



Keegan & Coppin  
COMPANY, INC.

FOR SALE

80 URSULINE ROAD  
SANTA ROSA, CA

ROSELAND COLLEGIATE  
PREP CAMPUS



Go beyond broker.

PRESENTED BY:

**DAVE PETERSON, SENIOR PARTNER**  
LIC # 01280039 (707) 528-1400, EXT 210  
[DPETERSON@KEEGANCOPPIN.COM](mailto:DPETERSON@KEEGANCOPPIN.COM)

BOUNDARY LINES ARE APPROXIMATE.



# EXECUTIVE SUMMARY

Former High School campus consisting of 3 buildings totaling 54,915 SF on a 13.71 acre parcel located in prestigious Northeastern Santa Rosa..

- 15 Classrooms
- Student Center/Cafeteria
- Main Classroom Building is Elevator Served
- Former Baseball Diamond and Sports Courts
- Dormitories Currently Used for Offices
- Flat to Gentle Sloping Additional Land

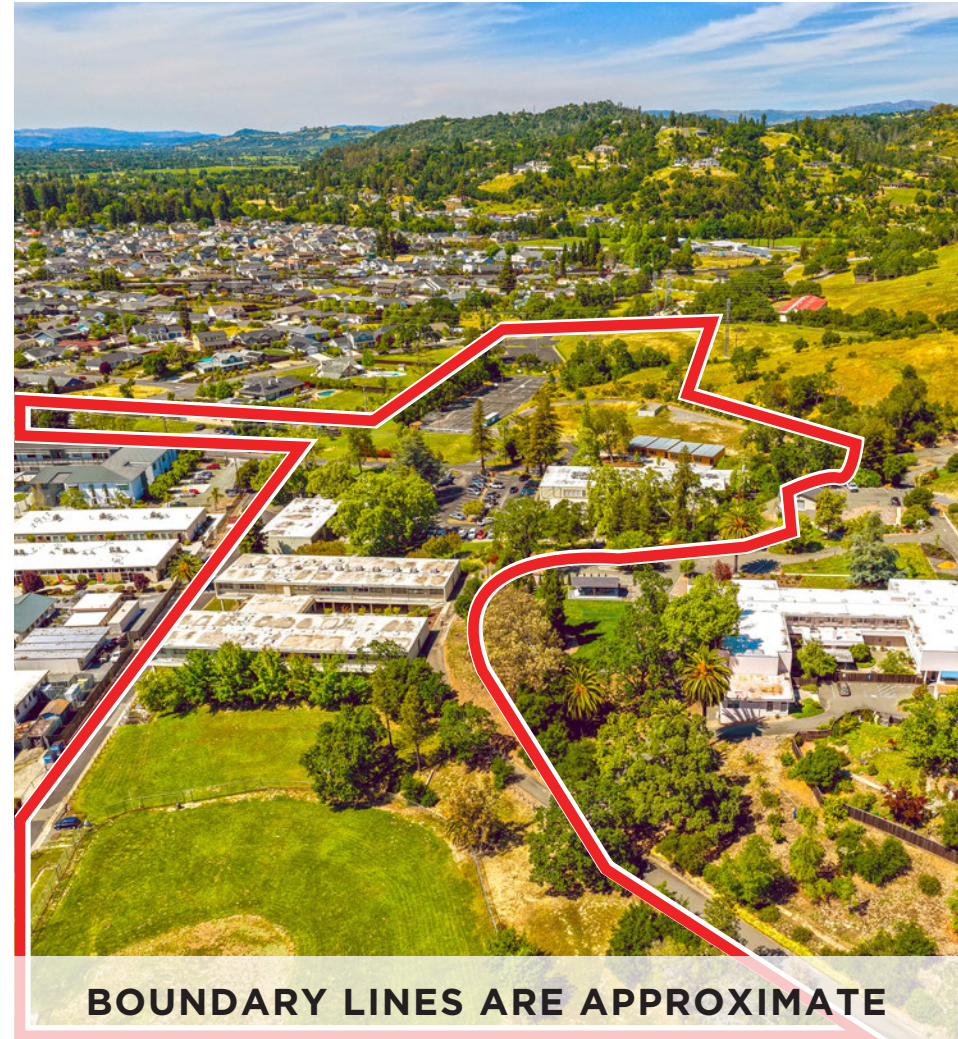
## OFFERING

Sale Price	<b>\$6,000,000</b>
Price PSF	<b>\$109+/-</b>



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## ROSELAND COLLEGIATE PREP CAMPUS



