









OWNER/USER OPPORTUNITIES

TYPE	ADDRESS	SIZE PRICE	AGENT	DESCRIPTION	PHOTO
SONOMA COUNTY					
RET	1805 N. Highway 1 Bodega Bay	1,500± sf \$1,500,000	Annette Cooper (707) 528-1400	Once in a lifetime opportunity to purchase a coastal redevelopment opportunity with a well-maintained retail building in place. Retail building was extensively remodeled in 2004 and includes ADA upgrades.	
Land	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 approximately 4,215 sf 2-story commercial building.	
Land	1217 S Cloverdale Blvd. Cloverdale	0.6± Acres \$495,000	Marshall Kelly (707) 528-1400	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, CVS and O'Reilly Auto Parts.	
Land	0 Highway 101 Cloverdale	1.83± Acres \$925,000	Russ Mayer (707) 664-1400	Gateway commercial parcel in southwest Cloverdale located directly across the highway from the proposed Alexander Valley Resort. Property is flat, clear and has excellent visibility and access to Highway 101. Zoned M1 – Limited Urban Commercial.	
Land	597 Helman Lane Cotati	8.48± Acres \$1,975,000	Rhonda Deringer Brian Keegan (707) 528-1400	8.48± acres commercial/industrial development site, located in the Kandy Business Park. Utilities in street. Zoned CI (Commercial/Industrial) – appropriate for a mixture of retail, services, office, light industrial, manufacturing, recreational and live/work.	

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IND	421 Portal Street Cotati	11,740± sf \$2,600,000	Shawn Johnson Stephen Skinner (707) 528-1400	6 units, 5 roll-up doors. 17' high ceilings. 800 Amp, 3-Phase power. 34 parking spots. Zoned General Industrial District (IG).	
RDL	3022 Highway 116 Graton	1.92± Acres \$488,000	Ken Bizzell (707) 528-1400	A flat, beautiful corner lot on Highway 116 at Graton Road. Located across Graton Road from Red Wine Car Company & approximately 370 feet of frontage on Highway 116 at signalized intersection.	
RET	5701 Old Redwood Highway Penngrove	9,425± sf \$2,499,000	Dino D'Argenzio Erlina Othman (707) 528-1400	Comprised of two buildings on a C-3 zoned site. The larger is a free standing retail building at approx.. 7,625± sf. Second "barn style" building at approx.. 1,800± sf.	
OF	26 4 th Street Petaluma	3,662± sf \$1,600,000	Rhonda Deringer (707) 528-1400	Concrete block retail commercial building with glass storefronts constructed in 1975 on the corner of 4 th Street and B Street, with three units. 9 parking stalls on-site. Zoned Mixed-Use 2.	
RET	132 Keller Street Petaluma	5,481± sf \$2,000,000	Sara Wann (707) 664-1400	Rare opportunity to purchase a freestanding single-tenant building in Downtown Petaluma. Space is currently built out as a restaurant but could be easily converted to other retail uses.	
RET	1110 Petaluma Boulevard Petaluma	7,500± sf \$1,200,000	Annette Cooper (707) 528-1400	19,820± sf parcel. Zoned Mixed Use MU-1A. 7,500± sf retail building with dock. Generous mezzanine area. Former grocery store.	

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Land	3340 Petaluma Boulevard North Petaluma	3.39± Acres \$1,725,000	Joel Jaman (707) 528-1400	Hard to find Northern Petaluma investment/development opportunity consisting of two detached single family homes, outbuildings plus a prime approx. 1 acre commercial corner site.	
Land	1371 Medical Center Drive Rohnert Park	0.46± Acres \$700,000	Kevin Doran Mike Flitner (707) 528-1400	Adjacent to other medical spaces. Commercial development opportunity in a medical development area. Ready to be developed for medical use, lab space, medical service provider. 1 parking space per 225 sf of gross floor area.	
INL	310 Professional Center Drive Rohnert Park	1.33± Acres \$985,000	James Nobles Kevin Doran (707) 528-1400	Prime opportunity to develop your own facility or investment. Once parcel totaling approximately 57,935± sf site. Zoned Light Industrial Office Overlay. Located in Established Business Park.	
REL	6603 Redwood Drive Rohnert Park	0.66± Acres \$725,000	James Nobles Kevin Doran (707) 528-1400	Prime opportunity to develop your own facility or investment. One parcel totaling approximately 0.66± acre site. Zoned Regional Commercial Overlay. Located in established Business Park.	
Other	3383 Airway Drive Santa Rosa	25,334± sf \$2,075,000	Kevin Doran (707) 528-1400	There are four separate building on the property: 1,200± sf retail/showroom with a 10,000± sf yard. Ideal for truck, boat, RV or U-Haul storage. Current occupancy is 95-100%.	
INL	Aviation Boulevard & Brickway Boulevard Santa Rosa	2.3± Acres Price Not Disclosed	Shawn Johnson (707) 528-1400	5.3 acres available zoned County MP (Industrial Park District). Can be developed for a wide variety of uses such as: industrial, office, R&D, wine storage & food manufacturing.	

