



Keegan & Coppin
COMPANY, INC.

SALE/LEASE

412 HOUSER STREET
COTATI, CA

WAREHOUSE/SHOWROOM

Go beyond broker.

PRESENTED BY:

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EXECUTIVE SUMMARY

412 Houser Street presents a 23,172 SF warehouse/showroom building on a 1.55-acre lot in Cotati, California, along the Highway 101 corridor. Offered for sale or for lease, the property is currently configured for single-tenant use, with potential to convert into up to five separately accessed units giving an owner or occupant multiple paths to lease-up and long-term income stability.

Built in 1998, the wood-frame and stucco building is zoned CI (Commercial and Industrial) and offers 16'-18' clear height, grade-level roll-up doors at the rear measuring 12' x 14', and 208/120-volt, 1,000-amp power, along with 41 onsite parking spaces.

Positioned directly along Highway 101 with direct freeway visibility, and with additional frontage along Redwood Drive, the property benefits from significant daily traffic exposure an average of 111,869 vehicles per day on Highway 101 and 19,184 vehicles per day on Redwood Drive. Convenient access via the Highway 116 and Rohnert Park Expressway off-ramps further positions the site well within the greater Cotati and Sonoma County market.

PROPERTY HIGHLIGHTS

- Great freeway visibility and identity
- Heavy power to the building
- Potential to convert to multi tenant
- Strong access to hwy 101 and hwy 116
- Located near amenities



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LEASE TERMS

Rate

\$1.25 PSF NNN

OFFERING

Sale Price	\$5,295,000
Price PSF	\$228.50+/-

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PROPERTY INFORMATION



412 HOUSER STREET
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BUILDING SIZES
23,172 SF

LOT SIZE
1.55 Acres
67,518 SF

APN
144-010-093

YEAR BUILT
1998

ZONING
CI (Commercial and Industrial)

POWER
208/120 Volt 1000 Amp (to be verified)

ROLL UP DOORS
5 (12'x14')

CLEAR HEIGHT
16'-18'