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# PROPERTY DETAILS



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## ROSELAND COLLEGIATE PREP CAMPUS



**BOUNDARY LINES ARE APPROXIMATE.**

**GROSS BUILDING AREA**  
54,915+/- SF

**LAND AREA**  
13.71+/- Acres

**APN**  
058-050-074

**YEAR BUILT**  
1956

**ZONING**  
PF-VOH

**WATER**  
Cal American Water (Public)

**SEWER**  
City of Santa Rosa

**GAS & ELECTRIC**  
PG&E

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# PROPERTY DETAILS

## MAIN BUILDING

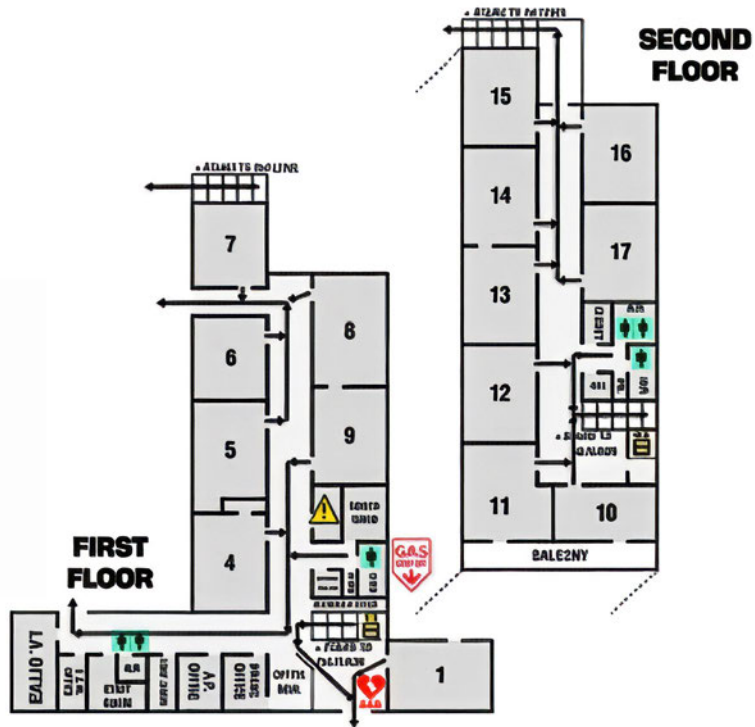


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## ROSELAND COLLEGIATE PREP CAMPUS

### MAIN BUILDING

T-shaped, 2 story, elevator served building comprising of +/-22,348sf. Ground floor houses reception, administrative offices, library rooms, faculty lounge, classrooms, boiler, electrical rooms and restrooms. Second floor consists of 8 classrooms and restrooms. Ground floor ceiling heights of 8.5' and 2nd floor of 11'. AC only serves classroom areas.



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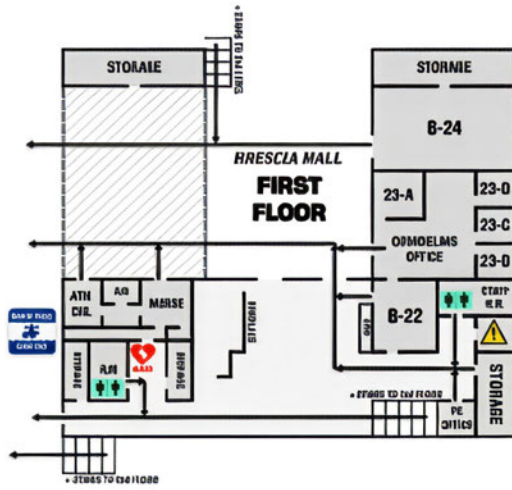
# PROPERTY DETAILS

## BRESCIA HALL



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### BRESCIA HALL

U-shaped, 2 story building comprising of +/-27,364sf including +/-12,036sf on the ground floor and +/-15,328sf on the 2nd floor. The ground floor houses a large multi-purpose event room/lounge with fireplace, offices, storage areas, boiler room, restrooms and two large unfinished storage rooms. The 2nd floor serves mainly as office and classroom space, but approx. 20 rooms which now largely serve as offices previously served as dormitory rooms with shared restrooms in the hallways. Fully conditioned (HVAC).



