



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>3575 Cleveland Avenue Santa Rosa</b>	Free-standing single tenant bulk retail building. 20,460 sf building on 35,719 sf lot in Kmart Center. Highway 101 frontage, near on/off ramp.	20,460 sf Bldg. 35,719 sf Lot  \$4,485,000  Tom Laugero	
<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  \$2,740,000  Shawn Johnson	
<b>7820 Covert Lane Sebastopol</b>	Free-standing wood-frame building on large (26,400± sf) corner lot. Great exposure on prominent corner parcel in front of Fiesta Market Center.	4,814 sf Bldg. 26,400 sf Lot  \$1,375,000  Ken Bizzell	
<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.	20,000 sf Bldg. 1.30 Acres  \$4,385,000  Dino D'Argenzio Brian Keegan	
<b>3753 Santa Rosa Ave. Santa Rosa</b>	Perfect for Automotive Sales and Service uses with excel land to add 20,000 – 30,000 sf. Freeway frontage property; parcel is over two (2) full acres.	9,000 sf Bldg. 87,120 sf Lot  \$1,865,000  Dino D'Argenzio	



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<p><b>421 E Street Santa Rosa</b></p>	<p>Prime opportunity to purchase this building in downtown Santa Rosa for commercial or professional services. Walking distance to heart of Financial District.</p>	<p>4,280 sf  \$1,295,000  Dino D'Argenzio</p>	
<p><b>106-122 Baker Avenue Santa Rosa</b></p>	<p>Current automotive repair facility for European Sales &amp; Service. The building is approximately 4,680± sf and the balance of the property (approximately 25,000 sf) is used as an automotive sales lot.</p>	<p>4,680 sf Bldg. 42,600 sf Lot  \$1,195,000  Vic Shellenberg</p>	
<p><b>595 State Highway 1 Bodega Bay</b></p>	<p>Three building retail complex totaling 6,361 sf and 77 parking spaces. One-of-a-kind barrier to entry market with current income as well as tremendous future potential.</p>	<p>6,361 sf  \$2,750,000  Vic Shellenberg Tom Laugero Douglass A. Braik</p>	
<p><b>4056 Sebastopol Road Santa Rosa</b></p>	<p>Large corner parcel 27,000± sf with 2 buildings. Large showroom, storage area, office, restroom, 25+ parking spaces on signalized corner just off Highway 12.</p>	<p>3,000 sf  \$845,000  Rhonda Deringer Marshall Kelly</p>	
<p><b>14250 Lakeshore Drive Clearlake</b></p>	<p>1.38± acres zoned C-2 with 2,323± sf commercial building, two single family homes and a storage building.</p>	<p>4,000 sf Bldg. 1.38 Acres  \$650,000  Rhonda Deringer James Sartain</p>	
<p><b>400 Enfrente Road Novato</b></p>	<p>Recently remodeled industrial property currently configured for automotive service. Corner lot with immediate freeway access.</p>	<p>3,870 sf Bldg. 28,481 sf Lot  \$1,825,000  Vesa Becam</p>	



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<p><b>5195 Redwood Drive Rohnert Park</b></p>	<p>45,139± sf Total Building includes 35,199± sf showroom, 7,670± sf warehouse and 2,270± sf office/showroom. Highway 101 frontage near on/off ramp.</p>	<p>45,139 sf Bldg. 3.37 Acres  \$7,100,000  Tom Laugero</p>	
<p><b>704 &amp; 722 Santa Rosa Avenue Santa Rosa</b></p>	<p>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 &amp; 860 sf. Former auto service/retail.</p>	<p>3,500 sf  \$1,575,000  Dino D'Argenzio</p>	
<p><b>1198 South Cloverdale Blvd. Cloverdale</b></p>	<p>Great Quiznos franchise opportunity. Seller will help in transition. Very clean well-kept facility. Turn-key for existing fixtures and inventory.</p>	<p>1,075 sf  \$60,000  Douglass Braik</p>	
<p><b>490 Mendocino Avenue Santa Rosa</b></p>	<p>A first class office/retail building on a prime downtown corner location. This multi-tenant business was recently renovated and architecturally redesigned.</p>	<p>41,131 sf  \$10,595,000  Russell Mayer</p>	
<p><b>15175 Lakeshore Drive Clearlake</b></p>	<p>2,750 sf restaurant building with drive -thru on 39,204 sf lot. Real Estate, Furniture, Fixtures &amp; Equipment.</p>	<p>2,750 sf Bldg. 39,204 sf Lot  \$785,000  Rhonda Deringer Jim Sartain</p>	
<p><b>125 Southwest Blvd. Rohnert Park</b></p>	<p>Free-standing retail/office/medical building with excellent exposure located on busy Southwest Blvd.</p>	<p>4,680 sf  \$1,240,000  Ruben Mejia Shawn Johnson</p>	



