

±18 ACRES

DEVELOPMENT OPPORTUNITY



APPROXIMATE BOUNDARIES

Buyer to verify



FLEXIBLE USES

Industrial, Commercial,
Data Center, Storage & More



FULL ACCESS

Direct full width access
from E. Todd Rd



HIGH EXPOSURE LOCATION

Minutes to Hwy 101
Near Santa Rosa City Limits

E. TODD RD

RE/MAX
COMMERCIAL®

450 E Todd Rd, Santa Rosa, CA 95407

OFFERED AT
\$2,499,999

KEY FEATURES



IDEAL LOCATION

Minutes from Highway 101, providing efficient access for logistics and operations.



ZONING FLEXIBILITY

Allows for a range of potential uses tailored to a buyer's vision.



SOLAR POTENTIAL

Open, sun-exposed land suitable for solar installation and long-term efficiency.



COUNTY ADVANTAGES

Located outside city limits, offering potential for streamlined approvals.



PROXIMITY TO AMENITIES

Close to retail, dining, and essential business services.



GROWTH CORRIDOR

Positioned within an expanding area with strong long-term upside.



DUE DILIGENCE

Buyers to verify zoning, use, and development potential.

450 E. TODD RD | SANTA ROSA, CA

RE/MAX
COMMERCIAL



RE/MAX MARKETPLACE IS PROUD TO PRESENT

±18 ACRES | STRATEGIC DEVELOPMENT OPPORTUNITY

Unlock the potential of this expansive 18-acre parcel located at 450 E. Todd Road, strategically just outside the city limits of Santa Rosa, allowing direct engagement with Sonoma County. This site offers unparalleled accessibility and flexibility for a variety of uses, including a data center, parking lot, or other commercial ventures.

Positioned directly in the path of progress, this ±18 acre offering presents a rare opportunity to secure a large-scale parcel in one of Sonoma County's most active and evolving corridors. Just minutes from Highway 101 and Santa Rosa Avenue, the property provides exceptional regional connectivity for logistics, operations, and future development.

Santa Rosa continues to emerge as a key Northern California submarket for residential, commercial, and mixed-use growth. The site's existing zoning (RR B6 10, RC100/25 SR VOH) supports a range of potential uses, while the natural landscape offers a balance of usability and long-term vision.

The surrounding area is also being evaluated for potential annexation into the City of Santa Rosa, with ongoing discussions focused on expanding city services such as water, sewer, and infrastructure. Inclusion within a future annexation boundary could further enhance development potential and overall property value.

Opportunities to acquire ±18 acres with this level of access, scale, and proximity to both Santa Rosa and Rohnert Park are increasingly limited. Whether positioned for near-term use or held for future appreciation, the property offers a compelling opportunity in a high-growth corridor.