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# PROPERTY DETAILS

## STUDENT CENTER

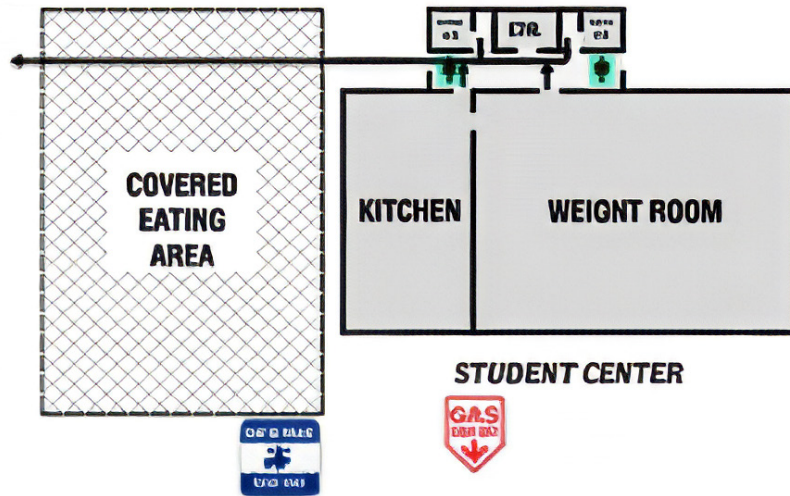


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### ROSELAND COLLEGIATE PREP CAMPUS

#### STUDENT CENTER

Single story, +/-5,115sf building serving as a student center. The building houses a lobby, large student center/cafeteria, kitchen with walk-in cold room and freezer area, restrooms, janitor's room, boiler room and storage areas. Central forced heating, but no air conditioning. Adjacent canopy area measuring approx. 4,800sf.



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# FINANCIAL OVERVIEW



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## ROSELAND COLLEGIATE PREP CAMPUS

### PROPERTY IMPROVEMENTS MADE BY SELLER

<b>Barrier Removal Work (After Fires)</b>	
Architects	\$239,594.48
Construction	\$163,609.96
Topography	\$37,170.00
Fire Alarm Electrical Work	\$341,245.20
New Carpeting and Floors	\$60,234.33
Asphalt and Parking Lot Repair	\$143,172.78
Painting	\$38,680.00
Blinds	\$61,600.00
HVAC Installation	\$154,993.12
Installation of Water Fountains and Bottle Filler	\$16,000.00
Roof Replacement	\$740,991.56
Marquee	\$15,847.00
New Toilets	\$2,800.00
Sewer Work	\$10,952.00
Landscaping	\$47,000.00
Electrical Work	\$24,296.16
<b>Total</b>	<b>\$2,098,186.59</b>

### ANNUAL EXPENSES

	2024-2025	2025-2026
<b>Property Insurance</b>	\$237,553.23	\$248,017.66
<b>General Liability &amp; Excess</b>	\$12,123.54	\$10,202.32
<b>Santa Rosa Plain Groundwater Sustainability Agency Fee</b>	\$85.55	\$87.61
<b>City of Santa Rosa - Sewer</b>	\$11,996.04	\$12,000.00
<b>California American Water - Water</b>	\$24,464.93	\$24,500.00
<b>PG&amp;E</b>	\$96,015.78	\$96,000.00
<b>Recology Sonoma Marin</b>	\$31,503.06	\$26,500.00
<b>Grand Total</b>	<b>\$413,742.13</b>	<b>\$417,307.59</b>



