

# FOR SALE

## TRANSIT-ORIENTED DEVELOPMENT SITE IN THE HEART OF COTATI



E. Cotati Avenue

Greenleaf Ln.

Dyguisto Way

**501 E. COTATI AVE. - COTATI, CA**

**PRICE - \$775,000**



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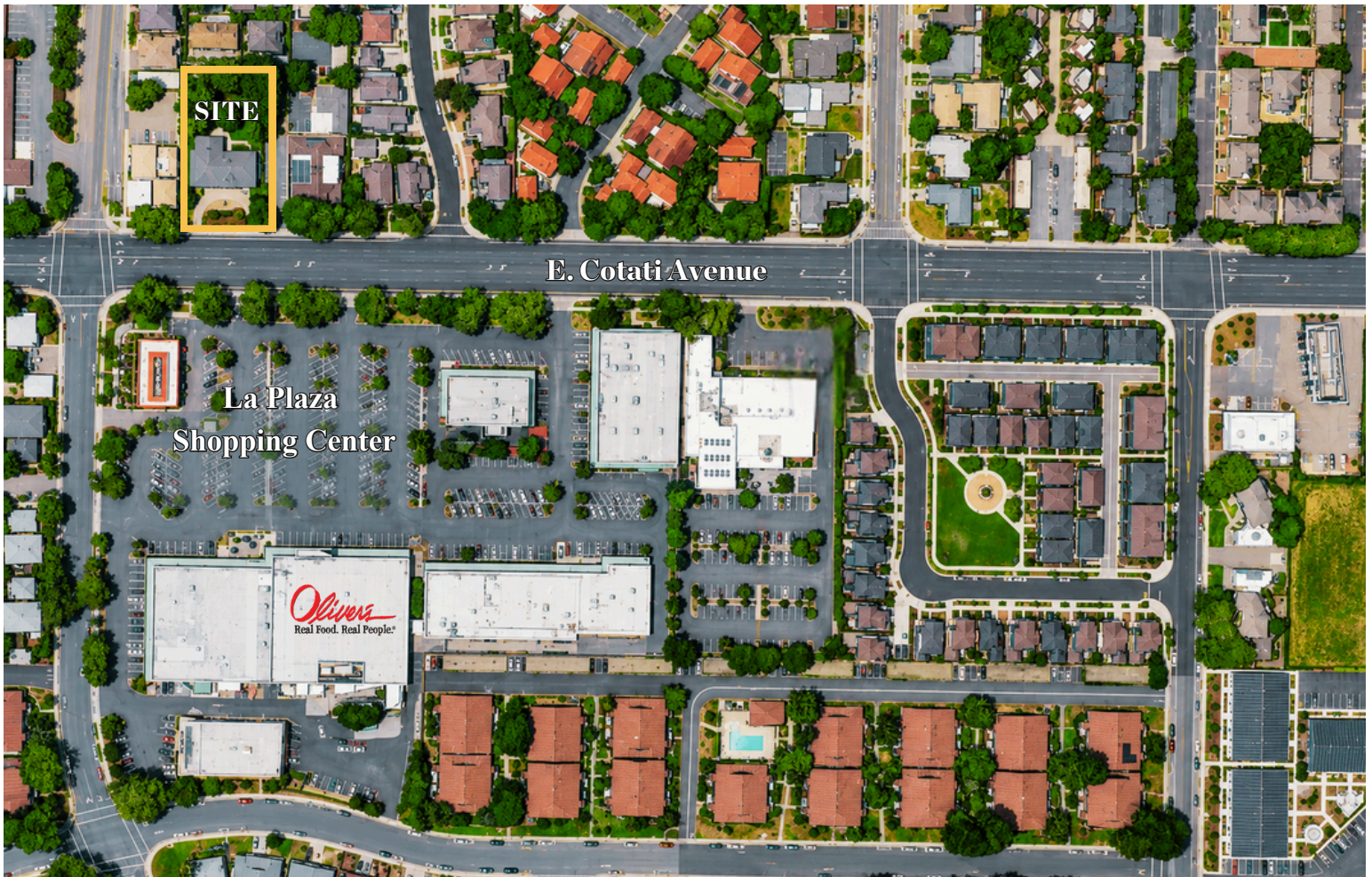
CalBRE #01111744

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ICON PROPERTIES  
COMMERCIAL

