



Keegan & Coppin
COMPANY, INC.

SALE OR LEASE

627 COLLEGE AVE.
SANTA ROSA, CA

OFFICE / QUASI-RETAIL
OPPORTUNITY



YOUR NAME HERE

YOUR NAME HERE

YOUR NAME HERE

Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT. 270
KDORAN@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY

RARE FLEXIBLE COMMERCIAL OPPORTUNITY IN A HIGHLY VISIBLE MID-TOWN SANTA ROSA LOCATION

PROPERTY OVERVIEW

627 College Avenue presents a unique opportunity for an owner-user, investor, or business seeking a versatile commercial location with both office and quasi-retail potential.

The property offers a functional configuration suitable for a variety of professional, service-oriented, showroom, and neighborhood-oriented commercial uses. Its College Avenue location provides excellent visibility and convenient access, making the property well suited for a business that values accessibility and street presence.

PROPERTY HIGHLIGHTS

- **Property Type:** Office / Quasi-Retail
- **Occupancy:** Owner-User / Investment / Tenant Opportunity
- High visibility - Hard Corner
- Over 26,000 cars per day
- 8,020+/- RSF office for lease
- Can be demised into 2 separate suites
- First American Title occupied for 25+ years
- Midtown Location - Immediately Adjacent to Downtown
- Nearby restaurants, services, and residential neighborhoods



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**HIGHLY VISIBLE
PROFESSIONAL
OFFICE SPACE**

AVAILABLE FOR

- SALE - Attractive owner-user or investment opportunity
- LEASE - Flexible commercial space for an established or growing business

OFFERING

Sale Price **\$1,825,000**

LEASE RATE

\$1.75-1.85 PSF Gross



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PROPERTY DETAILS



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LOCATION ADVANTAGES

College Avenue Corridor

Positioned along College Avenue, the property benefits from a well-established Santa Rosa commercial environment with convenient access to surrounding residential neighborhoods, Downtown Santa Rosa, major transportation routes, restaurants, retail, and professional services.

The location provides an appealing combination of visibility, accessibility, and flexibility for an owner-user or tenant looking to establish or expand a Santa Rosa presence.

OWNER-USER OPPORTUNITY

For an owner-user, 627 College Avenue offers the potential to occupy, control, and invest in your own commercial real estate rather than leasing from a third party.

The property's flexible office / quasi-retail character may provide an attractive platform for a wide range of businesses seeking a visible Santa Rosa location.

INVESTMENT OPPORTUNITY

For investors, the property offers an opportunity to acquire a commercially positioned asset with potential for continued income generation and future repositioning, subject to applicable zoning and market conditions.

LEASING OPPORTUNITY

Businesses seeking a highly accessible Santa Rosa location should consider 627 College Ave.

The property can provide an attractive alternative to traditional office space by offering a more visible, customer-friendly setting appropriate for businesses that combine office, showroom, service, or retail-oriented functions.

IDEAL FOR A VARIETY OF USES

The property may be well suited for:

- Legal
- Insurance / Financial Services
- Medical / Professional Services
- Design / Showroom
- Salon/Boutique Retail
- Consulting
- Studio / Creative uses
- Sales and service businesses
- Neighborhood-oriented commercial uses
- Owner-user operations or upside investor opportunities

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AREA DESCRIPTION



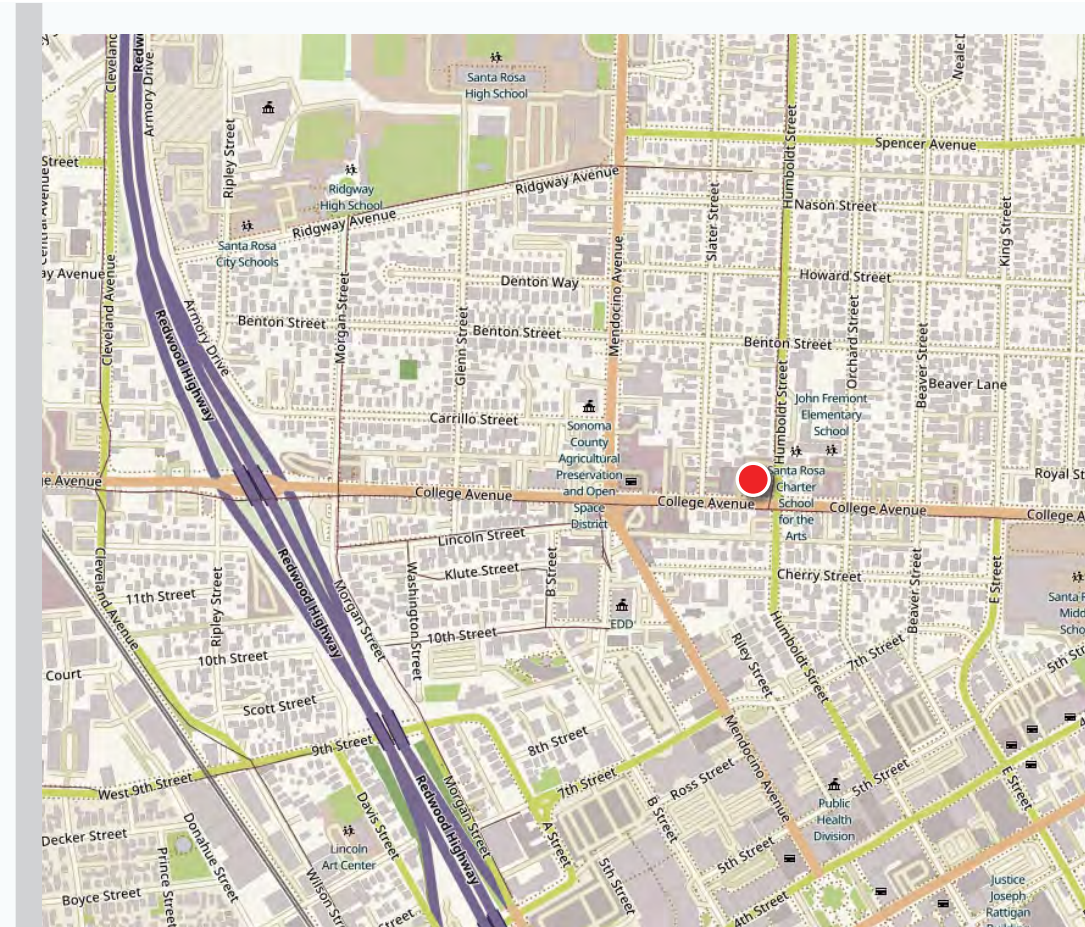
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WHY TENANTS CHOOSE COLLEGE AVENUE

