



Keegan & Coppin
COMPANY, INC.

FOR SALE

5900 COMMERCE BLVD
COMMERCIAL DEVELOPMENT SITE



COMMERCE BLVD

5900 COMMERCE BLVD



Go
beyond
broker.

PRESENTED BY:

JAMES NOBLES, PARTNER
LIC # 01988349 (707) 528-1400, EXT. 247
JNOBLES@KEEGANCOPPIN.COM

BRIAN KEEGAN, PARTNER
LIC # 01809537 (707) 528-1400, EXT. 249
BKEEGAN@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



5900 COMMERCE BLVD.
ROHNERT PARK, CA

**COMMERCIAL
DEVELOPMENT
SITE FOR SALE**

Keegan and Coppin is pleased to present 5900 Commerce Boulevard, a 1.47 Acre parcel with high visibility via commerce blvd and highway 101 offering exceptional exposure to one of the North Bay's primary transportation arteries carrying over 100,000 vehicles per day. The site carries an Office/Light industrial Overlay zoning designation, providing a flexible entitlement framework suited to a broad range of commercial, professional, and light industrial users. The property was previously approved for a +/- 16,400 square foot warehouse/retail building demonstrating the sites development viability and its acceptance through the of Rohnert Park's entitlement process.

- 1.47 acres of commercially zoned land in an established Rohnert Park business corridor
- Dual visibility: Commerce Boulevard frontage + US Highway 101 exposure
- Office / Light Industrial Overlay zoning - broad range of permitted uses
- Previously approved for a 16,400+/- SF warehouse/retail building
- Central Sonoma County Location with immediate US-101 Access
- Ideal for owner-users, developers, or build-to-suit opportunities.

OFFERING

Sale Price	\$1,495,000
Price PSF	\$23.33+/-



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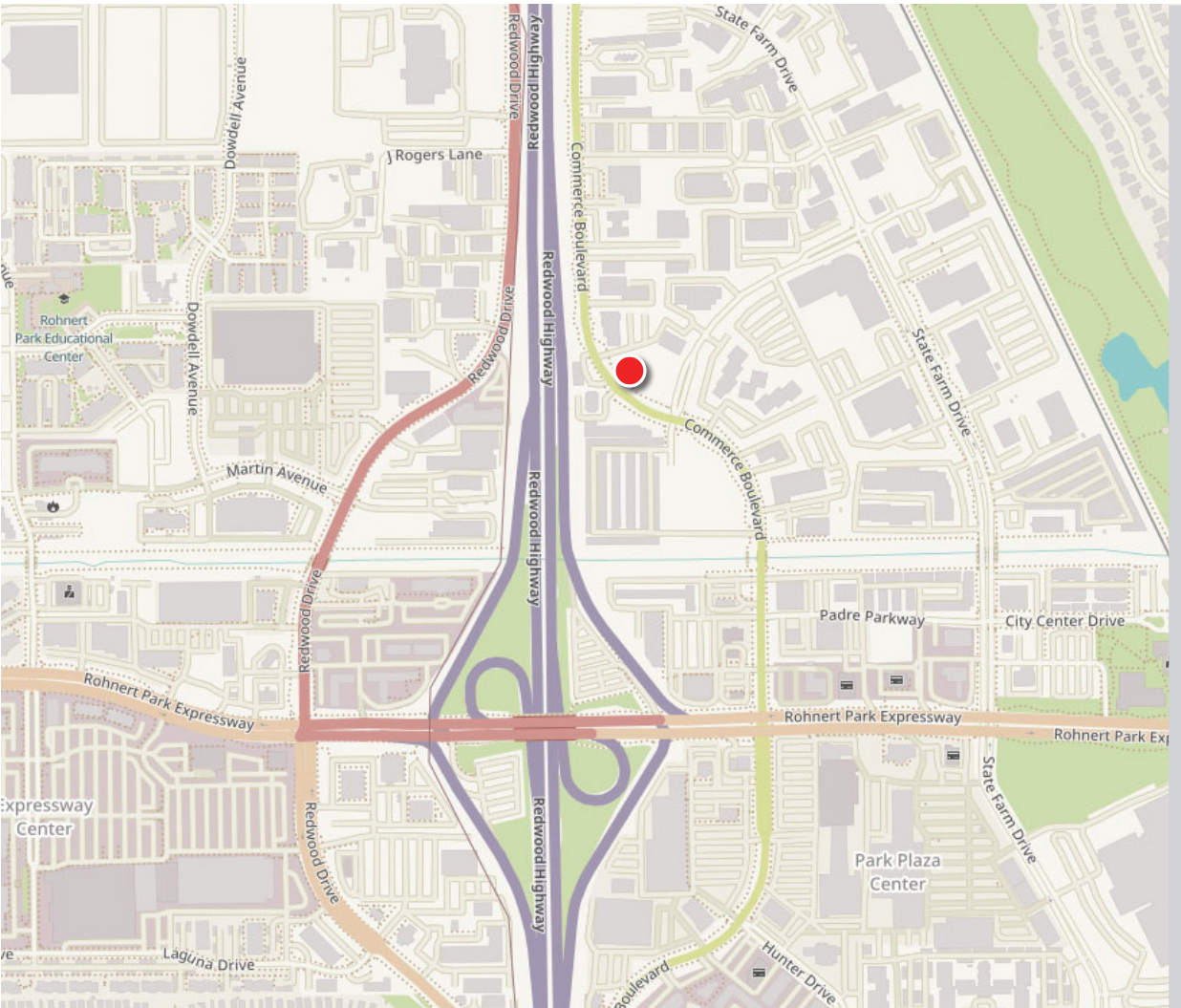


