



RETAIL DIVISION

# Keegan & Coppin Company, Inc.





ONCOR INTERNATIONAL

1355 N. Dutton Ave., Suite 100, Santa Rosa, CA 95401

(707) 528-1400 \* Fax (707) 524-1419

Website: [www.keegancoppin.com](http://www.keegancoppin.com)

## RETAIL INVESTMENTS

LOCATION	DESCRIPTION	S.F./PRICE/ AGENT	PHOTO
<b>Sonoma County</b>			
<b>18017 Highway 12 Boyes Hot Springs</b>	The current tenant is Cavanaugh's, an automotive service company, and is set up as an automotive repair facility and smog shop.	1,100 sf Bldg. 0.22 Acres  \$595,000  Vic Shellenberg	
<b>543 N. Cloverdale Blvd. Cloverdale</b>	Copper Corner – Brand new retail/office condo project situated at the corner of Cloverdale Blvd. and Champlain Ave. near downtown Cloverdale.	1,536 - 6,144 sf  \$235,000 - \$975,000  Russell Mayer Marshall Kelly	
<b>3703 Main Street &amp; 11 Minna Street Occidental</b>	Two buildings located on approximately .40 acres in downtown Occidental. Historic Building (c. 1877).	12,000 sf  \$1,999,000  Rhonda Deringer Bill Faherty	
<b>822 Petaluma Boulevard North Petaluma</b>	Multi-tenant retail /office/ warehouse – single level with some 2 <sup>nd</sup> floor office/storage areas. .88± sf lot. This property is an excellent opportunity for an investor looking for a small project to add value or for an Owner/User. Previously occupied by North Bay Kitchen & Bath. Ideal for artisan manufacturing, fitness, retail, building material sales.	15,800 sf  \$850,000  Rhonda Deringer Russell Mayer	



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LOCATION	DESCRIPTION	S.F./PRICE/ AGENT	PHOTO
<b>737 Southpoint Blvd., Suite F Petaluma</b>	Fully improved, contemporary concrete tilt-up building located in popular Petaluma Business Park. Unit is 2,680± sf.	2,680 sf  \$325,000  Rhonda Deringer Russell Mayer	
<b>6593 Commerce Boulevard Rohnert Park</b>	Neighborhood strip center has three credit co-tenants with Planet Fitness, Autozone and Goodwill. Owner has condominiumized the property and this 11,296 sf unit is available for sale.	11,396 sf  \$1,250,000  Marshall Kelly Rhonda Deringer	
<b>101 Golf Course Drive Rohnert Park</b>	Site is fully improved 1.3± acres, with approximately 99 on-site parking; Bldg. A: Mary's Pizza 3,500± sf Bldg. B: 16,500± sf offices on 2 <sup>nd</sup> floor and retail on 1 <sup>st</sup> floor.	21,580 sf Bldg. 1.30 Acres  \$4,385,000  Dino D'Argenzio Brian Keegan	
<b>3559 Airway Drive Santa Rosa</b>	Office/Industrial/Retail Building for sale. 2 single level buildings connected at front. Well maintained buildings constructed in 1970. Wood frame, stucco & stone exterior. Newly painted exterior. 35± parking space capacity – low maintenance grounds.	7,882 sf  \$1,065,000  Rhonda Deringer Sara Wann	
<b>2074 Armory Drive Santa Rosa</b>	Single story building poured-in place concrete construction, built in 1961. Currently configured for two tenants and most recently occupied by a bar/restaurant. Great exposure to Hwy. 101 and easy access.	4,805 sf  \$475,000  Kenneth O'Farrell Ken Bizzell	



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<b>106-122 Baker Avenue Santa Rosa</b>	The current tenant is European Sales and Service, an automotive service company. The building is set up as an automotive repair facility. The balance of the property (approx. 25,000 sf) is used as an automotive sales lot under a current use permit.	4,680 sf \$792,609 Vic Shellenberg	
<b>3195 Cleveland Avenue Santa Rosa</b>	6,740± sf Building, 4,316± sf high-identity retail space. 2,424± sf occupied by Sally Beauty Supply. ½ acre site. Monument signage available. Full visibility from Hwy. 101.	6,740± sf \$1,395,000 Kevin Doran	
<b>1310 Petaluma Hill Rd. Santa Rosa</b>	Restaurant building on .39 acre parcels (2). Property will be delivered vacant at COE. Potential to expand the building. Restaurant seats 64±, has 2 restrooms, 8-10' hood, sinks, grease trap, walk-in cooler, storage & office.	2,100 sf \$799,000 Rhonda Deringer	
<b>1452 Mendocino Ave. Santa Rosa</b>	Recently remodeled 3,180± sf building with drive-thru on 45,302± sf lot. Ample on-site parking (17/1,000). Features walk-in refrigerators. Redevelop to general retail/medical/office.	3,180± sf \$1,300,000 Tom Laugero Danny Jones	
<b>704 &amp; 722 Santa Rosa Avenue Santa Rosa</b>	Site area has approx. 240 feet on Santa Rosa Ave., in two separate parcels totaling 33,500 sf. Two separate bldgs. Approx. 2,950 sf & 860 sf. Former auto service/retail.	3,800 sf \$1,575,000 Dino D'Argenzio	