# Property Summary

- Approximately 20,038 ± SF lot
- Existing 1,485 SF vacant single-family residence.
- Parcel Number: 144-720-029
- Zoned TOC (Transit-Oriented Community)
- Potential redevelopment opportunity with favorable density allowances
- Adjacent Greenleaf Lane easement services neighboring properties behind the site
- Potential opportunity second point of ingress/egress and/or create an Emergency Vehicle Access (EVA) through Greenleaf Lane.
- Additional access options may support increased development flexibility.
- Centrally located within Cotati near the Smart Train, retail, services, and existing residential development



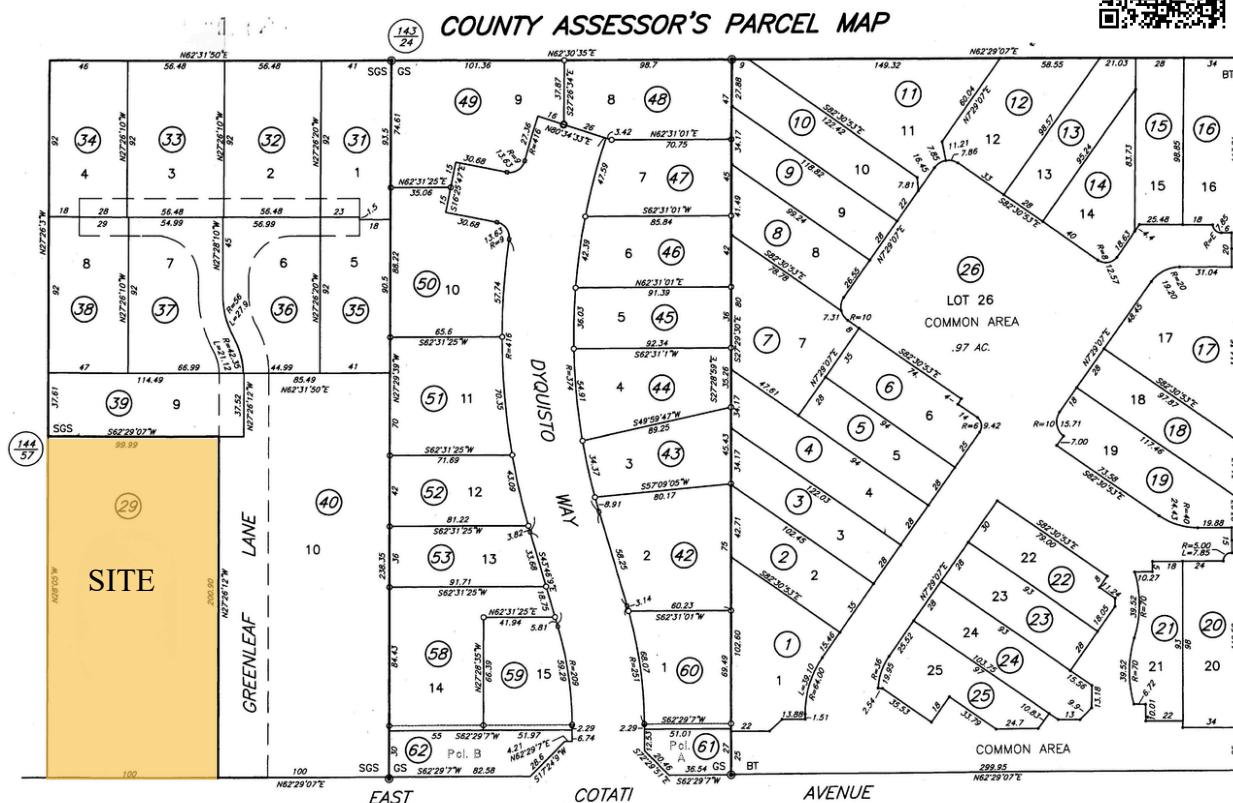
# Zoning Land Use & Regulations

The property is designated TOC: Transit-Oriented Community under the City of Cotati General Plan, allowing for higher-density residential and mixed-use development at approximately 25-35 units per acre.

