



Keegan & Coppin
COMPANY, INC.

FOR SALE

614 COLLEGE AVENUE
SANTA ROSA, CA

OWNER USER OPPORTUNITY
CRAFTSMAN-BUNGALOW
COMMERCIAL BUILDING
EXTENSIVELY REMODELED / UPGRADED



Go beyond broker.

PRESENTED BY:

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EXECUTIVE SUMMARY



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FEATURES

- 2,046+/- sf - Single story Commercial Building - Craftsman-Bungalow built in 1895
 - Front covered porch with steps and rear ADA Ramp access
 - Potential for 2 units - separate entrances
- 7,128 +/- sf Lot - 6+ parking spaces at rear & street parking
- Nicely landscaped grounds
- Floor plan improvements consist of high ceilings, wood, laminate and tile flooring, lots of large windows throughout, recessed lighting & chandeliers:
 - With multiple private offices, reception/waiting room, kitchen & kitchenette, 2 restrooms (w/shower), storage closets, front & rear doors, some operable windows, 2 fireplaces (inoperable)/mantels
- Currently occupied by a Beauty Salon with beautifully appointed improvements throughout:
 - Highly improved as a Beauty Salon with Furniture, Fixtures & Equipment (potentially available as a Turn-Key Beauty Salon - Inquire for a List)
 - Improvements include but are not limited to: up to 10 workstations in front rooms, 3 shampoo bowls/back bar, treatment room, lounge breakroom with kitchen and appliances & restroom with shower, washer/dryer, kitchenette/processing area, small office, closets & storage areas.
- Zoned NMU - Neighborhood Mixed Use - Allows for a variety of commercial and retail uses; intended to support a mixed use and pedestrian-oriented Downtown [Zoning Information Link](#)
- Ideal Uses: Professional Offices, Personal Services, Beauty Salon and much more.
- Monument signage in front yard
- Excellent location on busy College Avenue near Humbolt Street - signalized intersection
- APN 009-031-034



OFFERING

Sale Price	\$850,000
Price PSF	\$415.44+/-

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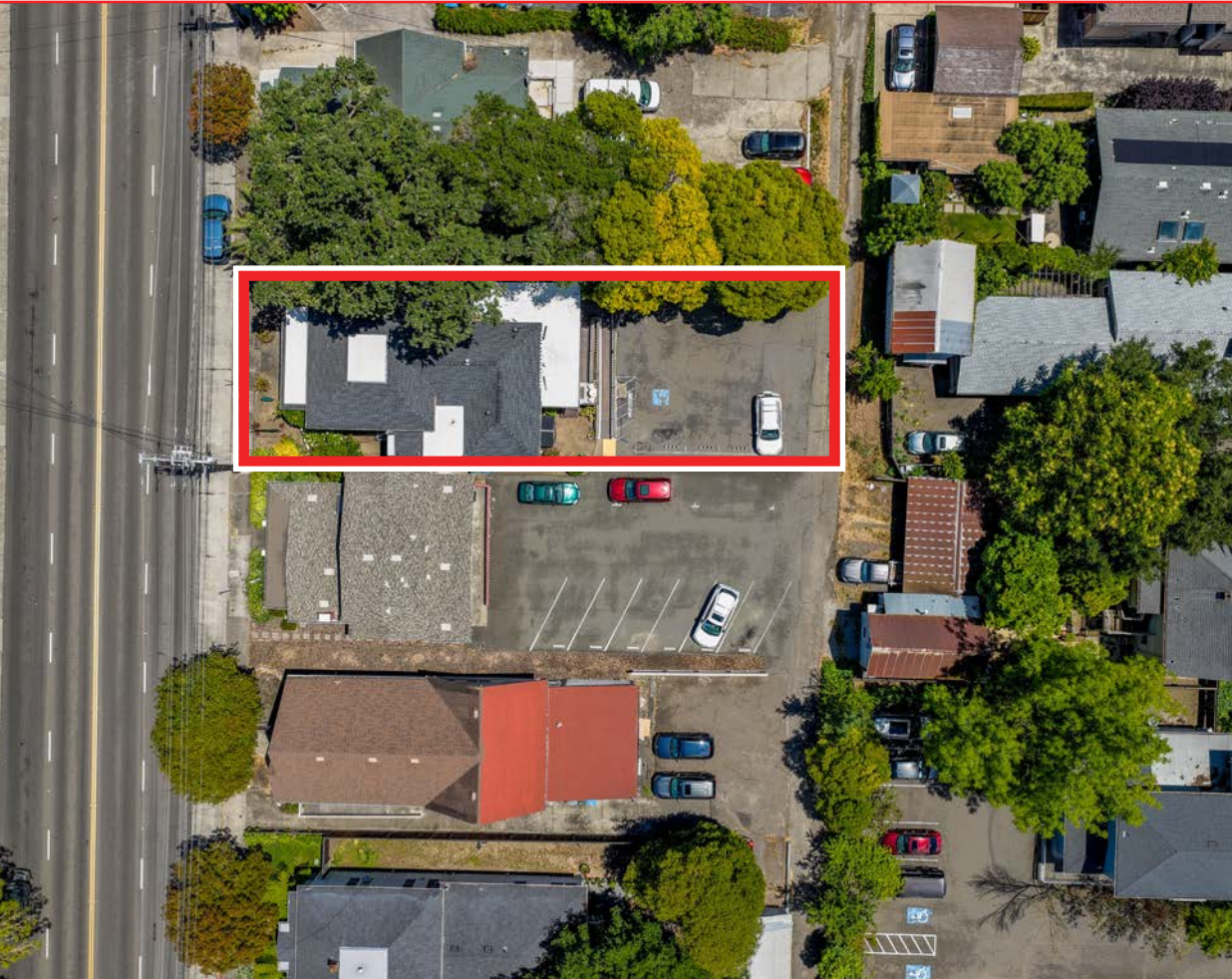