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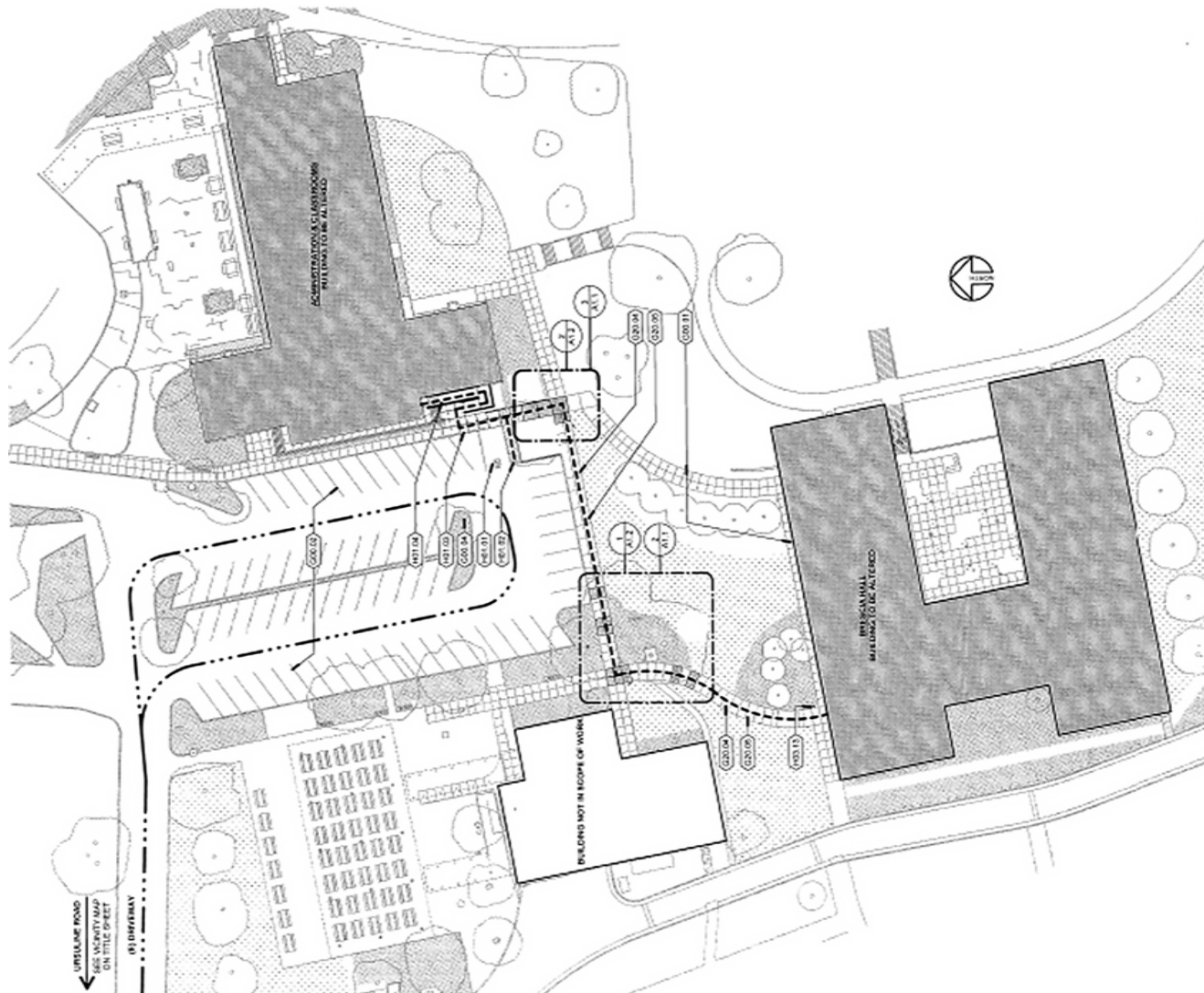