PARKING
41 Spaces



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PARCEL MAP & INFORMATION



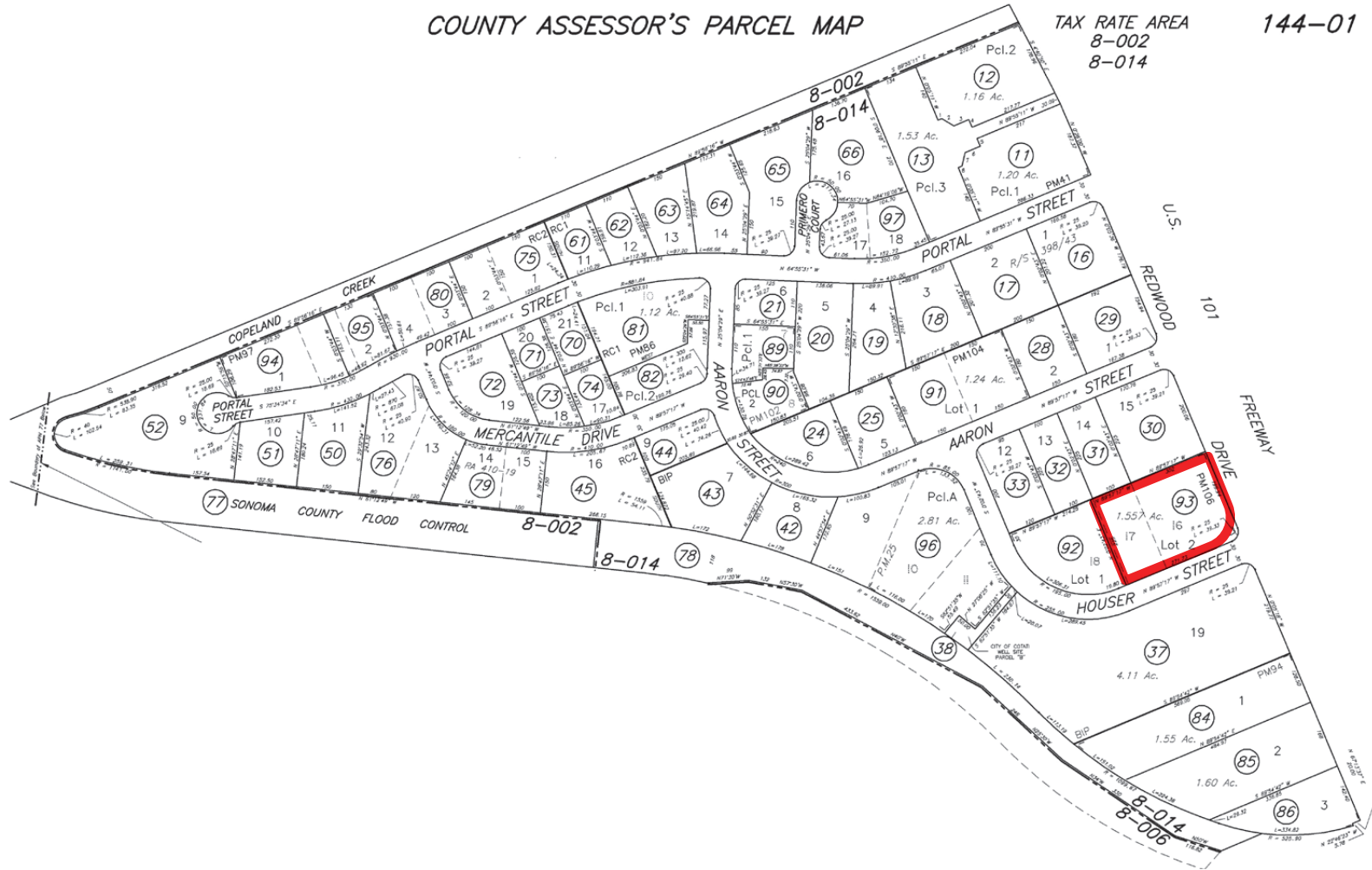
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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
8-002
8-014

144-01



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PROPERTY PHOTOS



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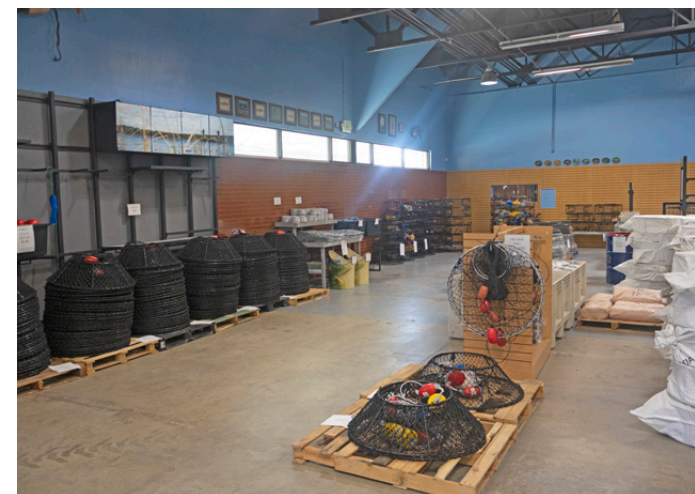
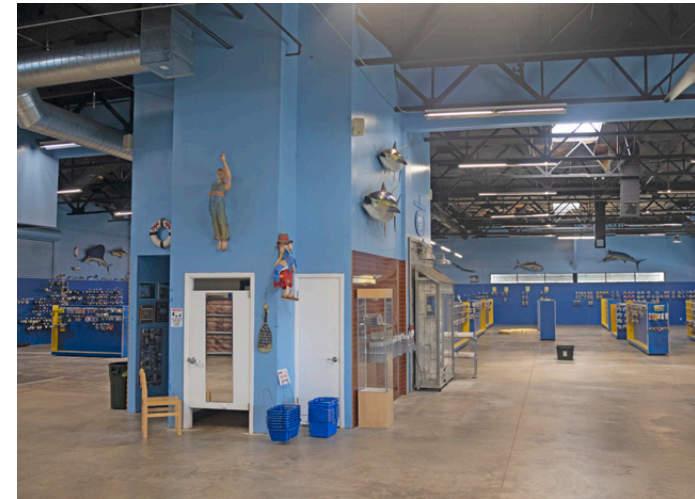


