







DEVELOPMENT/LAND OPPORTUNITIES

	LOCATION	SIZE ACRES PRICE	AGENT	DESCRIPTION OF SITE	PHOTO/MAP
SONOMA COUNTY					
RDL	80 El Rancho Drive Cloverdale	25± Acres \$9,000,000	Marshall Kelly (707) 528-1400	Infill site just east of Cloverdale Blvd. at El Rancho Drive. Fronts along Hwy. 101 near the south Cloverdale Hwy. exit. Part of the property is currently a vineyard. Zoned General Plan Designated Medium Density Residential 6-8 units per acre.	
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 \$3,900,000	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.	
INL	3114-3120 Santa Rosa Avenue, Santa Rosa	3.81± Acres Price Not Disclosed	Annette Cooper Catherine Chapnick (707) 528-1400	These two flat in-fill parcels sit just outside the City limits. The most Southerly lot is zoned M1 and resides in the City of Santa Rosa This lot is suitable for all uses permitted under the M1 zoning, including large residential care facilities. The Northerly lot is zoned R-3. The R-3 zoning provides for 13-18 units per acre.	

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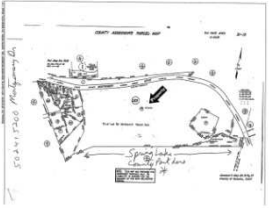


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RDL	2728 Guerneville Road, Santa Rosa	10.60± Acres \$2,000,000	Peter Briceno Shawn Johnson (707) 528-1400	Excellent opportunity for an owner/user. Single owner for over 40 years. 1,000± sf home with a 400± sf garage. 3 buildings totaling 7,700± sf with 9± bays. 10.6± acres with over 7± vacant acres of land; zoned RR5. All automotive infrastructure could be included in sale of property.	
INL	585 Santana Drive, Cloverdale	2.05± Acres \$975,000	Russ Mayer (707) 664-1400	Property is located in the Santana Industrial Park, an area of new commercial construction featuring both well established and emerging new businesses.	
RDL	Vista Oaks A.P.N. 116-050-001 Cloverdale	42.62± Acres \$3,500,000	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.	
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.	
INL	6100 Commerce Blvd., Rohnert Park	1.31± Acres \$699,000	Rhonda Deringer Marshall Kelly (707) 528-1400	The site is roughly triangular in shape with the most width along the road frontage. New building and parking would need to be located on the front approx. . .9 acre. The rear portion of the site has wetland and flower issues.	

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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.	
RDL	5200 Montgomery Drive & 5024 Montgomery Drive Santa Rosa	2.32± Acres & 37.22Acres \$1,500,000 & \$7,000,000	Ken Bizzell (707) 528-1400	Total of 39.54 acres. Located in Southeast Santa Rosa.	
REL	7675 Old Redwood Highway Cotati	0.30± Acres \$457,380	Ken Bizzell Catherine Chapnick (707) 528-1400	Situated on the northwest corner of Old Redwood Hwy. & Hwy. 116. High identity site on a signalized intersection with curb cuts on both streets. Triangular shaped, former Shell Gas Station.	
INL	685 Aviation Blvd., Santa Rosa	1.53± Acres \$666,467.99	Shawn Johnson (707) 528-1400	685 Aviation Boulevard offers 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. This site is located behind 675 Aviation, a 26,900 ± sf concrete tilt up building occupied by EMG, Inc. & Crescent Healthcare.	

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RDL	11 Wilford Lane Cotati	0.50± Acres \$475,000	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.	
REL	1395 North McDowell Blvd. Petaluma	0.17± Acres \$1,200,000	Sara Wann (707) 664-1400 Rhonda Deringer (707) 528-1400	Proposed new construction with build-to-suit opportunity. High visibility on busy signalized intersection. Retail pad fronting Redwood Business Center & Redwood Gateway Shopping Center.	
OFL	Technology @ Telecom Lane Petaluma	3.12± Acres \$1,698,840	Sara Wann (707) 664-1400 Ken Bizzell (707) 528-1400	At the corner of Technology & Telecom Lane. Utilities stubbed to site. Planned Development, PD zoning allows a wide range of commercial uses. Potential apartment development subject to modification of prior PD policy statement.	
INL	6100 Commerce Blvd. Rohnert Park	1.31± Acres \$699,000	Rhonda Deringer Brian Keegan (707) 528-1400	Prime development site. Owner will consider developing for potential buyer. Cal Skate is on separate parcel and not for sale. Zoned Light Industrial.	
REL	7675 Old Redwood Highway, Cotati	13,068± SF \$457,380	Ken Bizzell Catherine Chapnick (707) 528-1400	This property affords a high identity site on a signalized intersection with curb cuts on both streets. The property is irregularly shaped (triangular) and currently offers access from both Old Redwood Highway and Gravenstein Highway. The property was formerly a Shell Gas Station. Monitoring wells are still on-site. No Buyer responsibility for any related costs per corporate indemnification agreement.	

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Other	6020 State Farm Drive Rohnert Park	1.49 ± Acres \$775,000	Shawn Johnson (707) 528-1400	This lot has 300± feet of prominent street frontage and is lined with 135 parking spaces. Exterior lighting completely installed throughout the lot.	
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.	
OFL/ RET Multi-Family Land	3883 Airway Drive Santa Rosa	3.95± Acres \$875,000	Ken Bizzell Catherine Chapnick (707) 528-1400	This infill parcel is one of the last undeveloped properties in this northwest Santa Rosa neighborhood. It is an irregularly shaped, mostly level parcel with limited exposure to Hwy. 101. Zoning allows for wide range of potential uses including office, residential and some retail.	
Other	685 Aviation Boulevard Santa Rosa	1.53 ± Acres \$666,468	Shawn Johnson (707) 528-1400	1.53 acres of land that have been through Design Review and approved for a development site for an approx. 21,315± sf bldg. Located adjacent to the Airport Business Center.	
INL	3282 Coffey Lane Santa Rosa	1.10± Acres Price Not Disclosed	Jeffrey Wilmore (707) 528-1400	Build to suit – completely permitted at one time for a 15,798± sf building. An opportunity to lease new space customized to your specification, in a premier central location.	

