from former Warrack Hospital. Zoned CO and PD. Purchase as a whole or individually.	



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<p>919 Hopper Ave Santa Rosa</p>	<p>1.03± Acres \$2,000,000</p>	<p>Tom Laugero</p>	<p>Formerly 3,000± sf Arby's w/ Drive Thru – Pad Location Anchored by Kohl's, Taco Bell, Applebee's, McDonald's and Chevron – Hwy 101 Exposure @ on/off Ramp. RC Ordinance (wildfire) expedites review, waives fees. Parking lot and infrastructure intact. Sewer/water fee credits.</p>	
<p>1014 Petaluma Hill Road Santa Rosa</p>	<p>0.19± Acres \$259,000</p>	<p>Annette Cooper</p>	<p>High visibility corner lot with all utilities to the parcel. Approximately \$13,000 in water and sewer credits. Owners have a new survey, topo, soil samples, site planned designed and a conditional use permit in process for a restaurant.</p>	
<p>3395 Santa Rosa Avenue Santa Rosa</p>	<p>0.39 – 0.92± Acres \$360,000 - \$2,900,000</p>	<p>Kevin Doran</p>	<p>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, automotive repair or retail sales.</p>	
<p>1885 Sebastopol Road Santa Rosa</p>	<p>2.33± Acres \$2,275,000</p>	<p>Kevin Doran</p>	<p>Rare opportunity on Sebastopol Road in fast-growing demographic area. This 2.33± acre site is currently used as used auto parts sales and auto repair. Public sewer, water and storm drainage. Excellent opportunity for a retail center.</p>	
<p>12300 Ridge Road Sutter Creek</p>	<p>0.93± - 2.09± Acres \$243,065 - \$696,089</p>	<p>Gina Motto-Ros Sara Wann</p>	<p>Six parcels totaling 9.69± Acres (available by the parcel or as a whole). Water and sewer at each parcel. PG&E at adjacent pole and ready to connect. Storm drains and paved roads within the development. Zoned C-2 which allows for a variety of uses including: multi family, residential, retail, commercial as well as professional uses.</p>	