The Santero Way Specific Plan area is made up of two separate zoning districts, Transit Oriented Communities District and the Santero Way District. The purpose of the zoning districts and the manner in which they are applied are as follows:

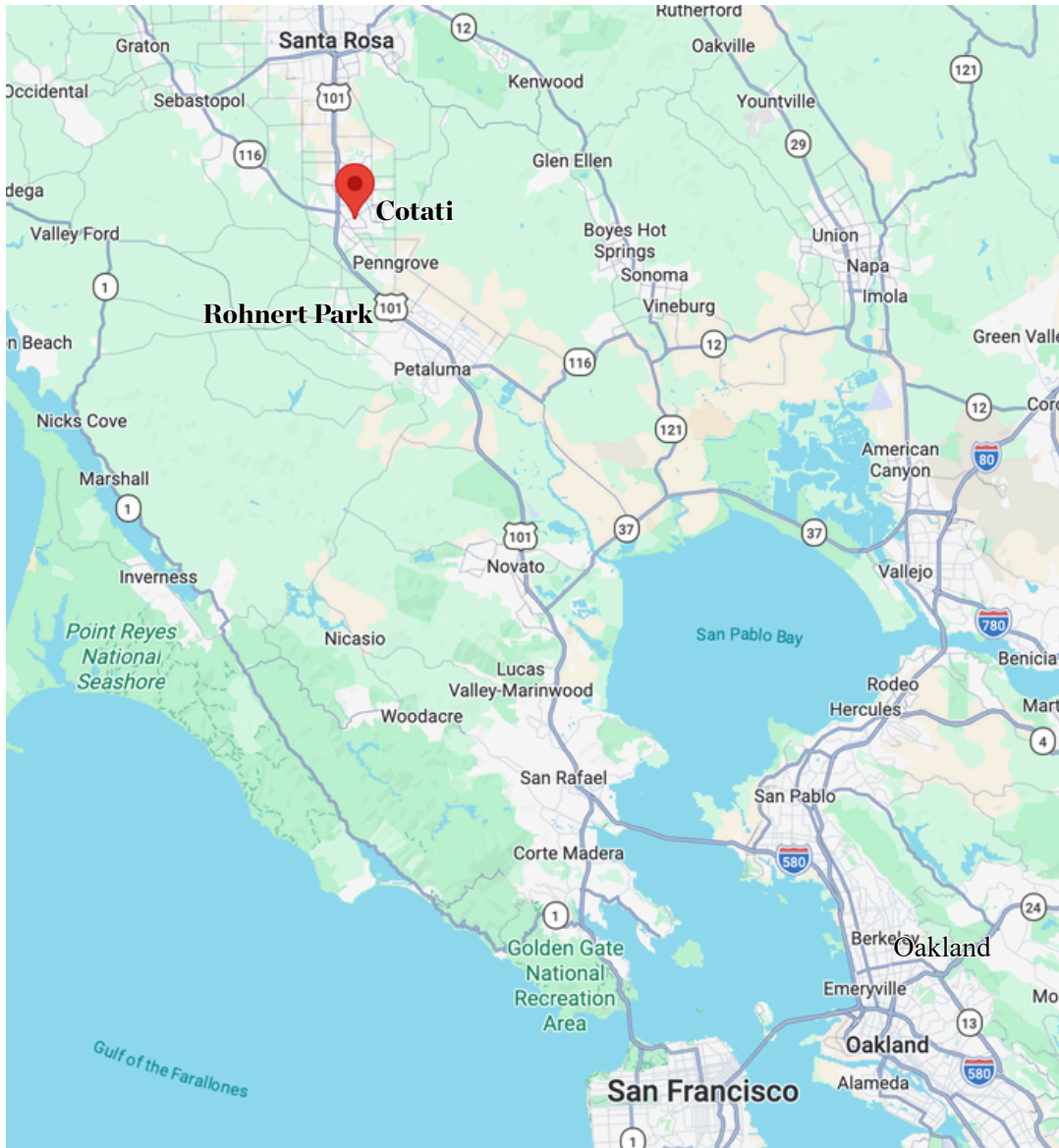
- **Transit-Oriented Communities (TOC):** The TOC District is applied to all areas appropriate for a variety of higher-density mixed use development types, neighborhood-serving commercial, and light-manufacturing/maker type uses on parcels with frontage on East Cotati Avenue and the northern portion of Santero Way, closest to the train station. The allowable base density range is 25-35 units per acre (25 u/a minimum, 35 u/a maximum) and the allowable Floor Area Ratio (F.A.R.) for commercial development is a minimum of 1.0 and maximum of 3.0.
- **Santero Way (SW):** The SW District is applied to all areas appropriate for a variety of higher-density residential and mixed-use development types, including multi-family housing, condominiums, and townhomes. The allowable residential density range is 25-35 units per acre (25 u/a minimum, 35 u/a maximum) and the allowable Floor Area Ratio (F.A.R.) for commercial development is a minimum of 1.0 and maximum of 3.0. Commercial uses are limited to neighborhood serving retail and live-work applications associated with a residential development project. Unlike the TOC District, 100% commercial development is not allowed in the SW District. Additionally select allowances for low-intensity industrial land uses are applied to parcels with existing buildings to facilitate maximum functionality prior to anticipated redevelopment.

