



Keegan & Coppin
COMPANY, INC.

SALE / LEASE

**6671 FRONT STREET, FORESTVILLE,
CA (AKA HIGHWAY 116)**

**BEAUTIFULLY RESTORED RETAIL/
OFFICE BUILDING - EXCELLENT
OWNER/USER OPPORTUNITY**



Go beyond broker.

PRESENTED BY:

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OPPORTUNITY**

PRIDE OF OWNERSHIP

PROPERTY INFORMATION

• Building Size	2,961+/- sq. ft.	• Zoning	LC - Limited Commercial
• Sale Price	\$1,050,000	• Parking	On-Site - 6 Parking Stalls
• Lease Rate	\$2.00 psf Gross	• Total Land Area	8,580+/- sq. ft. / .196+/- Ac
		• APN	083-090-005

PROPERTY INFORMATION

- **Owner/user opportunity - Delivered vacant at close of escrow**
- Two-story multi-tenant Commercial Building: 2,961+/- SF (1st Floor: 2,246+/- SF & 2nd Floor: 715+/- SF) - Divisible
- Beautifully Landscaped Fenced Patio Area of 2,200+/- SF
- Built in 1910 / 1980 (per tax records). Remodeled / Renovated in 2006 & then converted to a Wine Tasting Room in 2013
- Nicely appointed improvements with built-in cabinetry, cork flooring, wine tasting bar with sink/refrig./DW, 2 ADA restrooms, glass storefronts, separate shipping / office areas on 1st & 2nd floors and storage areas
- Building is Divisible with 2 Electric Meters, 2 Gas Meters, 2 HVAC Units
- Six (6) On-Site Parking Stalls
- Prime hard corner with 65+/- feet of CA-Hwy 116 frontage
- Property Zoned LC - Limited Commercial - Allows for a variety of commercial and retail uses.
- Mixed-use area with commercial/professional businesses & residential neighborhoods.
- Quaint downtown Forestville & across from a Regional Trail Park Trailhead and leads to Sebastopol. The 5.57-mile West County Trail runs between Forestville and Sebastopol. Flat and paved, it proceeds through vineyards, orchards, and other farmlands to make for a beautiful, easy, and safe bicycle outing (you can also walk or skate).
- The Russian River Valley's major road, Highway 116, becomes Front Street for three short blocks when it hits the 'downtown' area of Forestville. This is a great spot to park your car and stroll around.
- A number of Wineries and bed and breakfast inns have been developed in the Russian River Area.

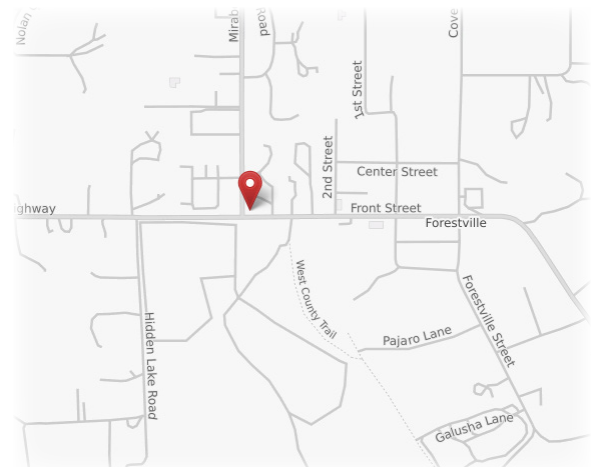
PROPERTY HIGHLIGHTS

- Remodeled/renovated in 2006 & 2013
- Custom tasting room improvements
- Prime hard corner with 65 feet of CA Hwy 116 frontage

AREA - LOCATION DETAILS

Forestville was settled during the late 1860s and was originally named Forrestville after one of its founders. The spelling long ago became standardized with one "r". By 1900, the community was known for attracting writers and artists and had a bohemian reputation. The small town has a limited number of businesses.

AREA MAP





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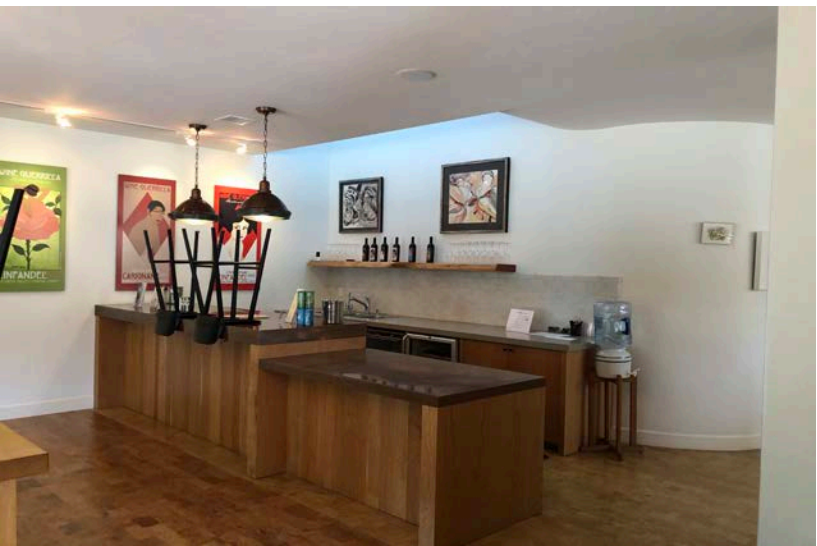
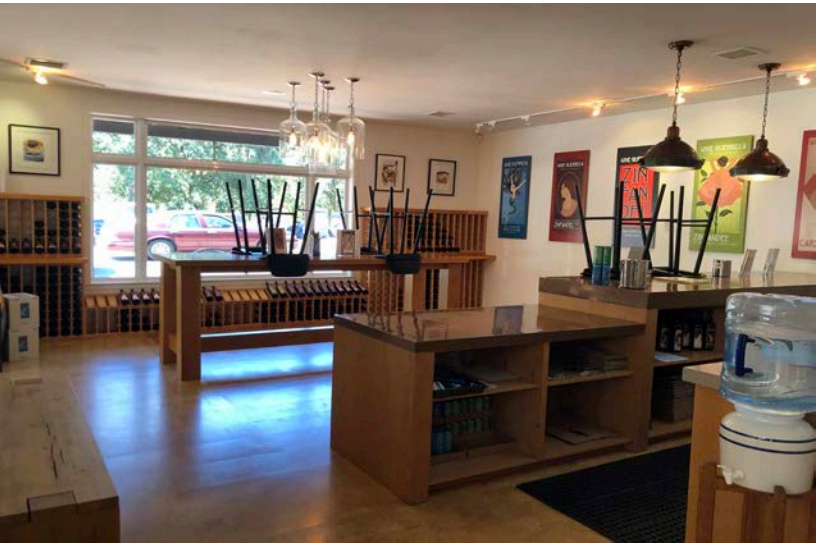