PROPERTY PHOTOS



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AREA DESCRIPTION

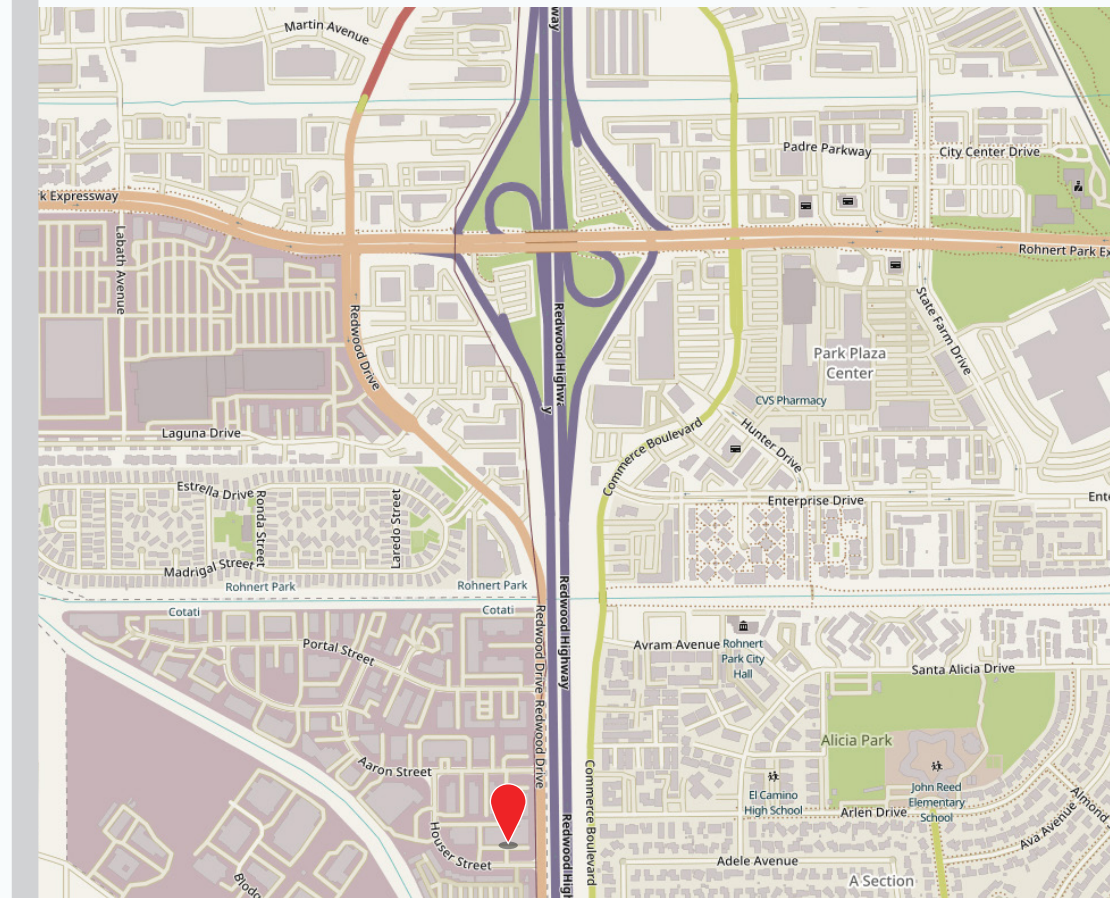


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DESCRIPTION OF AREA

Easy Highway 101 access via Redwood Drive to either the Rohnert Park Expressway or to the Highway 116 interchange. A multitude of light industrial uses exist in the park.



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AERIAL MAP



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MARKET SUMMARY



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ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector, August marked the 28th consecutive month of year-over-year increases. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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