













RETAIL LAND OPPORTUNITIES

LOCATION	SIZE ACRES PRICE	AGENT	DESCRIPTION OF SITE	PHOTO/MAP
SONOMA COUNTY				
APN# 116-310-064 Cloverdale	0.51± Acres \$350,000	Marshall Kelly Ken Bizzell	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.	
7675 Old Redwood Highway Cotati	0.30± Acres \$457,380	Ken Bizzell	Situated on the northwest corner of Old Redwood Hwy. and Hwy. 116, this property affords a high identity site on a signalized intersection with curb cuts on both streets. Triangular shaped property suitable for retail and other uses.	
Redwood Drive and US 101 Cotati	0.85± Acres \$800,000	Dino D'Argenzio Erlina Othman	The southerly parcel has frontage with possibility to build additional 12,000-15,000± sf retail/warehouse building. The area is a unique mixed use retail/industrial development with great freeway identity.	



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<p>11 Wilford Lane Cotati</p>	<p>0.50± Acres \$425,000</p>	<p>Rhonda Deringer</p>	<p>Self Service Car Wash w/Commercial or Residential Development Opportunity. 6 Bay self-service car wash of 2,080± sf, Zoned SPD – Specific Plan Downtown Commercial or Residential Users Permitted.</p>	
<p>Industrial Avenue & Auto Center Dr. Petaluma</p>	<p>2.60± Acres \$1,160,000</p>	<p>Ken Bizzell Sara Wann</p>	<p>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.</p>	
<p>3340 Petaluma Boulevard North Petaluma</p>	<p>3.39± Acres \$1,400,000</p>	<p>Joel Jaman</p>	<p>On the corner of Petaluma Blvd. North and Corona Road. Zoned County General Commercial – City General Plan Mixed Use. Currently on well and septic. Current income during development process. Growth opportunity in the path of progress.</p>	
<p>1445 E. Cotati Ave. Rohnert Park</p>	<p>1.16± Acres \$929,950</p>	<p>Ken Bizzell</p>	<p>Two level contiguous parcels on a signalized intersection with over 630 feet of street frontage. Over 13,000 vehicles per day.</p>	
<p>10 E Street Santa Rosa</p>	<p>0.34± acres \$600,000</p>	<p>Dave Peterson Peter Briceno</p>	<p>“In Fill” Downtown Santa Rosa lot. Perfect for commercial/office/retail development. E Street between Sonoma Avenue and Second Street. Walking distance to all Downtown amenities.</p>	



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<p>4730 Hoen Ave. – 2245 Summerfield Santa Rosa</p>	<p>0.43± & 0.93± Acres</p> <p>\$327,789 & \$708,939</p>	<p>Shawn Johnson</p>	<p>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.</p>	
<p>1 Santa Rosa Avenue Santa Rosa</p>	<p>.50± Acres</p> <p>Price Not Disclosed</p>	<p>Joel Jaman</p>	<p>The last remaining prime downtown redevelopment sites in Santa Rosa, Sonoma County, California. An incomparable high profile downtown location experiencing a revival that is generating economic development and vitality. Zoning permits a mix of uses including, multifamily residential, mixed use, or commercial ventures such as a hotel and retail.</p>	
<p>3395 Santa Rosa Avenue Santa Rosa</p>	<p>0.39 – 0.92± Acres</p> <p>\$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>4040 Santa Rosa Avenue Santa Rosa</p>	<p>8± Acres</p> <p>\$4,704,480</p>	<p>Kevin Doran</p>	<p>An opportunity for a potential build-to-suit for a business. The business could have a component of office, retail, warehouse or outside storage. Utilities are to the site. There is a well and septic system that service the property. No City sewer or water.</p>	
<p>1885 Sebastopol Road Santa Rosa</p>	<p>2.33± Acres</p> <p>\$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>	