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RDL	2150 West College Avenue Santa Rosa	7.46± Acres \$6,100,000	Shawn Johnson Ken Bizzell (707) 528-1400	The former Sonoma County Water Agency headquarters, situated on 7.46 acres with existing buildings totaling 37,255± sf. There is a creek that extends along the southern and easterly property lines. Zoned R-3-30 which allows for 30 units per acre.	
INL	2230-2350 Corporate Center Way Santa Rosa	0.53± – 8.06± Acres \$161,608 - \$2,294,523	Shawn Johnson (707) 528-1400	11 lots ranging from 0.53 – 6.05 acres located in the Northpoint Corporate Center, a diverse 250-acre business park. Approximately 32 acres of improved and entitles land to be sold either as individual lots or in bulk.	
RDL	DeTurk Winery Village 806 Donahue Street Santa Rosa	3 ± Acres Price Not Disclosed	Rhonda Deringer (707) 528-1400	Joint Venture Opportunity – 73 units consisting of single family homes, townhomes & condominiums with Tentative Map Approval & Design Review Approval. Located in downtown Santa Rosa.	
INL	2960-2970 Dutton Avenue Santa Rosa	8.46± Acres \$3,750,000	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.	
RDL	1299 Glenn Street Santa Rosa	.23± Acres \$525,000	Ken Bizzell Catherine Chapnick (707) 528-1400	Older established residential neighborhood with houses to the East, South and West. All off-site and on-site grading, curb/gutter and sanitary sewer complete. Home sizes are 1,100± sf, 1,350± sf and two of 1,800± sf.	

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	LOCATION	SIZE ACRES PRICE	AGENT	DESCRIPTION OF SITE	PHOTO/MAP
RDL	3741 Golden Gate Avenue Santa Rosa	1.5 ± Acres \$900,000	Joel Jaman (707) 528-1400	Level land in the rapidly appreciating Southwest area of Santa Rosa. 12 lot subdivision with tentative approval. Conceptual plans have been approved for 12 homes.	
REL	1014 Petaluma Hill Road Santa Rosa	0.19± Acres \$125,000	Annette Cooper (707) 528-1400	Undeveloped level corner lot near Downtown Santa Rosa. Zoned PD – South Park Planned Development – Retail & commercial uses.	
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.	
RDL	1 Sebastopol Road Santa Rosa	2.27± Acres \$2,121,000	Dino D'Argenzio Ken Bizzell (707) 528-1400	Flat, infill site currently improved w/several older metal and wood warehouse /industrial buildings and a derelict silo facility. Current zoning is General Industrial; however, any future development will be subject to the General Plan of Transit Village Mixed-Use.	

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RDL	4048 Sebastopol Road Santa Rosa	1.23± Acres \$375,000	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.	
Other	2245 Summerfield- 4730 Hoen Santa Rosa	.93± & .43± Acres \$708,939	Shawn Johnson (707) 528-1400	0.43 Acres & 0.93 acres =1.36± acres total. Located across from former Warrack Hospital. Available for purchase as a whole or individually.	
INL	300 West Robles Avenue Santa Rosa	0.67± Acres \$175,110	Gil Saydah (707) 528-1400	Flat rectangular shaped parcel with street frontage along W. Robles Ave. Located in the heart of the Industry West Industrial Park. Easy freeway access. Zoned M-2 Heavy Industrial.	
INL	22666 Broadway Sonoma	13.09± Acres \$2,100,000	James Sartain Rhonda Deringer (707) 528-1400	Property has 4 structures – 2bd/2ba residence, granny unit/office, garage and small barn. There is also a fenced area for animals. 2 existing septic systems. 1 well.	

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REL	10329 Starr Road Windsor	2.40± Acres \$500,000	James Sartain Ken Bizzell (707) 528-1400	Flat, in-fill site with approx. 100 feet of frontage on both Old Redwood Hwy. & Starr Rd. and just north of the planned Arata Lane Hwy. 101 interchange. The site is roughly triangular in shape with the most width along the road frontage.	
NAPA COUNTY					
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	Soscol Ferry Road Napa	22.40± Acres \$3,900,000	Randy Wood (707) 252-1400	22.4± Acres of land zoned Industrial park. Ideal for an office campus, distribution center or a wide variety of wine related applications including wine storage.	
OTHER AREAS					
Other	4335 Central Place Fairfield	2.46± Acres \$696,500	Allan Montonen (925) 330-1880	2.46 acres located at the intersection of Fwy. 80 and 680. Great location for hotel/motel or highway business. Location is off freeway 80 off ramp. Utilities are easily accessible.	
REL	Buckingham Estates And Buckingham Estates 2 Kelseyville	51.37± Acres and 36.86± Acres \$2,500,000 and \$850,000	Marshall Kelly Ken Bizzell (707) 528-1400	Located on a peninsula setting and into Clearlake, this area is considered one of the most prestigious developments on the lake. The site is near a nine hole golf course and marina. Well on-site. Sites have been perc tested and will use septic systems.	

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