PROPERTY DESCRIPTION



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RECENT UPGRADES INCLUDE (2016-2025):

Over \$205,000 of capital improvements reflect a "Pride of Ownership" with ongoing investments to enhance the properties integrity, functionality, safety, compliance and overall value

ELECTRIC

Electrical system upgrades (2 meters with a total of 400-amp service), lighting, electrical outlets throughout.

HVAC

HVAC system installation (furnaces, AC, ducting, zoning)

PLUMBING

- Plumbing improvements (tankless hot water heaters, new lines, sinks, and wash stations)
- Sewer line replacement to street

EXTERIOR

- New roofing system (2016)
- Exterior & Interior Painting
- Seismic upgrades - structural
- Backflow Installation
- ADA accessibility; handicap ramp expansion and compliance upgrades; parking lot grading, stripping; fence, gate and pathway improvements; ADA ramp Slip resistance coating

INTERIOR

- Office Renovation
- Break Room/Kitchen Renovation
- Flooring and Cabinetry
- Employee Lounge Remodel

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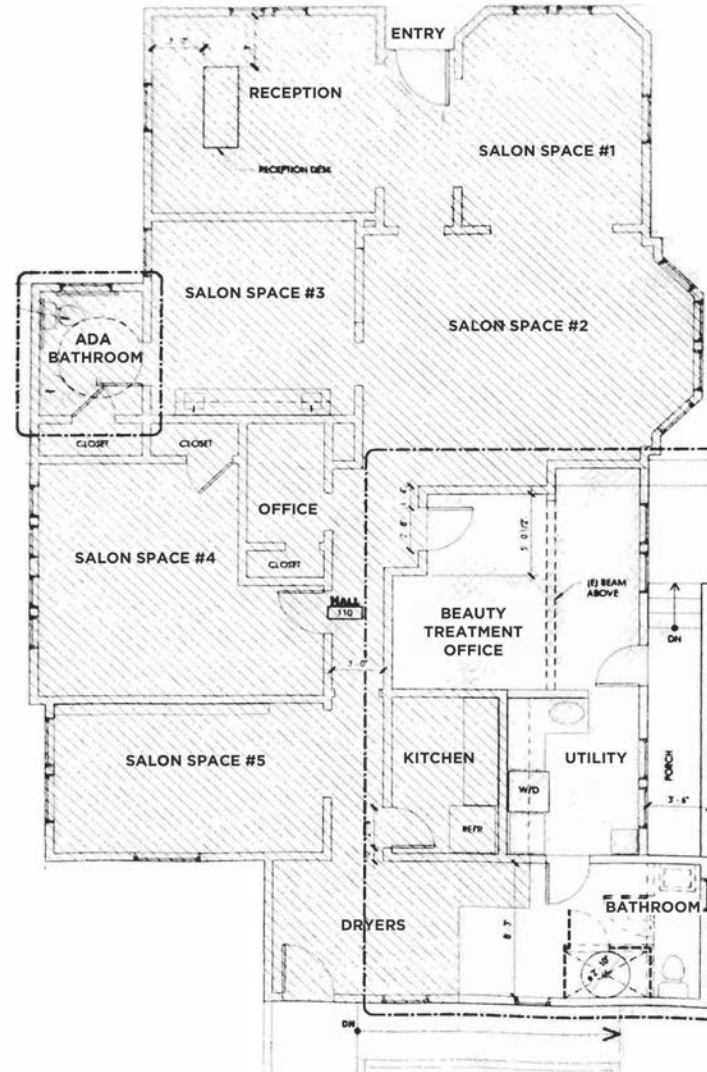


FLOOR PLAN



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NOT TO SCALE.

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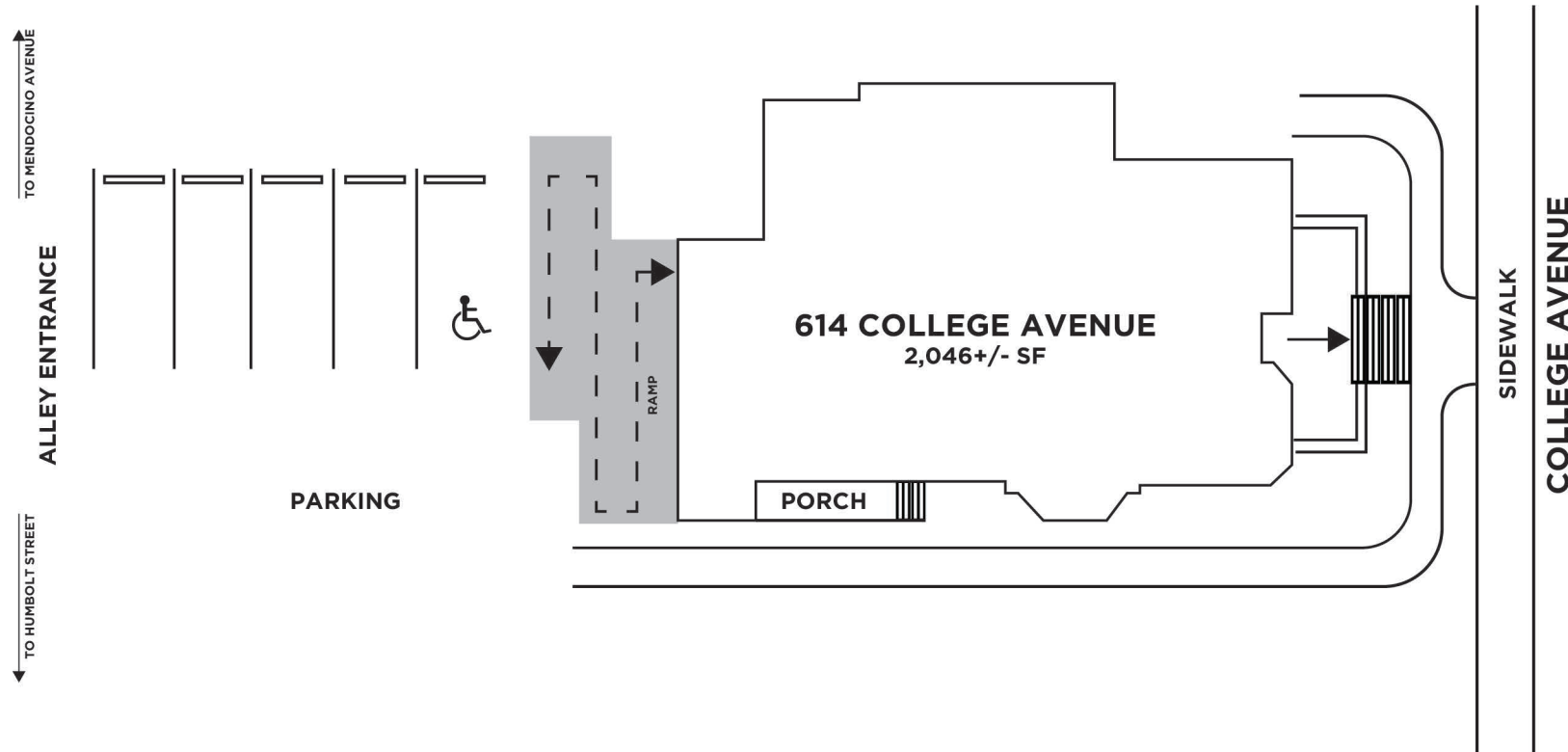