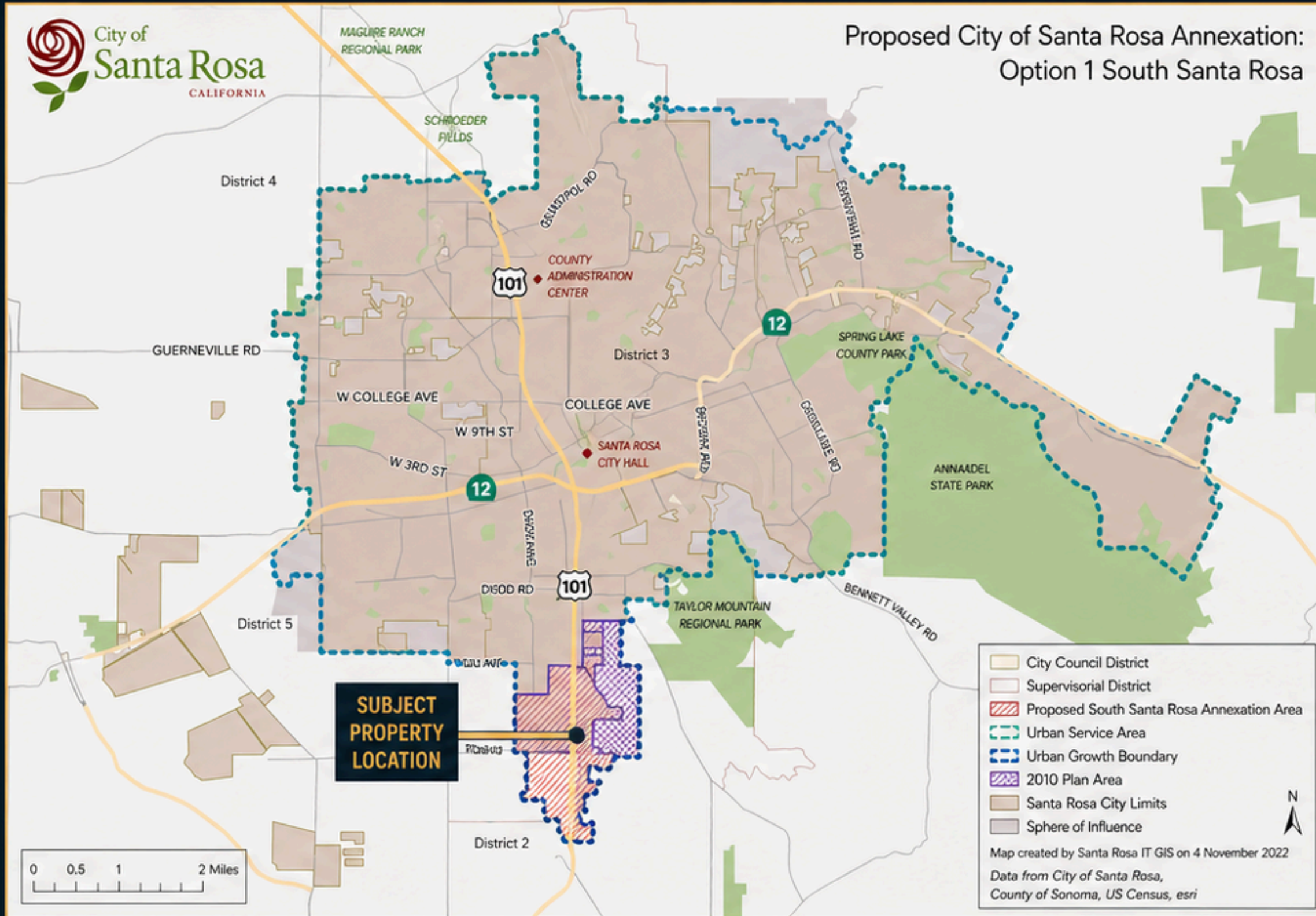
*Buyers are advised to conduct their own due diligence regarding zoning, permitted uses, annexation potential, and development feasibility.

 450 E. TODD RD | SANTA ROSA, CA

RE/MAX
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ANNEXATION & FUTURE GROWTH POTENTIAL

POSITIONED WITHIN A TARGETED EXPANSION CORRIDOR



LOCATION WITHIN GROWTH AREA

450 E. Todd Road is located within the South Santa Rosa growth area currently being evaluated for potential annexation. City planning efforts have identified the Todd Creek and South Santa Rosa corridors as key focus areas for future expansion.

As shown in the City's annexation study, the subject property lies within or adjacent to the proposed Option 1 South Santa Rosa Annexation Area, encompassing approximately 1,400 acres.



WHAT ANNEXATION COULD MEAN

- ✓ Access to city water and sewer infrastructure
- ✓ Expanded development flexibility and density potential
- ✓ Alignment with long-term city planning initiatives
- ✓ Increased land value driven by urban service availability
- ✓ Improved access to municipal services and infrastructure investment



While annexation is not guaranteed, inclusion within a future city boundary could significantly enhance long-term development potential.



AERIAL VIEW



ENTRANCE FROM TODD RD #1



ENTRANCE FROM TODD RD #2



TODD ROAD ACCESS - VIEW 1



TODD ROAD ACCESS - VIEW 2

LOCATION

AERIAL VIEW



Boundaries are Approximate

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the cohabitation referred to the property (or properties) in question.