For more zoning information please scan the QR code at the bottom of this page.

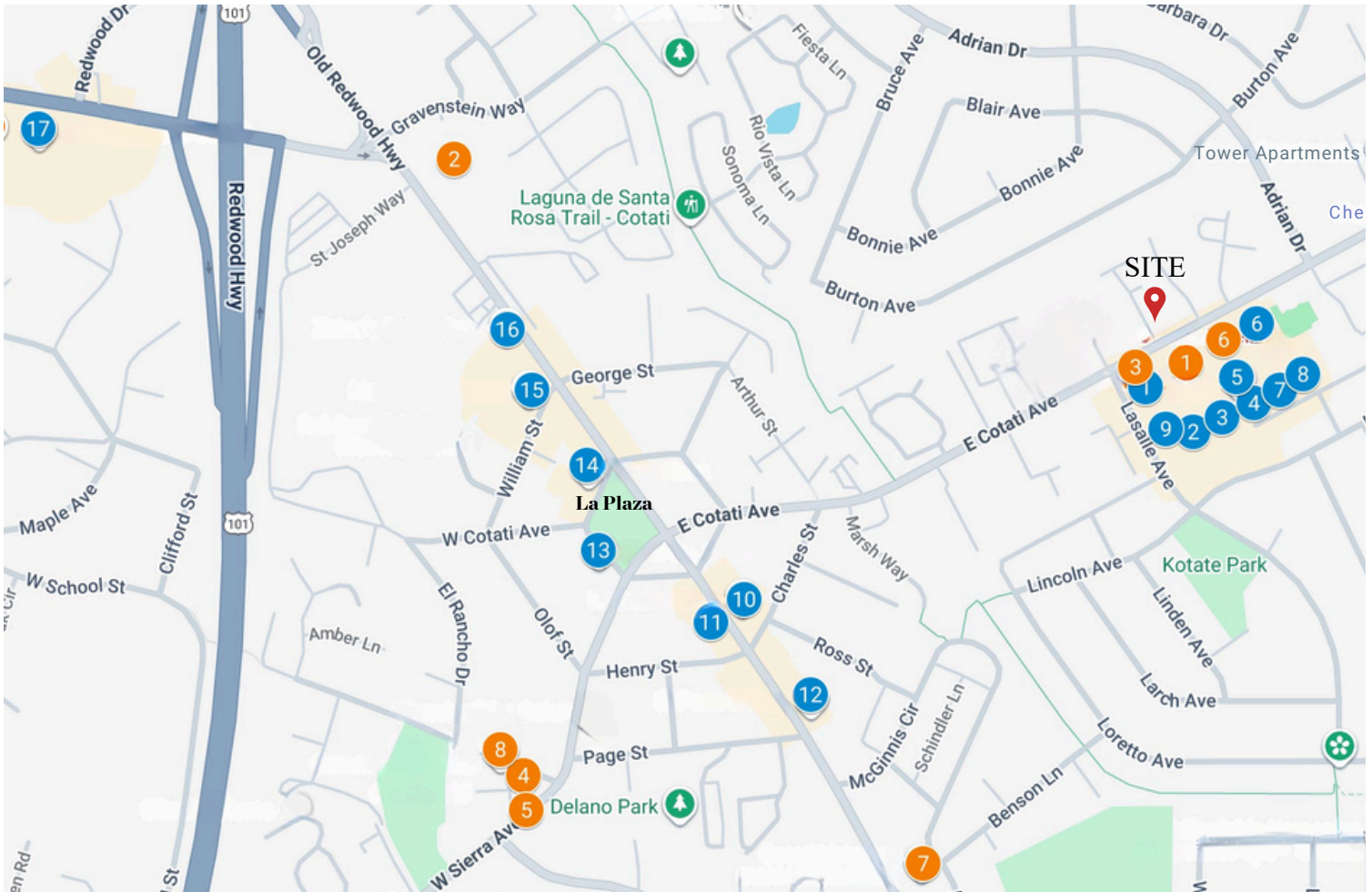


# Location

- The building is located approximately 40 miles north of the Golden Gate Bridge in Sonoma County, CA.
- High density residential and commercial area near medical/retail businesses, in the thriving City of Cotati, between Petaluma and Rohnert Park.
- Easy access, only 2 minutes from Hwy. 101
- A few blocks from Downtown Cotati restaurants, banks, retail and services.
- Approximately 1.5 miles west of Sonoma State University, the largest 4-year college in the North Bay.
- Near Foxtail Golf Course



# Cotati Amenities



## Restaurants & Cafe's

- 1 Jaded Toad
- 2 ZENSHI Sushi
- 3 Saigon Café
- 4 Acme Burger
- 5 Papa Johns Pizza
- 6 Starbucks
- 7 Red Bird Bakery
- 8 Everest Restaurant
- 9 Oliver's Market
- 10 Redwood Cafe
- 11 Cotati Coffee Company
- 12 El Paso Bakery
- 13 Slow Co. Pizza
- 14 Caffe Mezzeluna
- 15 Marvin's of Cotati
- 16 Zaina's Bellini Cafe
- 17 Johnny's Java Cotati

## Services

- 1 Exchange Bank
- 2 FedEx
- 3 US Postal Service
- 4 Cotati City Planning
- 5 Cotati City Hall
- 6 Cotati Chamber of Commerce
- 7 Cotati Veterans Building
- 8 Community Center