SITE PLAN



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PARCEL MAP



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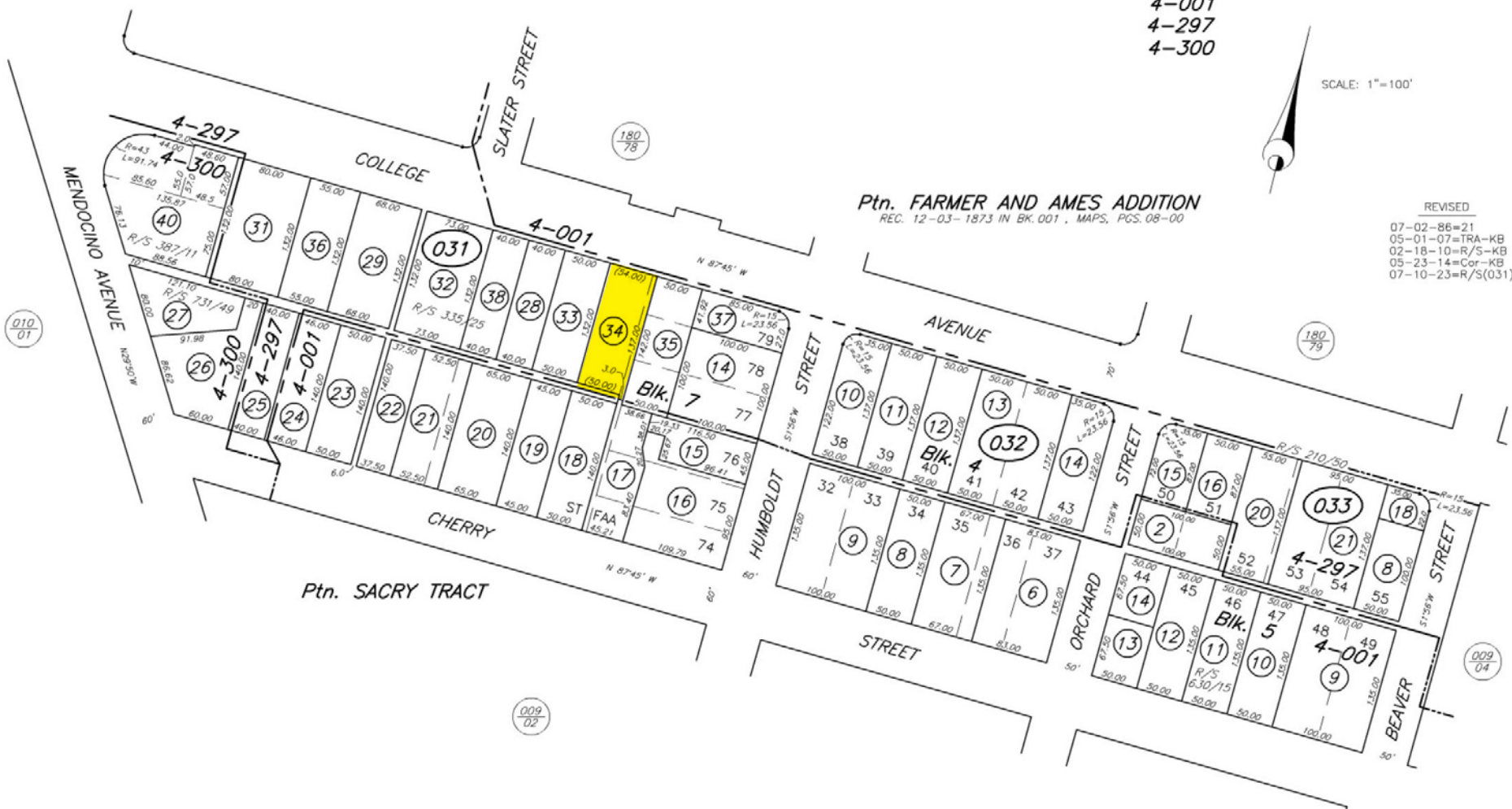
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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
4-001
4-297
4-300