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IND	240 Barham Avenue Santa Rosa	4,800± sf \$550,000	Kevin Doran (707) 528-1400	3,500± sf industrial space with 440± sf of office with three privates. Concrete block building with on-site parking, loading area, and outside storage area.	
OF	1217 College Avenue Santa Rosa	756± sf \$475,000	Kevin Doran (707) 528-1400	Immaculately maintained interior. Phone and data line system installed and ready to be used. Great window/glass line. Updated lighting as well as central heating and air conditioning installed. Rear door for ease of access.	
RDL	806 Donahue Street Santa Rosa	3.58± Acres Price Not Disclosed	Rhonda Deringer (707) 528-1400	Two parcels totaling 3.58± acres. Total after vacation acres – 3.15± acres – plus approximately 0.43± acres to be acquired from the City of Santa Rosa.	
IND	2835 Duke Court Santa Rosa	24,510± sf \$4,900,000	Stephen Skinner Shawn Johnson (707) 528-1400	Freestanding 24,510± square foot building, zoned Light Industrial. Centrally located with a large open floor plan and large parking lot with potential to convert to yard.	
RDL	824 Dutton Avenue Santa Rosa	0.77± Acres \$675,000	James Nobles (707) 528-1400	Level square infill lot in central Santa Rosa in an established neighborhood. Curb and gutter have been completed as well as sidewalk along West Ninth Street.	
IND	1814 Empire Industrial Court Santa Rosa	1,464± sf \$375,000	Brian Keegan Stephen Skinner (707) 528-1400	Approximately 1,464 sf warehouse space which has been converted into a dental lab. Space is fully conditioned and has sufficient power. Currently has lab areas, bathroom, kitchen, and reception area. Can be converted back to warehouse space.	

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IND	1812 Ferdinand Court Santa Rosa	10,720± sf \$3,750,000	James Nobles Stephen Skinner (707) 528-1400	Turn-key production/manufacturing brewing facility with the capacity to brew up to 20,000 barrels annually. Approx. 10,720± sf consisting of 6,970± sf warehouse; 1,530± sf first floor office; 1,080± sf second floor office (not included in rentable sf); 220± sf tasting room; 1,000± sf cold room; and 1,000± sf barrel storage. Solar panels. Floor drains. Fenced secured yard. 24 parking spots. Multiple outbuildings/storage.	
OF	1622 4 th Street Santa Rosa	1,731± sf \$685,000	Brian Keegan Dino D'Argenzio (707) 528-1400	6 private offices, reception, conference room, and four assistant areas. On an approx. 7,000± sf parcel. 6 on-site parking spaces with street parking in front. Excellent location with frontage on Fourth Street.	
OF	4690 Hoen Avenue Santa Rosa	3,832± sf \$1,145,000	Shawn Johnson (707) 528-1400	Medical office building. Remodeled interior – started in 2016. Five private offices, six exam rooms, conference room, and break room. Corner lot with high visibility. Inviting lobby area with large reception/administration area.	
OF	4725 Hoen Avenue, Unit B Santa Rosa	1,384± sf \$350,000	Peter Briceno Kevin Doran (707) 528-1400	1,384± sf medical condo with reception area/waiting room, 2 bathrooms, 3 private offices/exam rooms, conference room and storage.	
Land	919 Hopper Avenue Santa Rosa	1.03± Acres \$1,550,000	Tom Laugero (707) 528-1400	Formerly 3,000± sf Arby's with Drive-Thru. Pad location anchored by Kohl's, Taco Bell, Applebee's, McDonald's and Chevron. Hwy 101 Exposure at on/off ramp. RC Ordinance (wildfire) expedites review, waives fees. Parking lot and infrastructure intact.	