SITE LOCATION OVERVIEW



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LOCATION OVERVIEW

- Corner lot with Direct frontage on Commerce Blvd
- Immediate access to highway 101
- In established Commerce Blvd corridor
- Near major retailers

DRIVING DISTANCE

SANTA ROSA 8 MILES

PETALUMA 10 MILES

SAN RAFAEL 33 MILES

SAN FRANCISCO 55 MILES

OAKLAND 60 MILES

DEMOGRAPHICS 2 MILES 5 MILES

Est. Avg. HH Income	\$119,420	\$118,364
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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.



PROPERTY DESCRIPTION



5900 COMMERCE BLVD.
ROHNERT PARK, CA

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LOT SIZE

1.47 Acres

64,033 SF

APN

143-021-064

ZONING

IL/O -Light Industrial Office Overlay

CONFIGURATION

Corner lot

TOPOGRAPHY

Flat infill site

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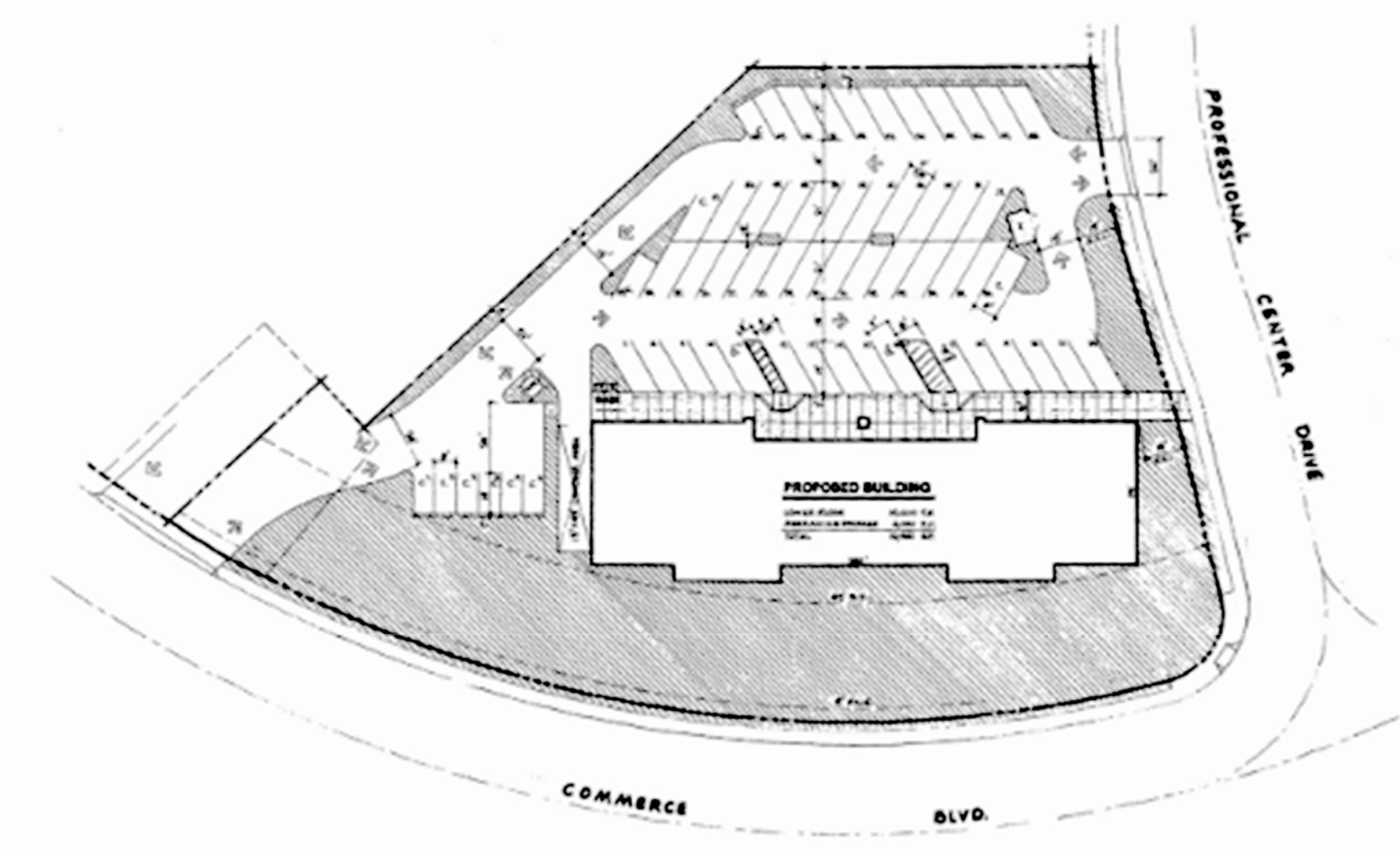


SITE PLAN



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MARKET SUMMARY



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COMMERCIAL DEVELOPMENT SITE FOR SALE



ROHNERT PARK SUMMARY

With the anticipated commuter rail that will have stops in Rohnert Park, coupled with efforts to develop a central district that includes the vacated State Farm complex, the incentives for businesses moving into the area are becoming increasingly desirable.

The opening of Graton Casino in Rohnert Park has brought great new excitement to the area. Graton Resort & Casino has a commanding presence amongst rolling hills of Northern California's wine country. Owned and operated by the Federated Indians of Graton Rancheria, Graton Resort & Casino is the complete entertainment experience, featuring table games, the latest slot machines, upscale and casual dining, plus entertainment options for visitors and locals alike.

