







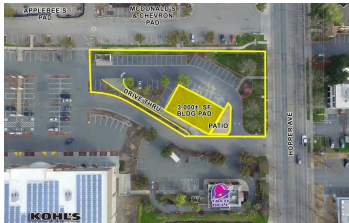




**RETAIL LAND OPPORTUNITIES**

LOCATION	SIZE ACRES PRICE	AGENT	DESCRIPTION OF SITE	PHOTO/MAP
<b>SONOMA COUNTY</b>				
<b>429 S. Cloverdale Blvd.</b> 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.	
<b>1217 S. Cloverdale Blvd.</b> Cloverdale	0.60± Acres \$495,000	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.	
<b>0 Highway 101</b> Cloverdale	1.83± Acres \$925,000	Russ Mayer	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.	
<b>3820 Bodega Avenue</b> Petaluma	8.42± Acres \$4,800,000	Demi Basiliades	A historical 8.42-acre multi-faceted investment property that has been held by one family for 149 years. The Praetzel property is a well-maintained mixture of industrial, retail, residential and land uses. With a favorable Sonoma County L-3 (Limited Commercial) there is upside to improve the current income model or re-purpose development.	

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<p><b>Industrial Avenue &amp; Auto Center Drive</b> Petaluma</p>	<p>2.6± Acres \$1,160,000</p>	<p>Ken Bizzell Sara Wann</p>	<p>Excellent Bay Area location with frontage on two streets. This is the last developable lot within the Petaluma Auto Plaza, a well established auto retail district. Zoning allows new car, boat and RV sales with related supporting uses (auto servicing, storage, used car sales, etc.)</p>	
<p><b>3340 Petaluma Blvd. N.</b> Petaluma</p>	<p>3.39± Acres \$1,725,000</p>	<p>Joel Jaman</p>	<p>3.39± Acres of commercial land for sale. Zoned C-3. Two detached single family homes, outbuildings, plus a prime 1 acre commercial signalized corner site.</p>	
<p><b>7305-7309 Adrian Drive</b> Rohnert Park</p>	<p>0.38± Acres \$250,500</p>	<p>Annette Cooper</p>	<p>2 parcels totaling 16,700± sf located on the corner of Southwest Blvd and Adrian Dr. Zoned M-U District, City of Rohnert Park. Zoning allows bakeries, banks, hardware store, laundromat or general retail. Over 1,100 cars per day on Southwest Blvd.</p>	
<p><b>4730 Hoen Ave. – 2245 Summerfield</b> Santa Rosa</p>	<p>0.43± &amp; 0.93± Acres \$412,078 &amp; \$891,238</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) &amp; 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><b>919 Hopper Ave</b> Santa Rosa</p>	<p>1.03± Acres Price Not Disclosed</p>	<p>Tom Laugero</p>	<p>Formerly 3,000± sf Arby's w/ Drive Thru – Pad Location Anchored by Kohl's, Taco Bell, Applebee's, McDonald's and Chevron – Hwy 101 Exposure @ on/off Ramp. RC Ordinance (wildfire) expedites review, waives fees. Parking lot and infrastructure intact. Sewer/water fee credits.</p>	



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<p><b>3395 Santa Rosa Avenue</b> Santa Rosa</p>	<p>1.38± Acres \$360,000</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><b>778 Gravenstein Avenue</b> Sebastopol</p>	<p>0.65± Acres \$899,999</p>	<p>Rhonda Deringer</p>	<p>0.652± acres/28,400± square feet of land. Level – rectangular lot. Zoned General Commercial. Allows for retail, gas station, office, residential/mixed use development; multi-family dwellings or a mixed-use project.</p>	
<p><b>8779 Conde Lane</b> Windsor</p>	<p>0.74± Acres \$875,000</p>	<p>Shawn Johnson</p>	<p>Retail/Mixed Use/Office land of approximately .74 acres/ 32,234 sf. Substantially improved site with visibility from Highway 101. Site improvements include: Grading, underground drainage, curb, gutter, sidewalk, a/c paving &amp; striping, lighting.</p>	