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IND	3360 McMaude Place Santa Rosa	8,535± sf \$2,495,000	Dino D'Argenzio Erlina Othman (707) 528-1400	Free standing industrial warehouse. 7,000± sf plus a 1,000± sf office mezzanine, plus additional 2 nd free standing 1,500± sf metal building and fenced yard with asphalt parking lot and driveway on 0.54± acre lot. Each building is metered separately with own bathroom(s) and plumbing, both warehouses are metal building on slab.	
RET	540 Mendocino Avenue Santa Rosa	4,400± sf \$1,100,000	Kevin Doran (707) 528-1400	This building is in the opportunity zone. Located in the east side of Mendocino Avenue in Santa Rosa's Downtown area. The high identity location provides tremendous street exposure for both directions on Mendocino Avenue.	
Vineyard	4076-4080 Old Redwood Highway Santa Rosa	26.14± Acres 5,294± sf \$6,900,000	Mike Flitner (707) 528-1400 Demi Basiliades (707) 664-1400	Fountaingrove AVA, on the market for the first time in years. 16.5± acres currently planted; remaining 7.64± acres are plantable. Existing 4,094± sf 2-story house situated on 2± acres. Existing 1,200± sf tasting room that sells approx. 1,000 cases of Chardonnay and 1,000 cases of Pinot Noir annually.	
Land	1014 Petaluma Hill Road Santa Rosa	0.19± Acres \$195,000	Annette Cooper (707) 528-1400	High visibility lot with all utilities to the parcel. Approximately \$13,000 in water and sewer credits. Owners have a new survey, topo, soil samples, site planned designed and a conditional use permit in process for a restaurant.	

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RET	1025 Petaluma Hill Road Santa Rosa	3,800± sf \$679,000	Annette Cooper (707) 528-1400	This historic building is divided into 2 units: the front retail warehouse has an extended glass line on Petaluma Hill Road with spacious area for new signage; the other unit is a 2 bedroom living area with a full bath, fenced yard and patio area, and a separate garage.	
IND	816 Piner Road Santa Rosa	4,500± sf \$1,192,500	Gil Saydah (707) 528-1400	4,000± sf office/light manufacturing/lab and 500± sf storage building on .44± acre parcel. Numerous use applications possible, including cannabis. Easily converted to full office use.	
OF	970-990 Piner Road Santa Rosa	10,350± sf \$2,595,000	Dino D'Argenzio Erlina Othman (707) 528-1400	Features Excellent Piner Road Frontage. 970 Piner Road - Approx. 4,320± sf single-story "IL" Light Industrial zoned/flex building for User Buyer - Building has 40,000± sf parcel suitable to add approx. 6,000± sf. 990 Piner Road - 6,000± sf warehouse building leased to established automotive tenant (clear Phase I) - has fenced yard. 1.65± acres land being mapped for 2 parcels which includes 20,000± sf of excess land for future development.	
IND	3175 Range Avenue Santa Rosa	3,500± sf \$1,032,500	Gil Saydah (707) 528-1400	3,500± sf office/light manufacturing/lab on .28± acre parcel. Immediate access to entire Sonoma County freeway system. Numerous use applications possible, including cannabis. Easily converted to full office use. Parking approximately 4.5:1,000 sf.	

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RET	3023 Santa Rosa Avenue Santa Rosa	27,100± sf \$4,100,000	Shawn Johnson Stephen Skinner (707) 528-1400	Property consists of: 16,000± sf showroom/warehouse; 7,030± sf warehouse; 2,070± sf warehouse addition; 2,000± sf second floor offices. Zoned General Commercial. Premium Highway 101 and Santa Rosa Avenue visibility!	
RET	207-181 Sebastopol Road Santa Rosa	4,368± sf \$600,000	Kevin Doran (707) 528-1400	Zoned automotive. Use permit for auto repair and motorcycle repair. Concrete block building construction. 5 grade level roll-up doors. Parking in rear with awning.	
INL	1885-1905 Sebastopol Road Santa Rosa	2.33± Acres \$2,275,000	Kevin Doran (707) 528-1400	Rare opportunity on Sebastopol Road in fast-growing demographic area. This site is currently used as a used auto parts sales and auto repair. Public sewer, water and storm drainage. Excellent opportunity for a retail center. General Commercial zoning allows for a wide range of uses.	
RDL	1000 2 nd Street Santa Rosa	3.35± Acres \$3,100,000	Annette Cooper James Nobles (707) 528-1400	Flat, irregularly shaped in fill property with substantial frontage on Brookwood Avenue. Gross land area is 145,926± sf of which approx. 75,000± sf is developable. These setbacks along the creek offer unique landscaping and common area opportunities. Zoning and General Plan Designation allow 30 units per acre.	
IND	5464 Skylane Boulevard, Unit B Santa Rosa	3,585± sf \$896,250	Rhonda Deringer Brian Keegan (707) 528-1400	Floor plan consists of open warehouse/office area, 2nd floor office loft (710± sf), restroom, shower area, bar area, and storage areas. High ceilings, concrete walls, 2 roll-up doors, exposed ducting, drop lighting and pendants, epoxy (white) floors, insulated, fire sprinklers, heat and air.	