# SITE PLAN



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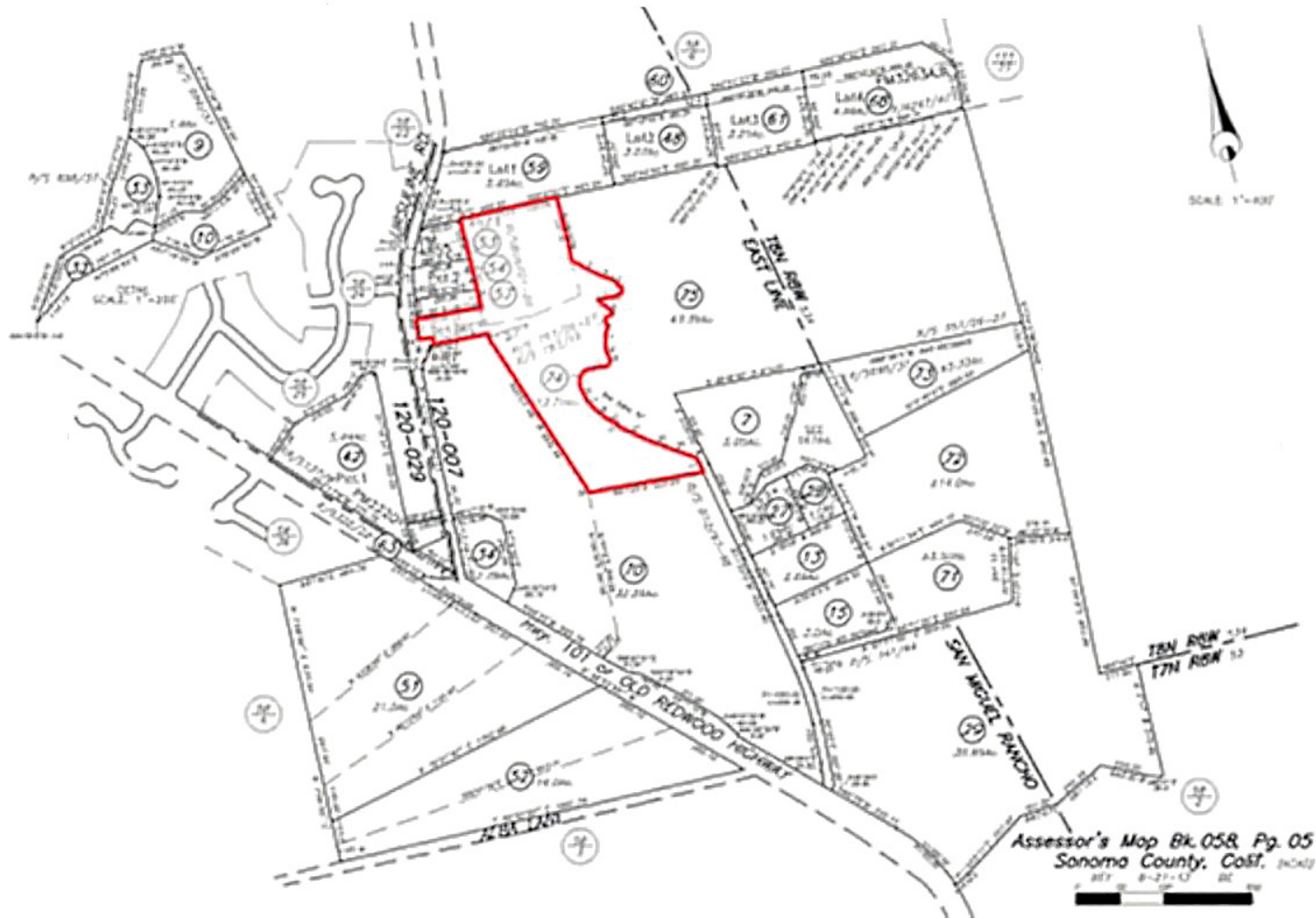


# PARCEL MAP



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# PROPERTY PHOTOS



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## ROSELAND COLLEGIATE PREP CAMPUS