The subject property is located 1.6 miles from Graton Resort & Casino that opened its doors on November 5, 2013. The \$800 million 340,000 square foot casino is the most expensive private development project in Sonoma County history and is one of the largest casinos in the state of California.

Sonoma State University (SSU) is located east of the subject property with direct access from Rohnert Park Expressway. The university is comprised of six schools and offers degrees in 46 majors and 47 minors at the bachelor's level and 15 at the master's level. Sonoma State is a mid-size campus with 9,120 students and located on 2693 acres. With 34% of the student body living on campus, SSU is one of the most residential

campuses within the California State University system.

The site boasts strong demographics with over 59,125 residents within a 3-mile radius with an average household income of \$71,355. The population has increased by 1.66% since 2000. New housing developments totaling approximately 4,300 homes puts Rohnert Park in a position to grow the population by 25% over the next 5 years.

SONOMA COUNTY

Sonoma County is the premier location for R&D, professional services and entrepreneurial businesses. Today, the County is a magnet for all local industries, including government, winemaking, healthcare, engineering, biotechnology, financial services, education, tourism, state, county and local government offices.

With easily accessible, high-quality office/industrial buildings at attractive rental rates, Rohnert Park is positioned to attract value conscious tenants who are increasingly seeking high-value occupancy alternatives in the expensive Bay Area real estate market. This demand will help tighten the Sonoma County office/industrial market.

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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.

Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
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