LOCATION COMMUTER LOCATION





STRATEGICALLY POSITIONED FOR CONNECTIVITY

450 E. Todd Road offers direct access to major transportation corridors, providing efficient connectivity to key destinations throughout Sonoma County, the Bay Area, and beyond.

KEY DESTINATIONS (APPROXIMATE)

	Downtown Santa Rosa	4.2 Miles	~9 Min
	Santa Rosa Airport	12 Miles	~15 Min
	Rohnert Park	4.3 Miles	~9 Min
	Sonoma State University	5.5 Miles	~10 Min
	Graton Resort & Casino	2.5 Miles	~6 Min
	Downtown Petaluma	13 Miles	~20 Min
	Napa	~31 Miles	~33 Min
	San Francisco	58 Miles	~1 Hr 5 Min

QUICK ACCESS TO MAJOR ROUTES

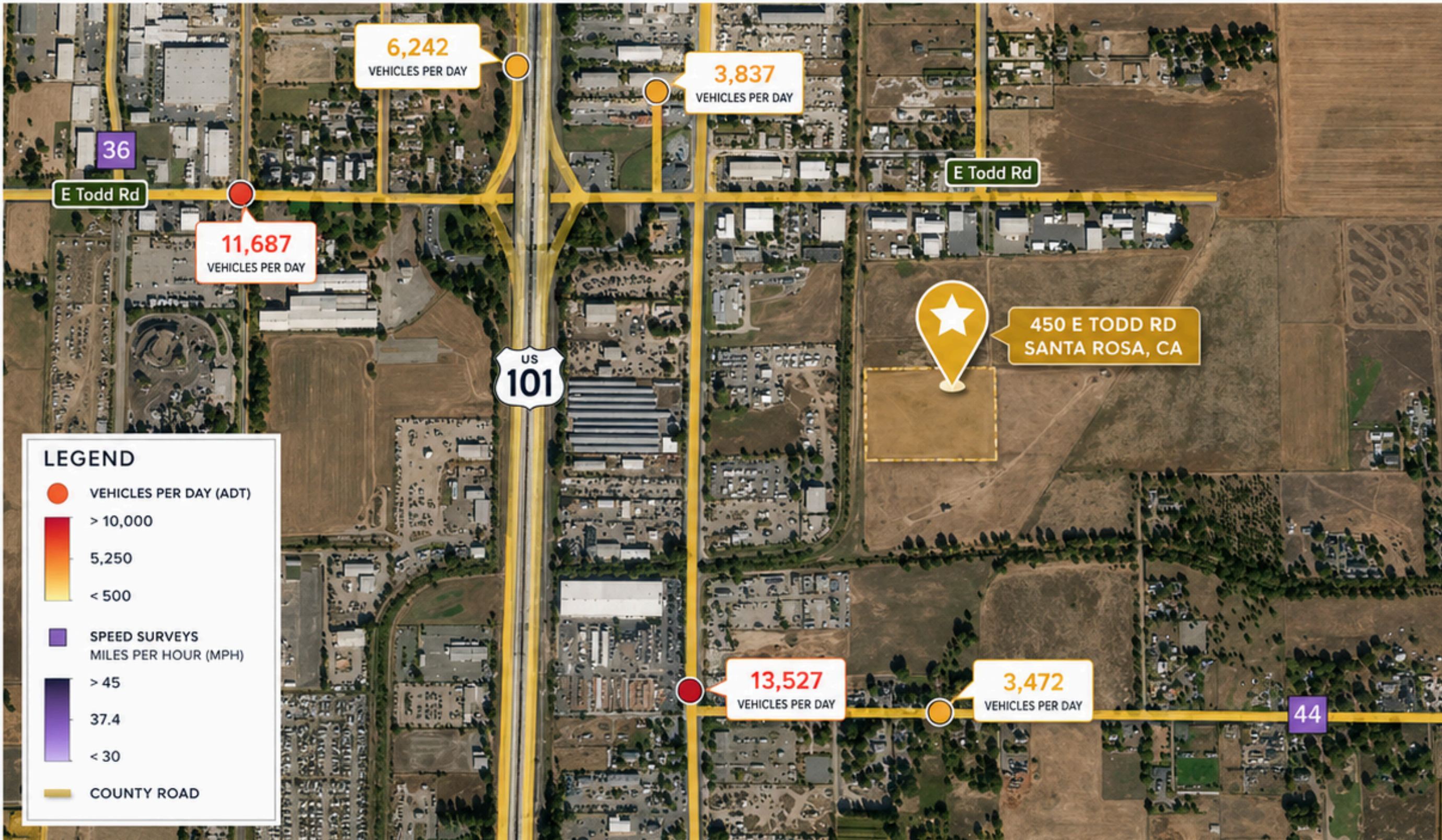
	US-101 via Santa Rosa Ave	~0.5 Miles	~2 Min
	Sonoma Hwy (SR-12)	~3.2 Miles	~7 Min
	Sebastopol Rd (SR-116)	~5.3 Miles	~10 Min

