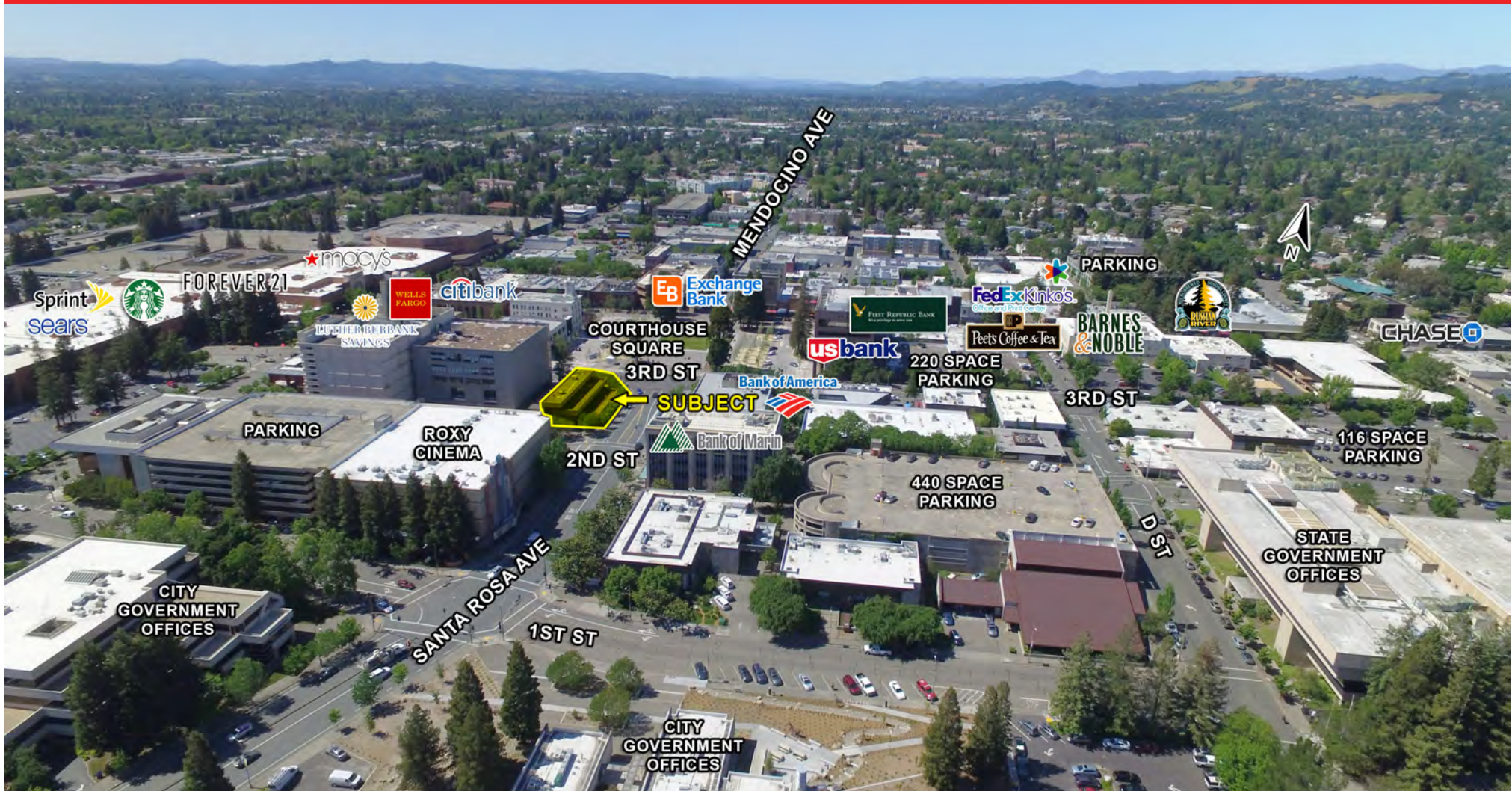


For Sale—Downtown Development Site Within CA Qualified Opportunity Zone

1 Santa Rosa Avenue, Santa Rosa, CA



KEEGAN & COPPIN
COMPANY, INC.
ONCOR INTERNATIONAL

Joel Jaman, Partner

1355 N Dutton Ave., Santa Rosa, CA 95401
(707) 528-1400 • Fax: (707) 524-1419
Lic #: 00857563
JJaman@keegancoppin.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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THE OFFERING

