












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 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.	
120 East Cotati Ave. Cotati	0.85± Acres \$625,000	Catherine Chapnick	Flat site in downtown Cotati just off the Square. There are three parcels totaling 0.85± acres. Zoning allows for mixed-use development. Part of the La Plaza Planning Area allows for density of 15 units per acre. Utilities are in the street.	








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<p>7675 Old Redwood Highway Cotati</p>	<p>0.30± Acres \$457,380</p>	<p>Ken Bizzell Catherine Chapnick</p>	<p>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.</p>	
<p>11 Wilford Lane Cotati</p>	<p>0.50± Acres \$475,000</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>1395 North McDowell Blvd. Petaluma</p>	<p>0.17± Acres \$1,200,000</p>	<p>Rhonda Deringer Sara Wann</p>	<p>Proposed new construction with build-to-suit opportunity. High visibility on busy signalized intersection. Retail pad fronting Redwood Business Center & Redwood Gateway Shopping Center. Site work completed, parking lot, landscaping, utilities stubbed to site. Monument signage available. Zoned PUD.</p>	
<p>6100 Commerce Blvd. Rohnert Park</p>	<p>1.31± Acres \$699,000</p>	<p>Rhonda Deringer</p>	<p>Prime development site. Owner will consider developing for buyer. Cal Skate is on separate parcel and not for sale. Zoned IL (Light Industrial) with Office Overlay. Close to major banks, fast food, grocery centers and the new Graton Casino. Seller will consider financing.</p>	
<p>1445 E. Cotati Ave. Rohnert Park</p>	<p>1.16± Acres \$929,950</p>	<p>Catherine Chapnick 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>	







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<p>3883 Airway Drive Santa Rosa</p>	<p>3.95± Acres \$875,000</p>	<p>Ken Bizzell Catherine Chapnick</p>	<p>NW Santa Rosa Commercial/ Apartment development site. Infill parcel in one of the last undeveloped properties in this neighborhood. Irregularly shaped, mostly level parcel with limited exposure to Hwy 101. Public sewer, water, storm drainage, PG&E, phone & cable all are to site.</p>	
<p>3282 Coffey Lane Santa Rosa</p>	<p>1.10± Acres Price Not Disclosed</p>	<p>Jeffrey Wilmore</p>	<p>Build to Suit – completely permitted at one time for a 15,798± sf building. Opportunity to lease new space customized to your specification, in a premier central location. Floor drains could be planned into the space, ideal for a small winery, contractor’s office, furniture warehouse, cabinet shop or any other light industrial or retail use.</p>	
<p>4730 Hoen Ave. – 2245 Summerfield Santa Rosa</p>	<p>0.93± Acres \$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>3890 Old Redwood Highway Santa Rosa</p>	<p>21± Acres \$3,400,000</p>	<p>Ken Bizzell Ken O’Farrell</p>	<p>Direct exposure to Hwy. 101 with great views, yet providing very private areas for personal & event use. Main home with private pool & patio entertainment area, plus 2nd home. Used as event venue for past 10 years for weddings, company picnics, reunions, etc.</p>	
<p>1014 Petaluma Hill Road Santa Rosa</p>	<p>0.19± Acres \$150,000</p>	<p>Annette Cooper</p>	<p>Undeveloped level corner lot near Downtown Santa Rosa. APN #: 038-155-022. Zoned PD- South Park Planned Development – Retail & Commercial Uses.</p>	



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<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>4040 Santa Rosa Avenue Santa Rosa</p>	<p>8± Acres \$4,704,480</p>	<p>Kevin Doran</p>	<p>8 acres of M1 land available for lease, sale or build-to-suit. Paved road to access lot depth. Great opportunity for outdoor sales, year, storage. Small office available.</p>	
<p>792 Todd Road Santa Rosa</p>	<p>4.28± Acres \$770,000</p>	<p>Marshall Kelly Rhonda Deringer</p>	<p>Attractive financing available for acquisition and construction to qualified buyers. Plans for gas station and convenience market approved by design review. Located on the southeast corner of Todd Road and Stony Point Road. This property is not served by public water or sewer.</p>	
<p>7631 Healdsburg Avenue Sebastopol</p>	<p>0.28± Acres \$259,000</p>	<p>Peter Briceno Dave Peterson</p>	<p>Located on the southeast corner of Murphy St. and Healdsburg Ave., this commercial lot has excellent frontage on Hwy. 116 with high daily traffic counts. Great opportunity for high identity retail/office user to build-to-suit.</p>	

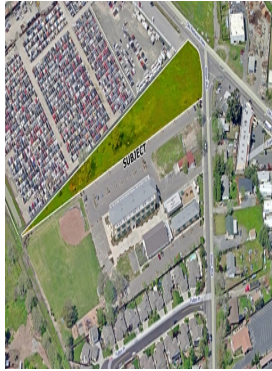


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<p>10329 Starr Road Windsor</p>	<p>2.40± Acres \$500,000</p>	<p>Jim Sartain Ken Bizzell</p>	<p>Flat, in-fill site with approx. 100' of frontage on both Old Redwood Hwy & Starr Rd. just North of Arata Lane Hwy. 101 interchange. Triangular shaped with 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. Public sewer and water, PG&E available to site. The Service Commercial zoning allows for a broad range of retail, office, light industrial and residential uses.</p>	
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