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<b>1031, 1075 &amp; 1077 Santa Rosa Avenue Santa Rosa</b>	Located just south of Highway 12, site area has approx. 300' on Santa Rosa Avenue, in two separate parcels totaling approximately 60,000± sf of flat land.	12,000 sf  \$3,495,000  Dino D'Argenzio	
<b>3395 Santa Rosa Avenue Santa Rosa</b>	Top producing carwash. The gross income of this business has increased 15% annually over the last five years and projected earnings indicate 2008 will be banner year.	8,000 sf Bldg. 21,000 sf Lot  \$2,887,226  Kevin Doran	
<b>4170, 4212 Santa Rosa Avenue &amp; 115 Horn Avenue Santa Rosa</b>	This property is currently rented with occupancy expiring 8/31/11; tenant possession may be able to be delivered earlier. Property offers a corner access parcel near Todd Rd./US 101 off-ramp.	1,515 sf  \$1,295,000  Dino D'Argenzio Brian Keegan	
<b>1620 Sebastopol Road Santa Rosa</b>	The Plaza is a new neighborhood retail strip center, currently under construction with shell (block walls), roof, utilities and some site work completed, offering a variety of opportunities for small or large retail businesses. 9,829± sf retail building, which is divisible to as small as 1,249± sf.	9,829 sf  \$660,000  Jeffrey Wilmore Rhonda Deringer	
<b>700-740 Third Street Santa Rosa</b>	Great Owner/User or Investment Opportunity! Future development opportunity. Vacant units from 1,060± sf to 7,290± sf. Buildings also available for lease.	12,500 sf  Price not Disclosed  Dave Peterson Rhonda Deringer	



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LOCATION	DESCRIPTION	S.F./PRICE/ AGENT	PHOTO
<b>539 Broadway Sonoma</b>	A professional multi-tenant office building just a few steps from the Historic Sonoma Plaza. Recently renovated, offering high end finishes, custom to suit office layouts, and a garden setting.	4,800 sf  \$1,400,000  Rhonda Deringer	
<b>8801 Conde Lane Windsor</b>	24-lane bowling center with restaurant, bar and 2 <sup>nd</sup> story mezzanine. The second floor is 6,434 sf unfinished mezzanine, though capable of future development.	26,910 sf 1.53 Acres  \$2,600,000  Shawn Johnson	
<b>161-173 Johnson Street Windsor</b>	3 Unimproved commercial condos – vacant – units currently combined totaling 2,244± sf. Available as bulk sale or separately. Condo sizes: 664± sf; 760± sf; 820± sf. Total condos size: 2,244± sf.	664 – 820 sf Total 2,244 sf  \$103,900 - \$351,100  Rhonda Deringer James Sartain	
<b>Windsor Town Green Village Windsor</b>	5 Condominium Units in the Windsor Town Green Village. The Village is built on 14 acres and comprised of three-story, mixed-use buildings, with commercial condominiums on the first floor and two-story residential condos above.	5 Condos from 493± to 1,291± sf  Condos from \$139,000 Bulk Price: \$1,100,000  Marshall Kelly Rhonda Deringer	
<b>MARIN COUNTY</b>			
<b>400 Enfrente Road Novato</b>	Recently remodeled industrial property currently configured for automotive service. Corner lot with immediate freeway access.	3,870 sf Bldg. 28,481 sf Lot  \$1,300,000  Vesa Becam	



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<b>MARIN COUNTY</b>			
<b>1599 Sir Francis Drake Blvd. Fairfax</b>	Concrete block, general purpose commercial building built in 1946. Building is currently configured for two commercial tenants: Marin Tack & Feed and the Salami Factory art studio/showroom space.	5,565 sf \$1,100,000 Matthew Storms Matt Wagner	
<b>NAPA COUNTY</b>			
<b>1704 Jefferson Street Napa</b>	Office/retail center located near Napa City River front development project. Property contains three buildings on a 23,087 sf lot. Current tenants include a market, spa and office building with four units.	10,834 sf \$2,145,000 Allan Montonen	
<b>1117 Lincoln Avenue Napa</b>	This is a potential 3 unit retail/office rental property with tenant in place at this time.	3,592 sf \$449,000 Kenneth O'Farrell Marshall Kelly	
<b>1125 Lincoln Avenue Napa</b>	Commercial investment property ideal for a variety of commercial/retail or office uses. Two existing retail businesses plus a rear one bedroom cottage suitable as a residential rental property and 3 small storage cottage units.	3,288 sf \$449,000 Kenneth O'Farrell Marshall Kelly	
<b>2023 Monticello Road Napa</b>	Market plus rental home on over 1 acre, prime Napa Hwy. location. Property contains gas permit and store has full liquor license. Redevelopment opportunities for 10,000 sf plus market/gas station site or other commercial application.	4,400 sf \$1,650,000 Allan Montonen	



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<b>OTHER COUNTIES</b>			
<b>35 Visitacion Avenue Brisbane</b>	Originally constructed in 1908, this building is fully leased to two tenants: Mama Mia's Pizza and a sandwich shop. Remaining lease term of the pizza restaurant ends 5/31/17 with 5-year option to renew. Remaining lease term of the sandwich shop ends 5/1/13 with 7-year renewal option.	540 sf  \$375,000  Marshall Kelly	
<b>630 Tuolumne Street Vallejo</b>	This building is located on 24,500 sf lot and consists of five front offices, a small kitchen, large meeting room with office and storage room, a four office area with two restrooms, a large chapel that seats approx. 102 people, a cafeteria room that holds 82 people and a commercial kitchen.	9,060 sf  \$825,000  Allan Montonen	