MAIN BUILDING - RECEPTION



MAIN BUILDING - OFFICE



MAIN BUILDING - RESTROOM



MAIN BUILDING - CLASSROOM



MAIN BUILDING - CORRIDOR



BRESCIA HALL - MAIN ROOM

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# PROPERTY PHOTOS



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BRESCIA HALL - ART ROOM



STUDEN CENTER - MAIN ROOM



STUDENT CENTER - KITCHEN



COURTYARD VIEW



MAIN DINING AREA CANOPY



PAVED YARD AREA

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# LOCATION DESCRIPTION



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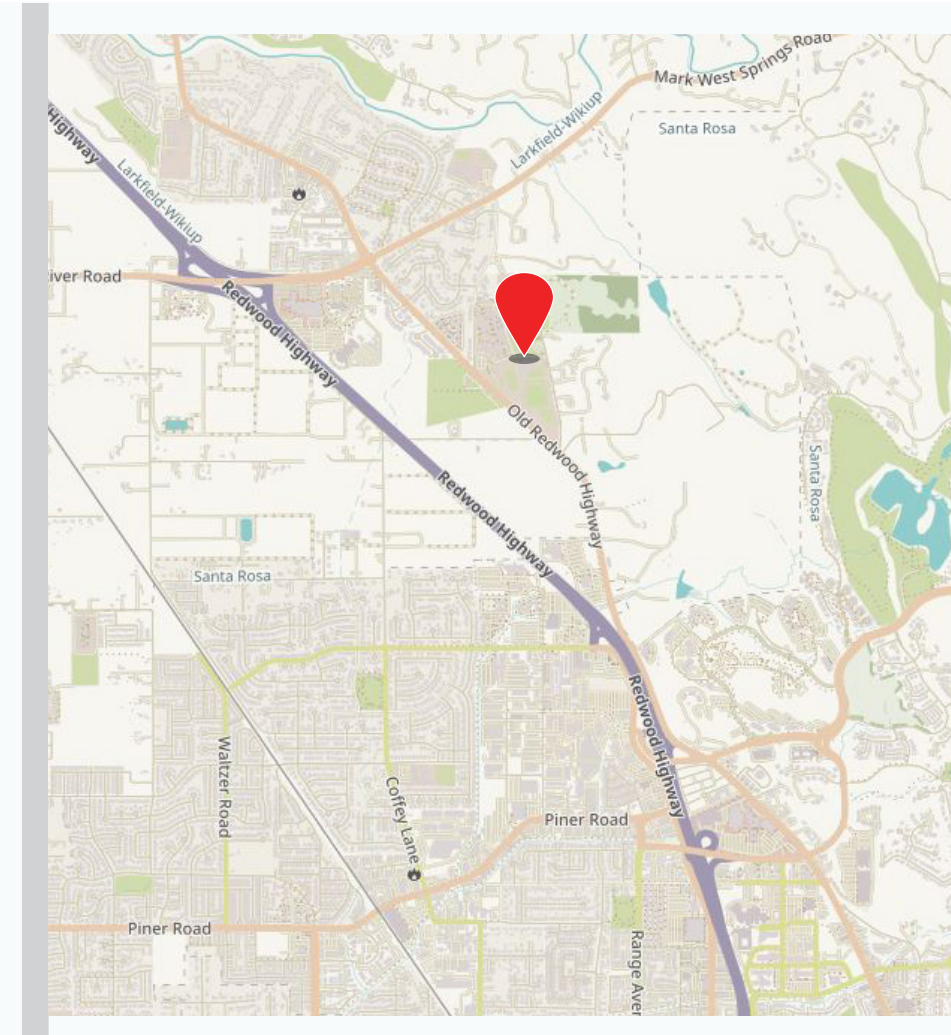
## ROSELAND COLLEGIATE PREP CAMPUS

### DESCRIPTION OF AREA

Located in Larkfield-Wikiup neighborhood of North Santa Rosa, this property benefits from a high-visibility position along Old Redwood Highway—a well-traveled corridor connecting Santa Rosa to Windsor and beyond. The surrounding area offers a balanced blend of residential charm and commercial convenience, making it ideal for a variety of uses.