- ◆ Keegan & Coppin Company is pleased to offer to qualified developers the opportunity to participate in or acquire one of the last remaining prime downtown redevelopment sites in Santa Rosa, Sonoma County, California.
- ◆ An incomparable high profile downtown location experiencing a revival that is generating economic development and vitality.
- ◆ Zoning that permits a mix of uses including, multifamily residential, mixed use, or commercial ventures such as hotel and retail.
- ◆ Centrally located in downtown Santa Rosa walking distance to shopping, dining, entertainment and transportation.
- ◆ Excellent access all areas of the County via US Highway 101 and US Highway 12 and Highway 116.
- ◆ Currently improved with a three story steel frame professional office building and 17 onsite parking spaces, the owner has left the existing structure vacant to allow for ease of transition into the new project.
- ◆ The property is adjacent to the new Museum on the Square office project on the west, 700+ parking garage and transit mall to the south, the new reunification of the courthouse square project to the north and professional office buildings to the east.



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PROPERTY SUMMARY

ADDRESS

1 Santa Rosa Avenue, Santa Rosa, CA

APN

010-063-025

LOT SIZE

21,600± SF

EXISTING BUILDING AREA

8,500± SF

AREA PLAN

Downtown Commercial / Station Area

HEIGHT LIMITATION

City of Santa Rosa will consider zoning modifications to allow for greater density and taller structures.

ZONING

CD-10-SA



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ZONING INFORMATION

CD-10-SA (Commercial District- maximum 10 stories-combining the Station Area District).

City of Santa Rosa will consider zoning modifications to allow for greater density and taller structures.

The intention of the zoning is to develop or reuse vacant or underutilized properties to create new mixed-use projects with an emphasis on new residential or office above pedestrian oriented ground floor retail, restaurants, and entertainment.

CD (Downtown Commercial) district.

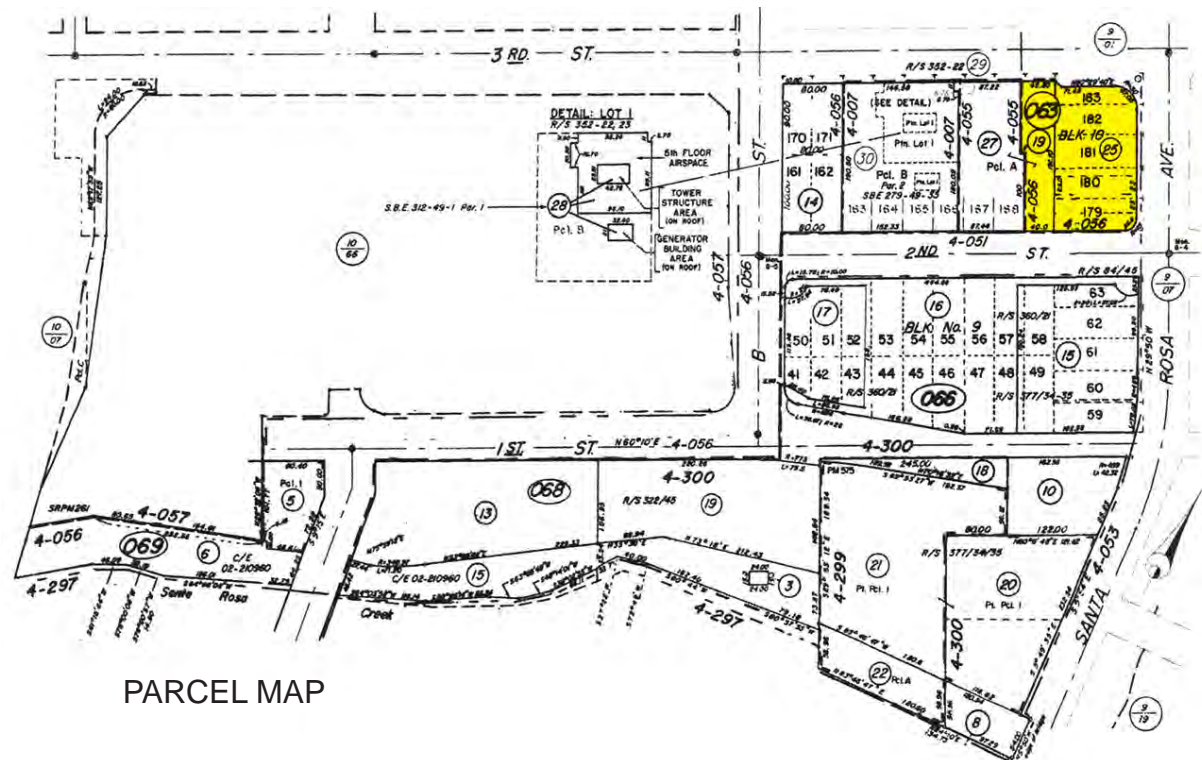
The CD zoning district is applied to the Santa Rosa downtown, to provide for a mixture of ground-floor pedestrian-oriented shops, personal and business services, restaurants, and other office and commercial uses that serve the entire City and/or neighborhoods surrounding the downtown. Large and small grocery store uses are permitted in this district. Residential units may be developed in either a freestanding project, or incorporated into a mixed use project. The CD zoning district is consistent with and implements the Mixed Use and Retail and Business Services land use classifications of the General Plan.