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OF	5464 Skylane Boulevard, Unit E Santa Rosa	1,440± sf \$350,000	Rhonda Deringer Brian Keegan (707) 528-1400	Rentable office condo on the second floor. High ceilings, concrete walls, exposed ducting, drop lighting and pendants, and jute carpeting throughout. Great window line with views. 3 private offices, large open area, shared kitchenette and common area bathrooms.	
IND	460 Timothy Road Santa Rosa	11,520± sf Price Not Disclosed	Stephen Skinner (707) 528-1400	Industrial warehouse and yard for sale. 1.41± acre lot. 11,520± sf warehouse with 50,000± sf fenced yard. Asphalt lot. 100 amp single phase power with permit from City and PG&E for 1,200 amp 3 phase upgrade.	
OF	1400-1416 Townview Lane Santa Rosa	1,418± sf \$499,000	Rhonda Deringer Jim Sartain (707) 528-1400	Located in the Townview Professional Plaza, this 1,418± sf professional or medical office condo is perfect for an owner/use looking for a high quality property. Ample on-site parking with a medical parking ratio.	
Land	3775 Westwind Boulevard Santa Rosa	8.72± Acres Price Not Disclosed	Jeffrey Wilmore Dave Peterson (707) 528-1400	Build-to-suit properties ready to build. 1.3M square feet Master Planned Business Park with existing street and sewer infrastructure.	
OF	160 Wikiup Drive Santa Rosa	19,424± sf \$3,550,000	Kevin Doran (707) 528-1400	Beautifully improved two-story office building overlooking Mark West Creek. There is a large common area conference room that is fully furnished and available to all tenants in the building. Each unit has private balconies with views of Mark West Creek and the surrounding area. This building is elevator served with ADA accessible restrooms. The project features above standard on-site parking.	


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Land	7760 Bodega Avenue Sebastopol	1.36± Acres \$1,520,000	Ken Bizzell (707) 528-1400	Beautiful gently up sloping in-fill opportunity in desirable central Sebastopol area. Existing house and outbuildings of no value. Some view potentials from upper portion of the site.	
OF	6876 Sebastopol Avenue Sebastopol	2,950± sf \$995,000	Dave Peterson James Nobles (707) 528-1400	High identity with great signage, visibility and exposure. Perfect for wide array of professional uses. Expansive lobby, 10 offices, conference room and kitchenette.	
RET/ OF	156 Johnson Street Windsor	833± sf \$299,000	Rhonda Deringer Jim Sartain (707) 528-1400	First floor retail/office condo with glass store front. Finished unit with improvements. 833± sf with two private offices, reception, and tile floors.	
OF/ RET	8465 Old Redwood Highway Windsor	8,750± sf \$1,750,000	Kevin Doran (707) 528-1400	8,750± sf owner/user office/retail space. Second floor space, which is elevator served. Retail/Office condo located in a neighborhood strip center. Strong retail presence. Great exposure. Easy access to Highway 101.	
RET	8465 Old Redwood Highway, #101 Windsor	3,585± sf \$950,000	Kevin Doran (707) 528-1400	2,385± sf restaurant space, plus 1,200± sf occupied by State Farm Insurance. Great exposure with easy access to Highway 101.	




OTHER COUNTIES

RDL	20001 Highway 1 Manchester	144.56± Acres \$2,100,000	Alan Coldiron (707) 664-1400	Beautiful Manchester Highway One location with ocean views from the top of the property. 5 parcels totaling 144.56± acres. Property has a four parcel approved subdivision, divided into one 6.5-acre parcel and three 5 acre parcels. Existing farm house on 6.5 acres with usable barn.	
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Land	Soscol Ferry Road Napa	27.55± Acres \$2,700,175	Allan Montonen (925) 330-1880	Formerly planted in vineyards the land has been cleared for development and is zoned commercial for office and/or industrial uses. It is one of the last reasonably large parcels in south Napa County.	
IND	8171 Redwood Boulevard Novato	173,490± sf Price Not Disclosed	James Manley (707) 664-1400	Iconic design. Repurpose opportunity. Total project is 173,490± sf of which 37,990± sf of office is leased and 146,060± sf of warehouse is available for lease. 12 docks, 1 grade level. Located on 88.5± acres.	
RET	2030 Sacramento Street Vallejo	4,574± sf \$640,360	Allan Montonen (925) 330-1880	Rare body shop/automotive repair facility. 3 large 2-car bays with roll up doors that are 10' X 18'. In this area there is a large parts room and restroom. Large office/reception area with restroom. A long repair bay with a 10' X 12' roll up door is located at the south end of the building adjacent to the office space and would allow for five vehicles end to end. In the back of the building is a large area that could be paved for additional vehicle storage.	

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