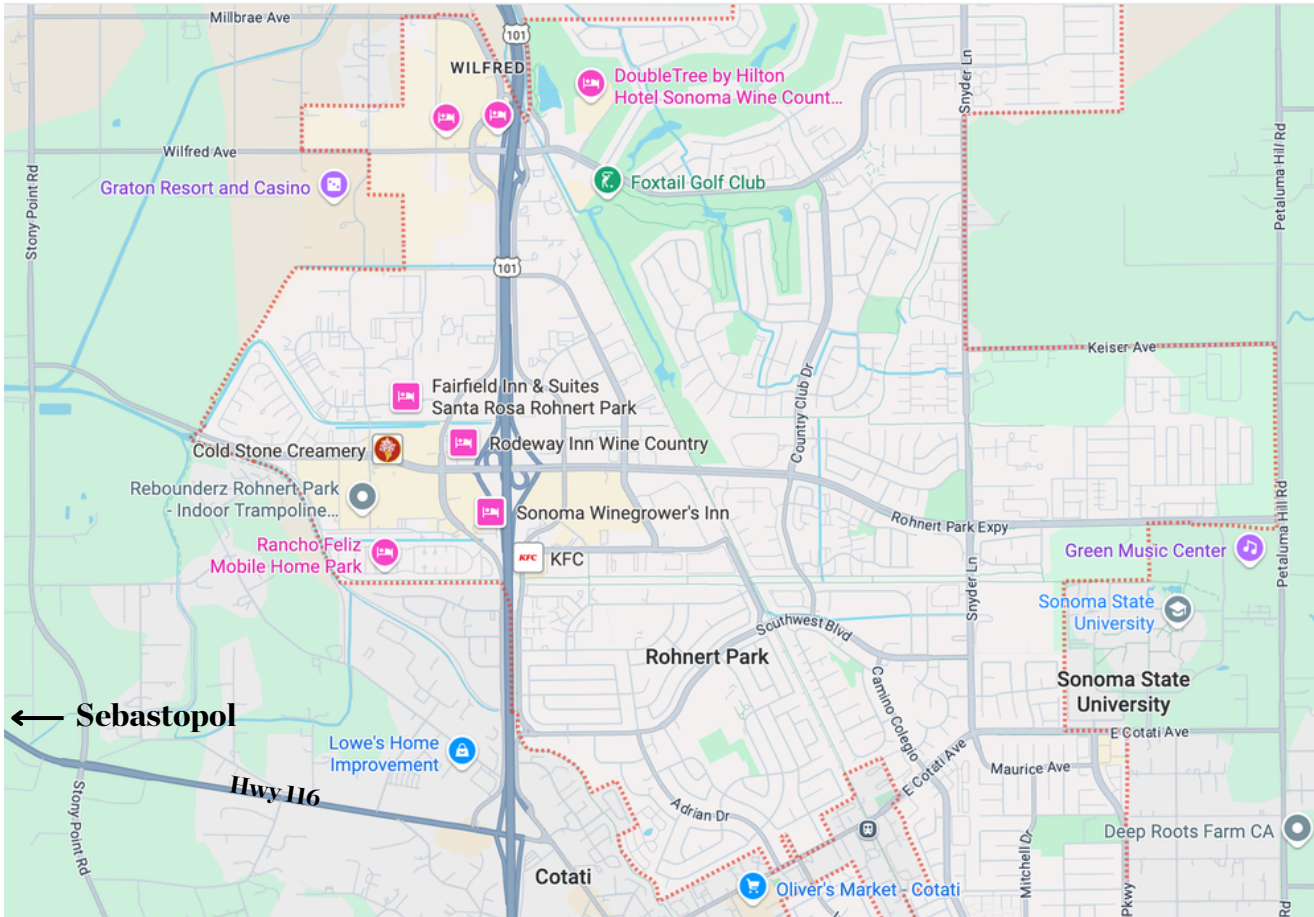
# Aerial Map



Cotati is one of only two cities in the US with a hexagon layout. There are approximately 600 businesses in the community and 11 parks.

Hwy. 101 is the major freeway connecting Cotati to Marin County, San Francisco and the greater Bay Area to the south. Santa Rosa is 8 miles to the north.

## Cotati/Rohnert Park



# Cotati/Neighborhood

331 E. Cotati Ave. is located in southern Sonoma County in the incorporated City of Cotati. The city is situated in south-central Sonoma County, approximately 8 miles south of Santa Rosa, the largest city in the county and also the county seat. The second largest city, Petaluma, is 8 miles south. Incorporated in July 1963, the City of Cotati experienced its largest growth in the coming decades, serving primarily as a bedroom community to San Francisco.

Today, Cotati encompasses a land area of 1.88 square miles and has a 2024 population of 7,455 residents, (CA. Dept of Finance). Cotati services a much larger population base due to its physical proximity to Rohnert Park, the third largest city in Sonoma County with a population of 43,821. There are no geographic boundaries between the two cities and residents utilize both equally. Together, they serve not only the housing and employment needs of the immediate surroundings, but for much of the county, as well.

The neighborhood where the building is located lies east of the town plaza and is defined by city limits to the north, east and south, and Old Redwood Hwy to the west. This is predominantly a residential area comprised of numerous single-family tract subdivisions constructed from the 1970s onward, though in-fill developments over the past 20 yrs have provided pockets of much newer housing.