009-03

SCALE: 1"=100'



Ptn. FARMER AND AMES ADDITION
REC. 12-03-1873 IN BK. 001, MAPS, PGS. 08-00

REVISED
07-02-86=21
05-01-07=TRA-KB
02-18-10=R/S-KB
05-23-14=Cor-KB
07-10-23=R/S(031)-DL

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PROPERTY PHOTOS



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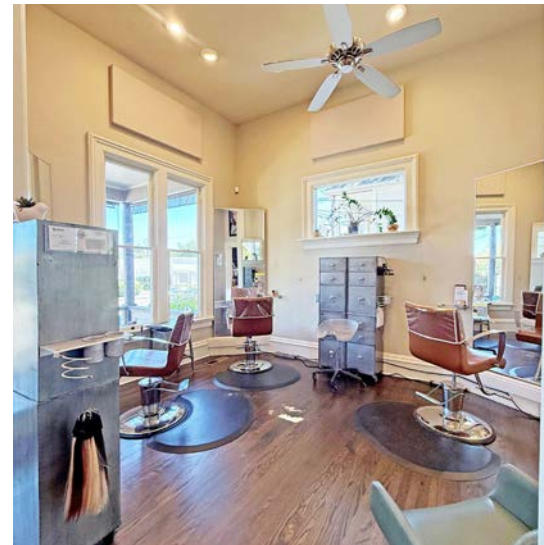


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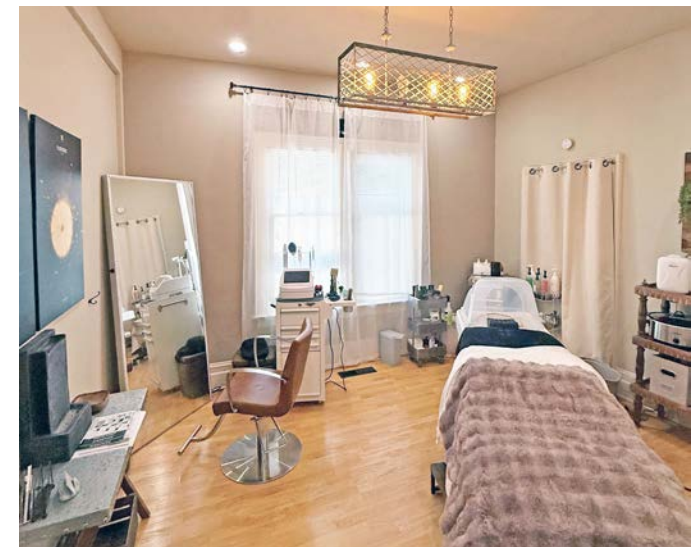