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Boundaries are approximate

LOCATION

TRAFFIC COUNT & VISIBILITY



TRAFFIC SUMMARY

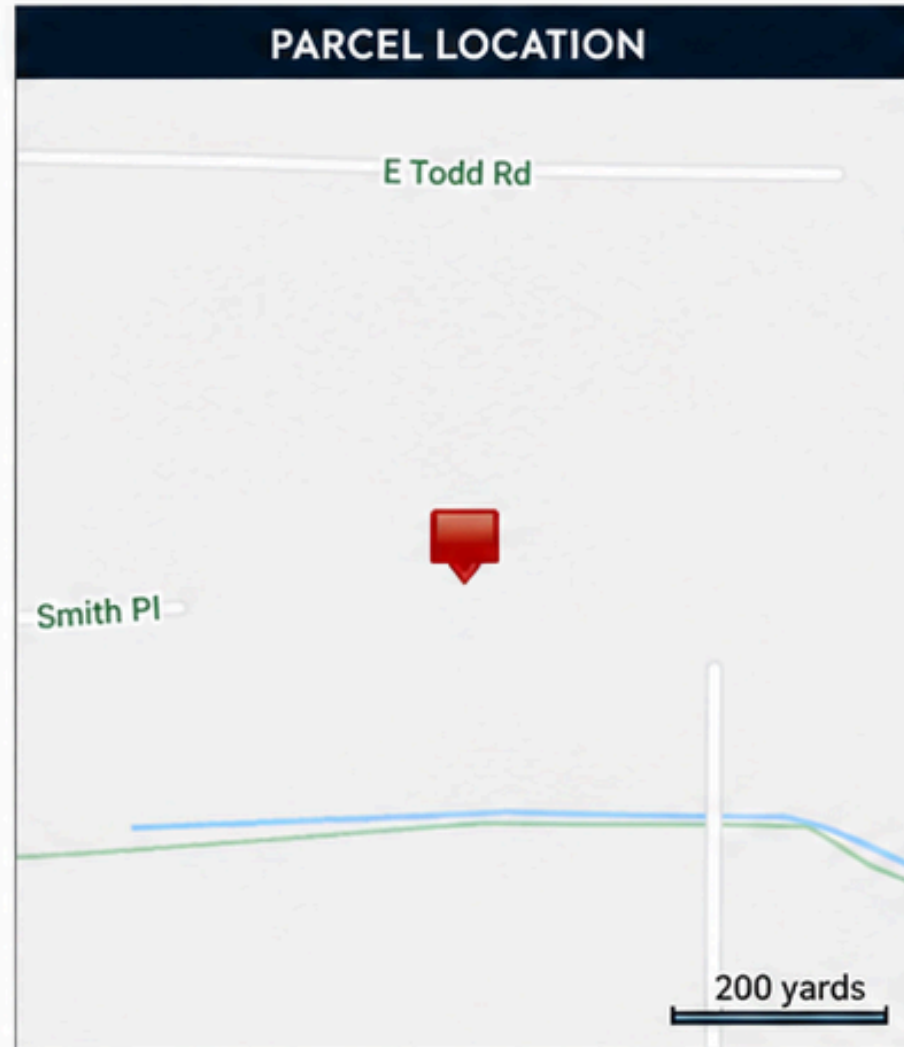
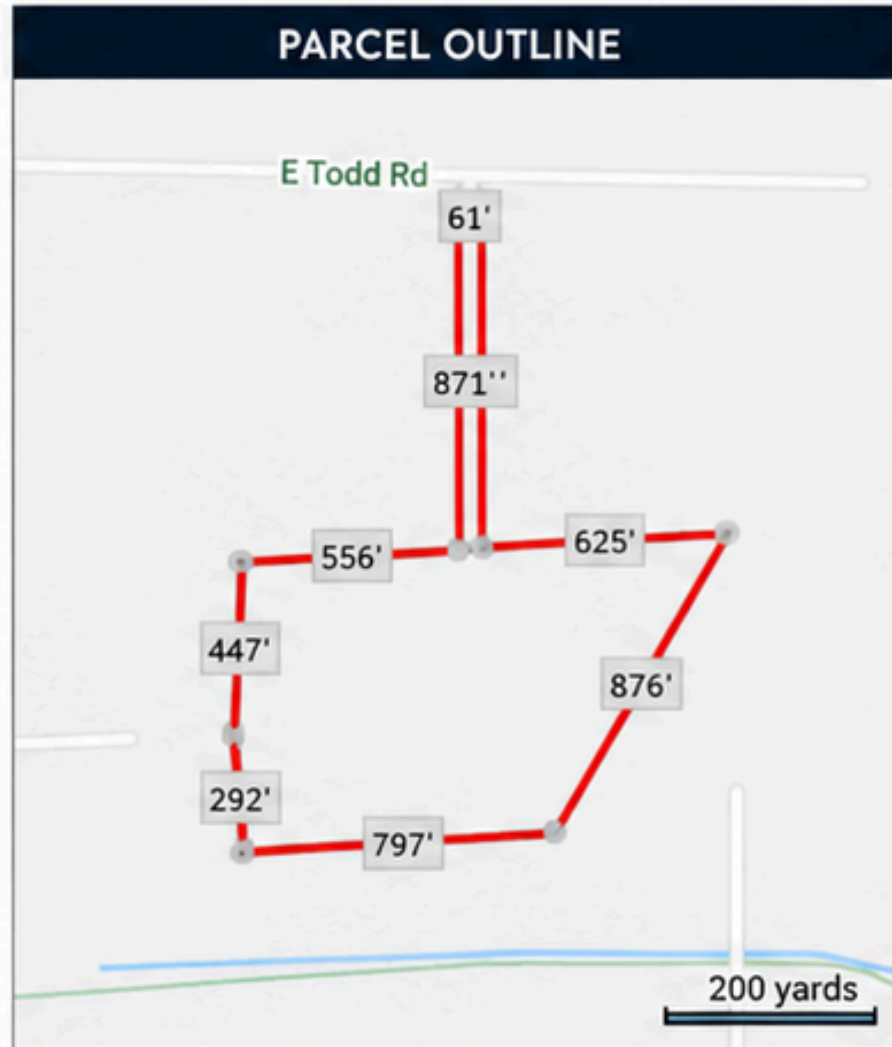
- High visibility location along the Todd Rd corridor
- Strong daily traffic counts along major roadways
- Direct access to Highway 101 and key commuter routes
- Positioned within an active commercial and industrial hub

TRAFFIC COUNTS (ADT)		
●	US-101 (South of E Todd Rd)	13,527
●	E Todd Rd (West of Hwy 101)	11,687
●	E Todd Rd (East of Hwy 101)	3,472
●	Local Street (North of E Todd Rd)	6,242
●	Local Street (North Central)	3,837
 	Speed Survey (E Todd Rd)	36 MPH
 	Speed Survey (Guerneville Rd)	44 MPH