There are a number of apartment buildings along E Cotati Ave. Multi-family uses are typically 10-to-20-unit garden complexes. Housing outside of city limits is comprised of rural residential properties characterized by 1-plus acre sites and a low-average to custom quality housing stock.

Commercial uses are focused around the town plaza and along the major Communities, including Old Redwood Hwy, E Cotati Ave, and Hwy 116. Commercial uses are comprised mostly of small retail centers (less than 10 tenants) and standalone office and retail buildings. The city's largest shopping center, anchored by an Oliver's market, lies ½-block east of the building.

Schools, shopping and freeway access are within a two-mile radius of the subject. The downtown area of Cotati is located less than ½-mile to the west. Major shopping is in adjoining Rohnert Park with several regional stores including Costco and Walmart.

Sonoma State University (SSU), the only state university in the North Bay, is located approximately 1.5-miles east of the building, along E. Cotati Ave. Located on the campus of SSU is the home of the world-renowned Green Music Center, Performing Arts Center (gmc.sonom.edu). The Graton Casino and Resort is a 10-minute drive from the building, just north in the adjacent city of Rohnert Park.



# Sonoma County

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world- renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbelt Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

## Links:

Cotati Chamber of Commerce — [www.cotati.org](http://www.cotati.org)

Sonoma County Economic Development Board — [www.sonomaedb.org](http://www.sonomaedb.org)

City of Santa Rosa — [www.srcity.org](http://www.srcity.org)

Press Democrat Newspaper — [www.PressDemocrat.com](http://www.PressDemocrat.com)

North Bay Business Journal — [www.NBBJ.com](http://www.NBBJ.com)

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