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AREA DESCRIPTION



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DESCRIPTION OF AREA

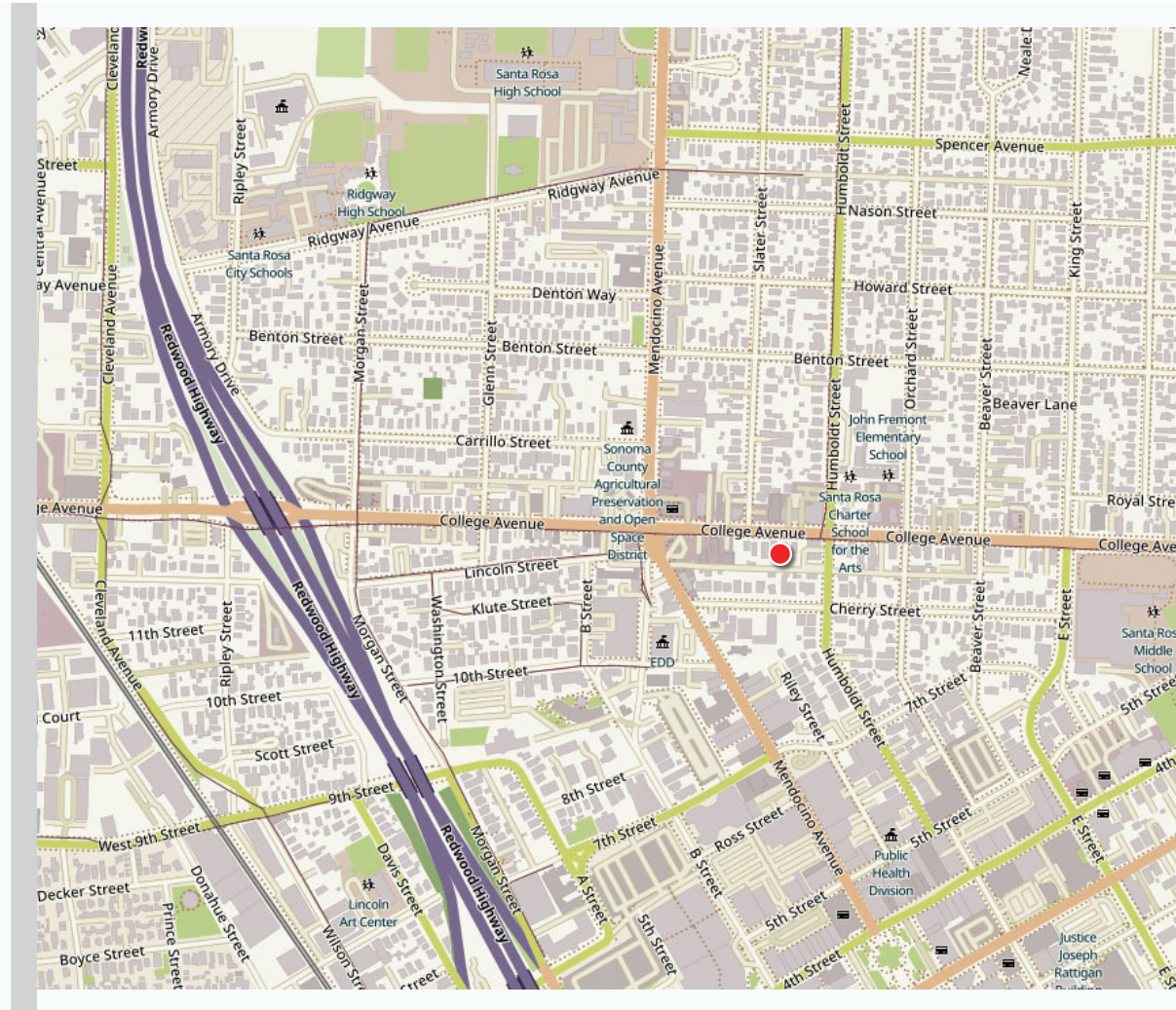
Located in one of Santa Rosa's primary east-west corridors and blends historic and residential neighborhoods, local businesses, professional offices and community amenities. This central location carries significant traffic as it serves as a major connector across Santa Rosa. It is an established neighborhood, with walkable access to services and dining to proximity to Downtown. Affluent East Santa Rosa location near Downtown. Easy access to Hwy 101 & Hwy 12.