CITY OF SANTA ROSA PARCEL REPORT

450 E TODD ROAD

SANTA ROSA, CA 95407



Parcel Number: 134-182-063

Jurisdiction: Unincorporated Sonoma County

Zoning: RR B6 10, RC100/25 SR VOH

Land Use: RR 10

Air Quality Control Board: Bay Area Air Quality Management District

ALUC Referral Area: Not Applicable

Area & Specific Plan: South Santa Rosa Area Plan

Assessor Notes: From 134-182-63 3 04/10/93

Assessor Tax Rate Area (TRA): 058000

Assessor Use Code: 0050 [Rural Res/vacant Homesite]

Bodega Bay PUD: Not Applicable

California Tiger Salamander: Resides Within

Fire District: Rincon Valley FPD

Fire Protection Response Area: LRA = Local

Flood Prone Urban Area: Reside Within

Groundwater Availability: Zone 1 - Major groundwater basin

Inspector - Building: Larry Macchia

Inspector - Code Enforcement: Andy Smith

Inspector - Well & Septic: Central District

Inspector - Well & Septic, Plan Review: Central District

Land Size - Acres: 18.12

The information provided in this report is obtained from the City of Santa Rosa and other public sources deemed reliable. The City of Santa Rosa does not guarantee the accuracy or completeness of this information.

SONOMA-MARIN RAIL TRANSIT (SMART)

REGIONAL TRANSIT CONNECTIVITY

SMART (Sonoma-Marín Area Rail Transit) provides convenient, energy-efficient rail service connecting Sonoma and Marin counties. With 10 active stations and future expansions, SMART enhances regional accessibility and supports long-term growth.

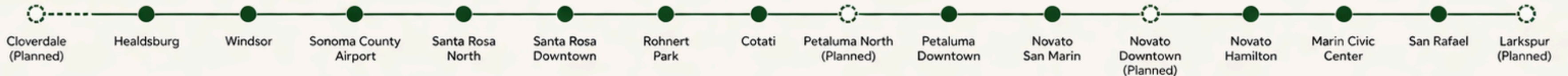
-  43 miles of rail service connecting Santa Rosa to San Rafael
-  Over 1 million passengers served in the first year of service
-  Future expansions north to Cloverdale and south to Larkspur
-  Connects to Larkspur Ferry for direct access to San Francisco
-  Modern amenities including Wi-Fi, snack bar and accessible facilities

PROXIMITY TO SMART STATIONS

	Rohnert Park Station	3.8 Miles
	Santa Rosa Downtown Station	4.3 Miles



SMART SYSTEM MAP



MARKET OVERVIEW

SANTA ROSA INDUSTRIAL MARKET



12-MONTH DELIVERIES

149K
SF



12-MONTH NET ABSORPTION

(578K)
SF



VACANCY RATE

10.7%



MARKET ASKING RENT GROWTH

-0.2%
YOY



MARKET TRENDS

- ✓ Vacancy has increased to 10.7% with elevated inventory levels
- ✓ Net absorption remains negative, driven by larger tenant move-outs
- ✓ Supply growth has outpaced demand in recent quarters



OUTLOOK

- 🎯 Vacancy projected to peak near 11%
- 💰 Rent growth stabilizing after recent decline
- 👥 Market shifting toward local and mid-size tenant demand

KEY INDICATORS (SNAPSHOT)

SEGMENT	RBA (SF)	VACANCY RATE	MARKET ASKING RENT (PSF)	AVAILABILITY RATE	NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)
LOGISTICS	22,715,188	12.2%	\$1.34	12.9%	(115,463)	17,361
SPECIALIZED INDUSTRIAL	7,155,149	6.5%	\$1.34	8.1%	63,146	0
FLEX	6,308,990	10.0%	\$1.61	9.1%	(87,579)	0
OVERALL MARKET	36,179,327	10.7%	\$1.39	11.3%	(139,896)	17,361