Station Area (SA) combining district.

A. Purpose. The SA combining district is intended to enhance and reinforce distinctive characteristics within the Downtown and North Santa Rosa Station Area Specific Plan areas and create environments that are comfortable to walk in.

B. Applicability. The SA combining district may be combined with any primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts), provided that the standards of this section shall apply as directed in each of the subsections under subsection E (Sitepro planning and development standards); all other portions of a parcel shall be regulated by the standards of the primary zoning district.

C. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the SA combining district, subject to the land use permit requirements of the primary district.



PARCEL MAP

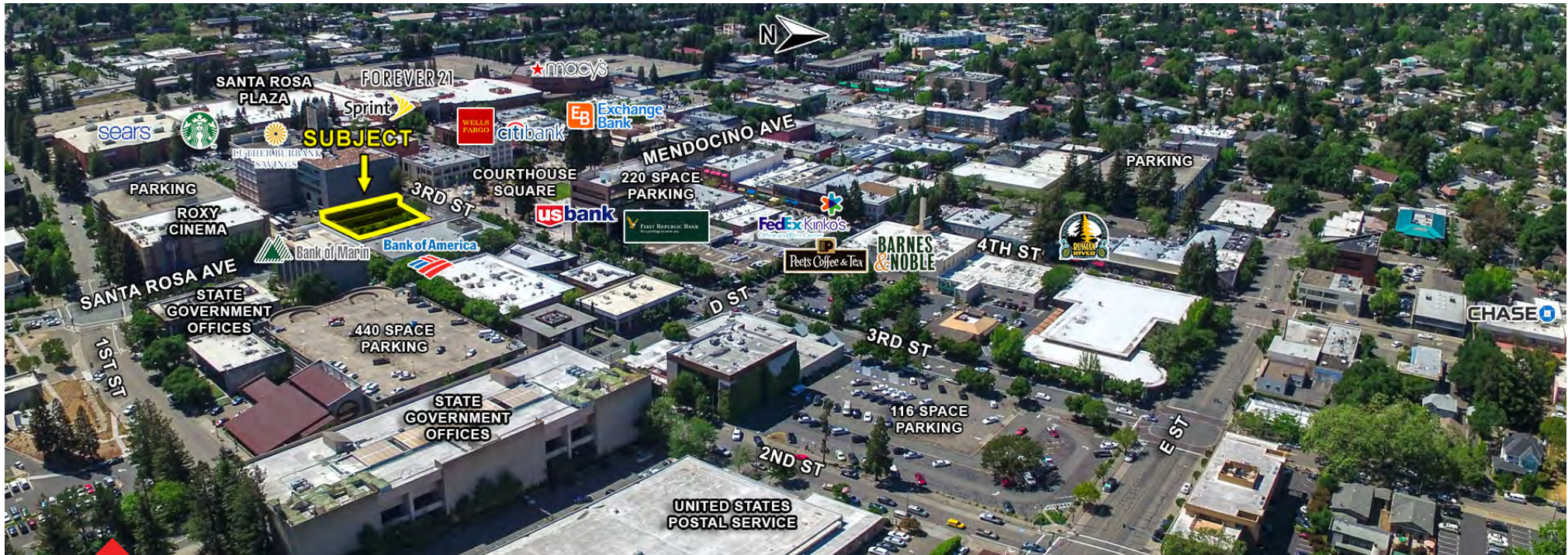


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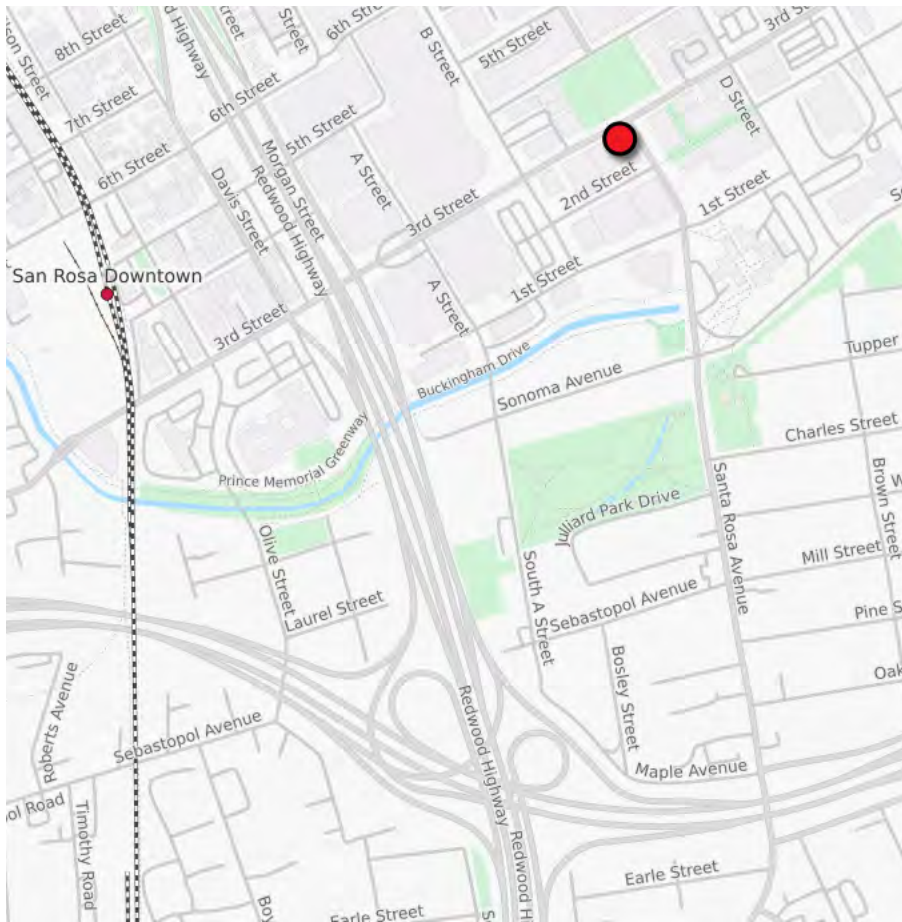
PROPERTY HIGHLIGHTS

- ◆ Irreplaceable Location
 - ◆ Compelling Mixed Use Development Opportunity
 - ◆ Pedestrian and Transit Oriented Development
 - ◆ Within CA Qualified Opportunity Zone
- ◆ Allows for multifamily housing including for rent, for sale, and senior residential housing
 - ◆ Price and terms are negotiable with the Seller/Partner preferring to participate in the project
 - ◆ Vacant and underutilized with the City encouraging redevelopment



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Vicinity Map



For Sale—Downtown Development Site Within CA Qualified Opportunity Zone

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