- Central Santa Rosa location
- Average daily traffic of 27,000 cars
- Strong demographic base and established professional corridor
- Easy client access without downtown congestion

The surrounding one-mile population exceeds 19,000 residents, supporting nearby services and amenities.



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PROPERTY PHOTOS



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AERIAL PHOTO



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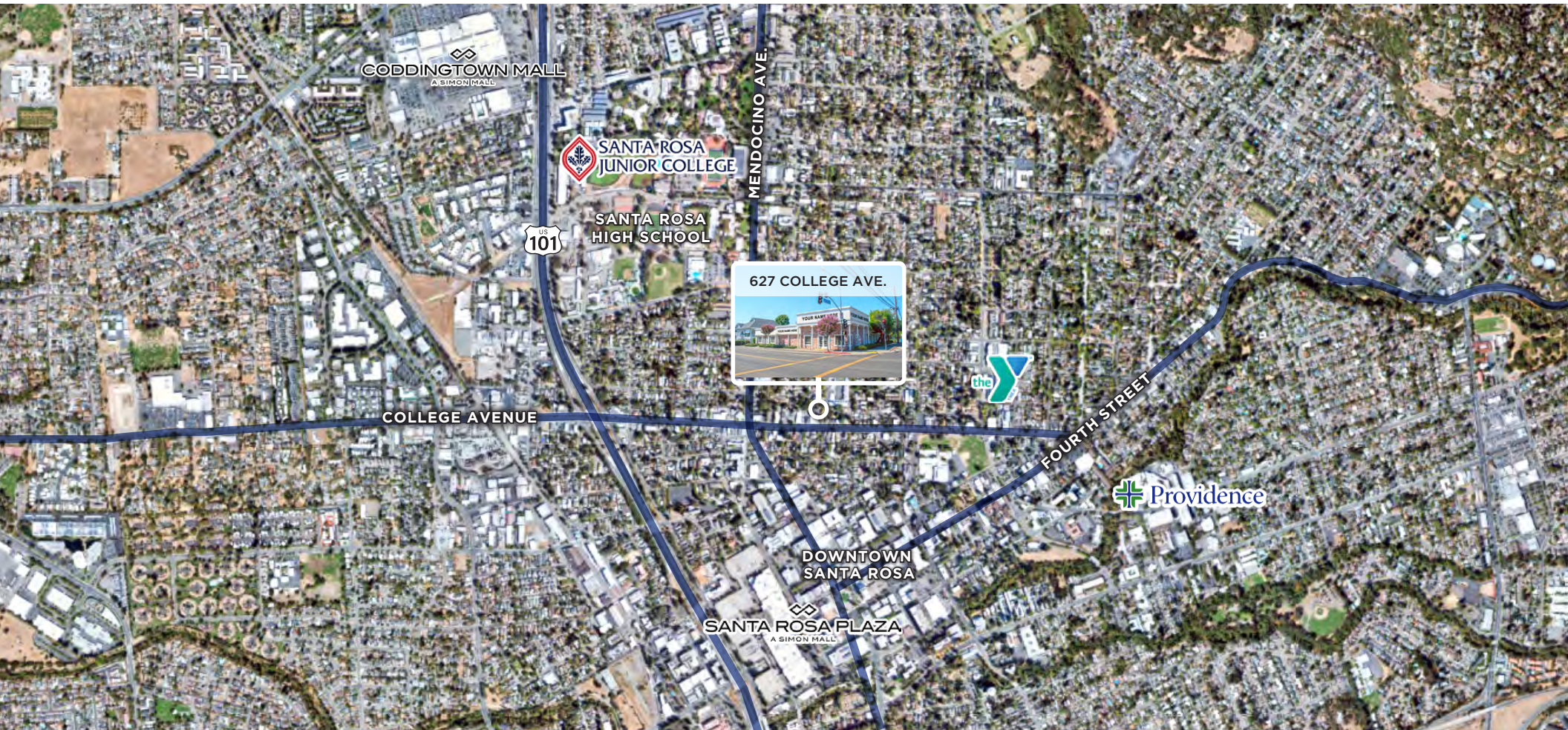


LOCATION MAP



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MARKET SUMMARY



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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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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 over 50 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.

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