SANTA ROSA ECONOMIC DRIVERS



DIVERSE ECONOMIC BASE

- Strong presence in wine production, healthcare, and professional services
- Anchored by major employers including Kaiser, Sutter, and Keysight Technologies
- Long-standing regional strength tied to agriculture and viticulture



BUSINESS & EMPLOYMENT STABILITY

- Mix of institutional and private employers supports consistent job base
- Less reliance on tourism compared to other North Bay markets
- Growing presence of corporate and regional headquarters



POPULATION & GROWTH TRENDS

- Population growth driven by migration and regional demand
- Long-term fundamentals remain supported by Bay Area proximity
- Continued investment in infrastructure and workforce development

SANTA ROSA EMPLOYMENT BY INDUSTRY (IN THOUSANDS)								
INDUSTRY	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL GROWTH		5 YR FORECAST GROWTH	
	JOBS	LQ	MARKET	US	MARKET	US	MARKET	US
Education & Health Services	40	1.1	4.26%	2.34%	2.08%	2.15%	0.29%	0.28%
Trade, Transportation & Utilities	33	0.9	-0.15%	-0.63%	-0.90%	0.58%	0.03%	0.10%
Government	27	0.9	-1.59%	-0.99%	-1.36%	0.52%	0.24%	0.19%
Leisure & Hospitality	26	1.2	-0.46%	0.71%	0.20%	0.88%	0.90%	0.71%
Manufacturing	21	1.3	-1.43%	-0.74%	-0.59%	0.19%	0.27%	0.01%
Natural Resources, Mining & Construction	16	1.4	-2.23%	0.30%	2.60%	1.93%	0.31%	0.47%
Professional & Business Services	23	0.8	-1.49%	-0.38%	0.80%	1.09%	0.20%	0.25%
Information	2	0.7	-3.76%	-2.06%	-1.23%	0.13%	0.14%	0.01%
Financial Activities	7	0.6	0.01%	-0.42%	-2.23%	1.08%	-0.41%	0.11%
Other Services	8	1.0	1.01%	0.88%	0.89%	0.63%	0.31%	0.11%
TOTAL EMPLOYMENT	204	1.0	0.00%	0.09%	0.18%	0.99%	0.28%	0.25%

Source: Oxford Economics | LQ = Location Quotient

KEY TAKEAWAYS



Education & healthcare remain the largest employment drivers in Santa Rosa



Construction and service sectors show positive long-term growth potential



Balanced employment mix supports long-term demand stability for industrial users



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COMMUNITY

ABOUT SANTA ROSA, CA

The heart of Sonoma County, Santa Rosa is a vibrant community known for its rich history, award-winning wineries, thriving downtown, and exceptional outdoor recreation. It offers the perfect balance of small-town charm and big-city conveniences.



PRIME LOCATION

Just 50 miles north of the Golden Gate Bridge along the Hwy 101 corridor, minutes from top attractions.



VIBRANT DOWNTOWN

Historic Railroad Square features unique shops, local dining, and year-round events.



OUTDOOR LIFESTYLE

Enjoy Spring Lake Park, Howarth Park, Annadel State Park, and Hood Mountain Regional Park.



KEY COMMUNITY STATISTICS



177,487

Population



38.6

Median Age



\$78,654

Median Household Income



89,215

Number of Employees



1.6%

1 Year Growth

EMPLOYMENT BY OCCUPATION

(MOST TO LEAST)

Sales & Related Occupations	12.4%
Administrative	11.4%
Management	11.1%
Food Preparation, Serving & Related	7.1%
Education, Training & Library Occupations	5.7%



450 E. TODD RD

SANTA ROSA, CA

Source: U.S. Census Bureau (2024) & JobsEQ (2024)



David Rendino & Erika Rendino

INCOME PROPERTY SPECIALISTS

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LOCAL EXPERTISE. PROVEN RESULTS.
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