The property is within walking distance to popular local amenities, including grocery stores, restaurants, banks, coffee shops, and fitness centers. Anchored by the nearby Larkfield Shopping Center and neighboring national retailers like Starbucks, the location offers strong foot traffic and easy accessibility.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,196	55,935	152,227
Est. Avg. HH Income	\$137,205	\$131,752	\$127,677



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# AREA DESCRIPTION



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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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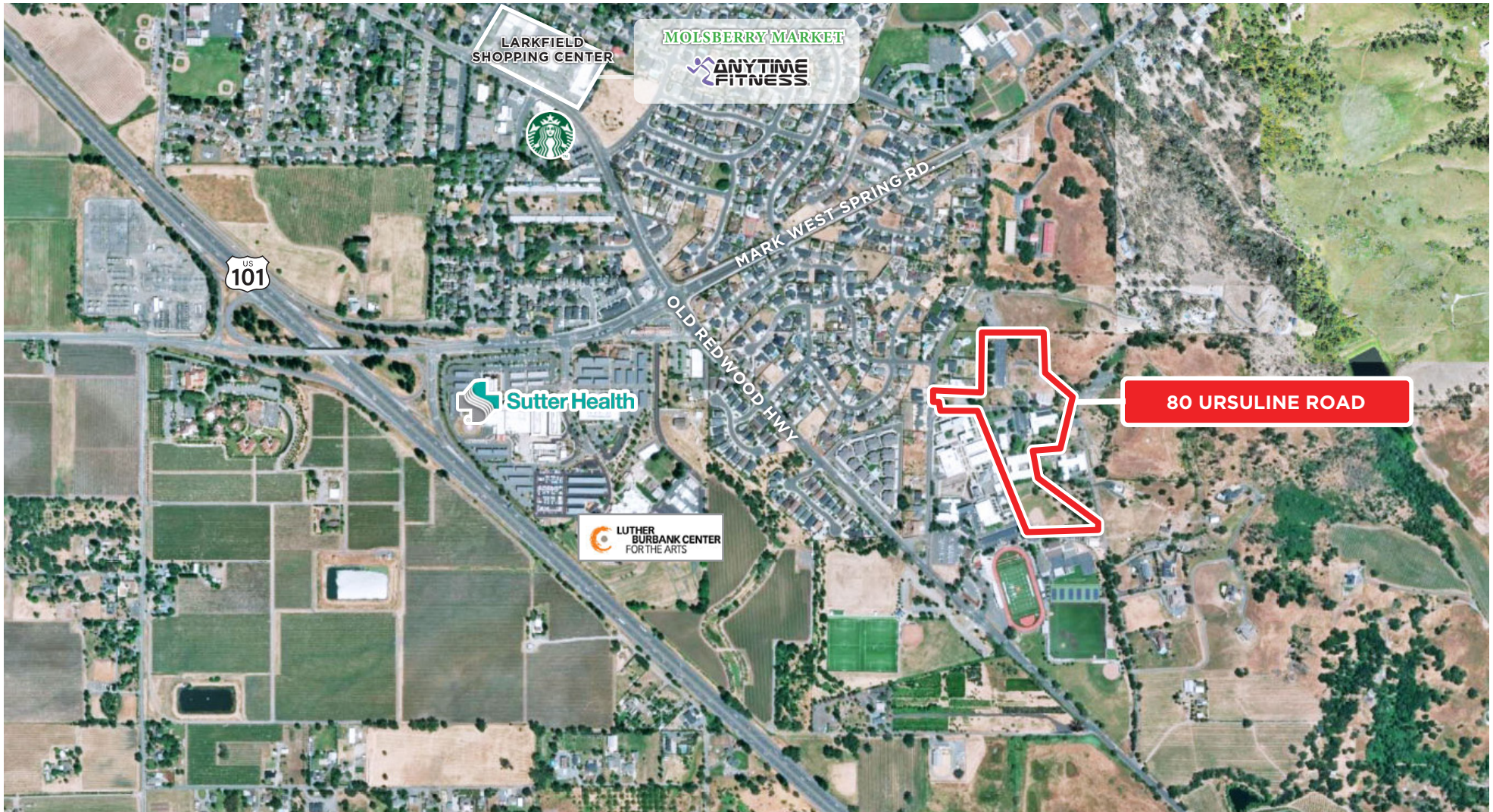


# AERIAL MAP



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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 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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