NEARBY AMENITIES

- Downtown Santa Rosa Businesses: Professional Offices, Restaurants, Retail Services, Shopping Center, Personal Services, and many more

TRANSPORTATION ACCESS

- Highway Access: Close to Highway 101 via
- Public Transport: Accessible via multiple bus stops along 4th Street and the downtown transit depot



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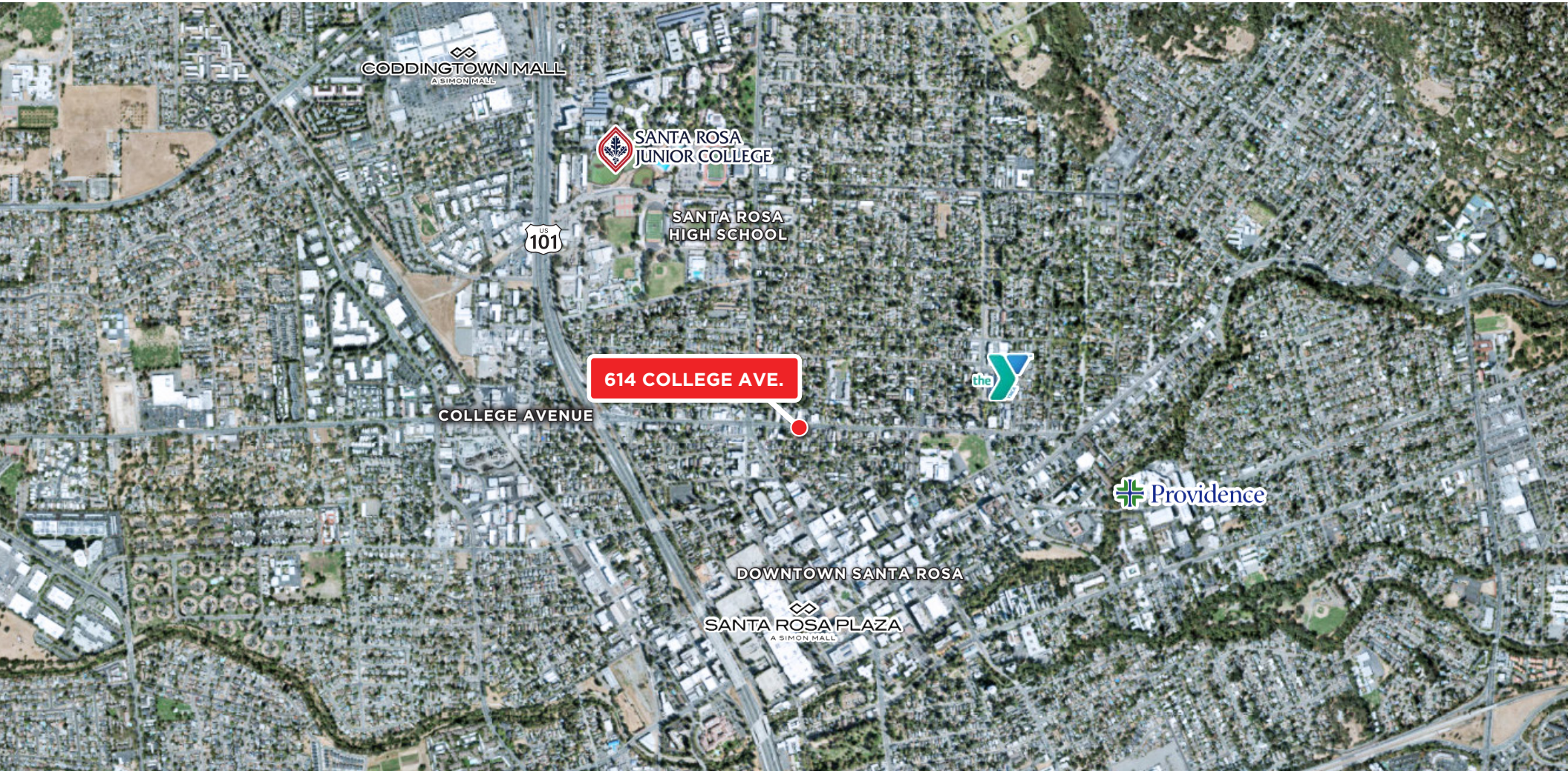


AERIAL MAP



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

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, hospitality, 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. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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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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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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