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<p><b>2344 N. Cedar Avenue Fresno</b></p>	<p>Well-established retail center with 2 food service tenants. Building is well-maintained by current owners.</p>	<p>3,750 sf \$949,000 Annette Cooper Bill Faherty</p>	
<p><b>693 Central Avenue Coos Bay, OR</b></p>	<p>Freestanding small office or retail building in the "heart" of downtown Coos Bay.</p>	<p>1,500 sf \$300,000 Bill Faherty</p>	
<p><b>4731 Old Redwood Highway Santa Rosa</b></p>	<p>One-story wood framed building on a 24,250± sf lot. Building offers multiple single &amp; double door store-front entrances, roll-up door, exterior gated show areas, and highly visible monument sign.</p>	<p>1,760 sf Bldg. 24,250 sf Lot \$950,000 Ruben Mejia Shawn Johnson</p>	
<p><b>543 N. Cloverdale Blvd. Cloverdale</b></p>	<p>Copper Corner – Brand new retail/office condo project situated at the corner of Cloverdale Blvd. and Champlain Ave. near downtown Cloverdale.</p>	<p>6,144 sf \$299,000 - \$1,259,000, Russell Mayer</p>	
<p><b>3703 Main Street &amp; 11 Minna Street Occidental</b></p>	<p>Two buildings located on approximately .40 acres in downtown Occidental. Historic Building (c. 1877).</p>	<p>12,000 sf \$1,999,000 Rhonda Deringer Bill Faherty</p>	
<p><b>737 Southpoint Blvd., Suites F &amp; K Petaluma</b></p>	<p>Fully improved, contemporary concrete tilt-up building located in popular Petaluma Business Park. Units are 2,680± sf and 3,006± sf each and can be combined for larger uses for 5,686± sf.</p>	<p>5,686 sf total 2,680 sf - \$525,000 3,006 sf - \$590,000 Both - \$1,000,000 Rhonda Deringer Russell Mayer</p>	



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<p><b>1031, 1075 &amp; 1077 Santa Rosa Avenue Santa Rosa</b></p>	<p>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.</p>	<p>12,000 sf \$3,495,000 Dino D'Argenzio</p>	
<p><b>7180 Gravenstein Hwy. Cotati</b></p>	<p>Site is located at corner of signalized intersection at Stony Point Rd. and Hwy. 116/Gravenstein Hwy. where traffic count is over 40,000 cars per day.</p>	<p>8,010 sf 2.83 Acres \$2,300,000 Dino D'Argenzio</p>	
<p><b>3395 Santa Rosa Avenue Santa Rosa</b></p>	<p>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.</p>	<p>8,000 sf Bldg. 21,000 sf Lot \$3,195,000 Kevin Doran</p>	
<p><b>160 Arata Lane Windsor</b></p>	<p>Located immediately off the 101 on Arata Lane. Excellent retail site. Compatible uses include tourist-related uses, transient lodging, gasoline stations and restaurants.</p>	<p>1.89 acres \$1,199,000 William M. Severi</p>	
<p><b>1850 Bay Flat Road Bodega Bay</b></p>	<p>Beautiful, custom designed 3,241± square foot two-story, wood-frame building built in the mid-to-late 1980s, sits on a parcel of .17 acres.</p>	<p>3,241 sf Bldg. 0.17 Acres \$800,000 Gil Saydah</p>	
<p><b>18017 Highway 12 Boyes Hot Springs</b></p>	<p>The current tenant is Cavanaugh's, an automotive service company, and is set up as an automotive repair facility and smog shop.</p>	<p>1,100 sf Bldg. 0.22 Acres \$945,000 Vic Shellenberg</p>	
<p><b>318 Mendocino Avenue Santa Rosa</b></p>	<p>3 Unit building. Corner building - glass storefronts; high ceilings, mezzanines. High quality artistic architecture inside and out.</p>	<p>4,800 sf \$1,400,000 Rhonda Deringer</p>	



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<p><b>3785 Cleveland Avenue Santa Rosa</b></p>	<p>1.18± acres (51,401 sf) 8,507± sf Building (1st floor - 6,627 sf 2nd floor - 1,880 sf). 68 parking spaces (8:1,000 sf). Zoned CG (General Commercial).</p>	<p>1.18 Acre  \$2,300,000  Thomas Laugero</p>	
<p><b>4295 Montgomery Drive Santa Rosa</b></p>	<p>Property has been operating as a Preschool for several years. Business is licensed for 36 children. Fenced and play areas. Business and Real estate are included in the sales price.</p>	<p>2,000 sf Bldg. 0.31 Acres  \$600,000  Rhonda Deringer</p>	
<p><b>4344 Highway 12 Santa Rosa</b></p>	<p>Rare opportunity to own a building with maximum exposure on Highway 12. Building is 1,408 +/- sq. ft. and currently configured with two individual spaces.</p>	<p>1,405 sf  \$350,000  Russ Mayer</p>	
<p><b>801 Benton Street Santa Rosa</b></p>	<p>Established neighborhood near downtown, large lot with ample parking, highly visible lot and currently occupied by long term tenants. Location is appropriate to the tenant's target demographic market.</p>	<p>2,560 sf Bldg. 10,890 sf Lot  \$895,000  Kevin Doran</p>	