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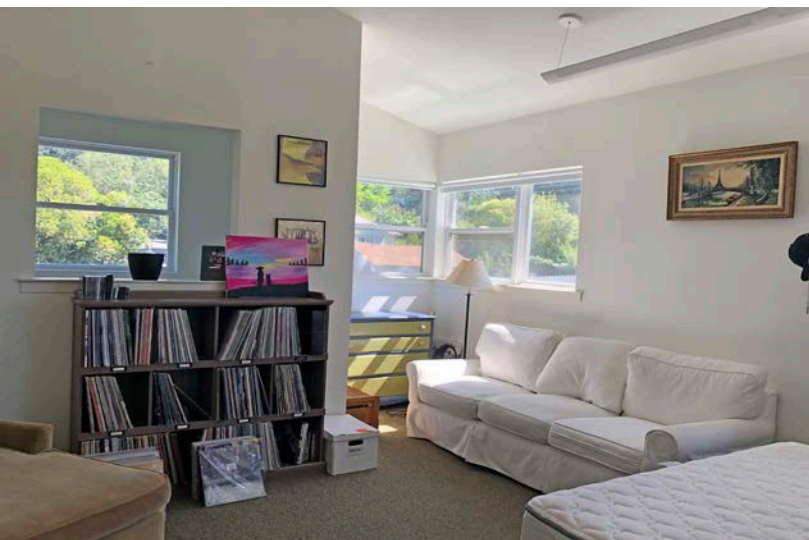
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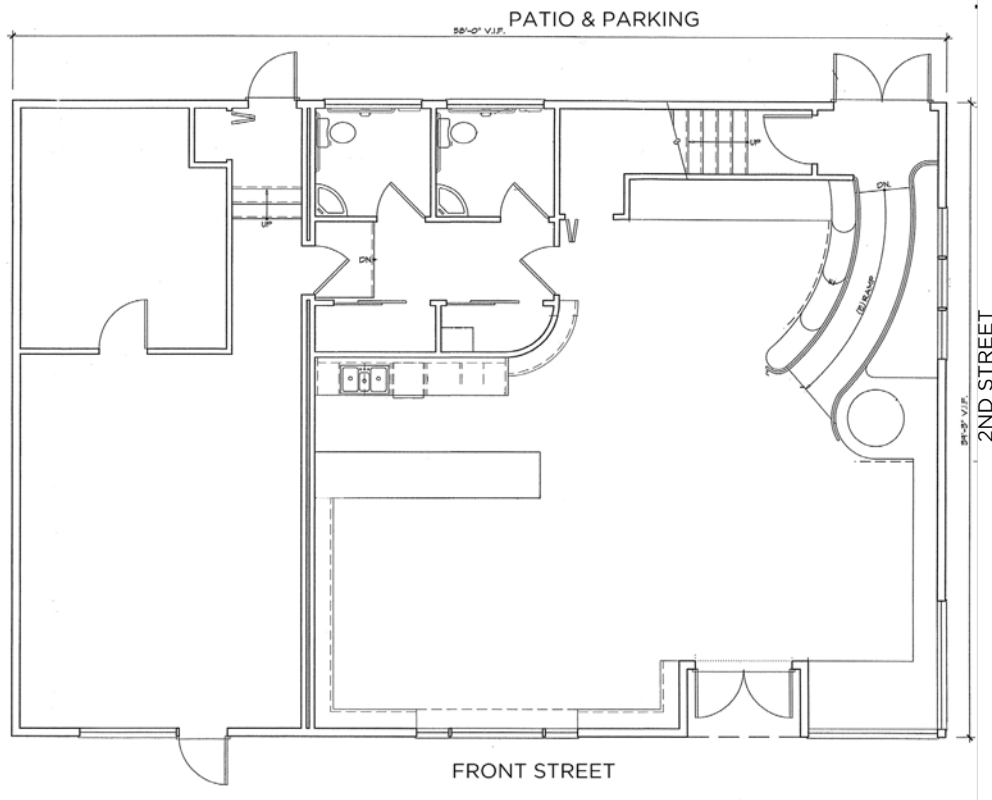


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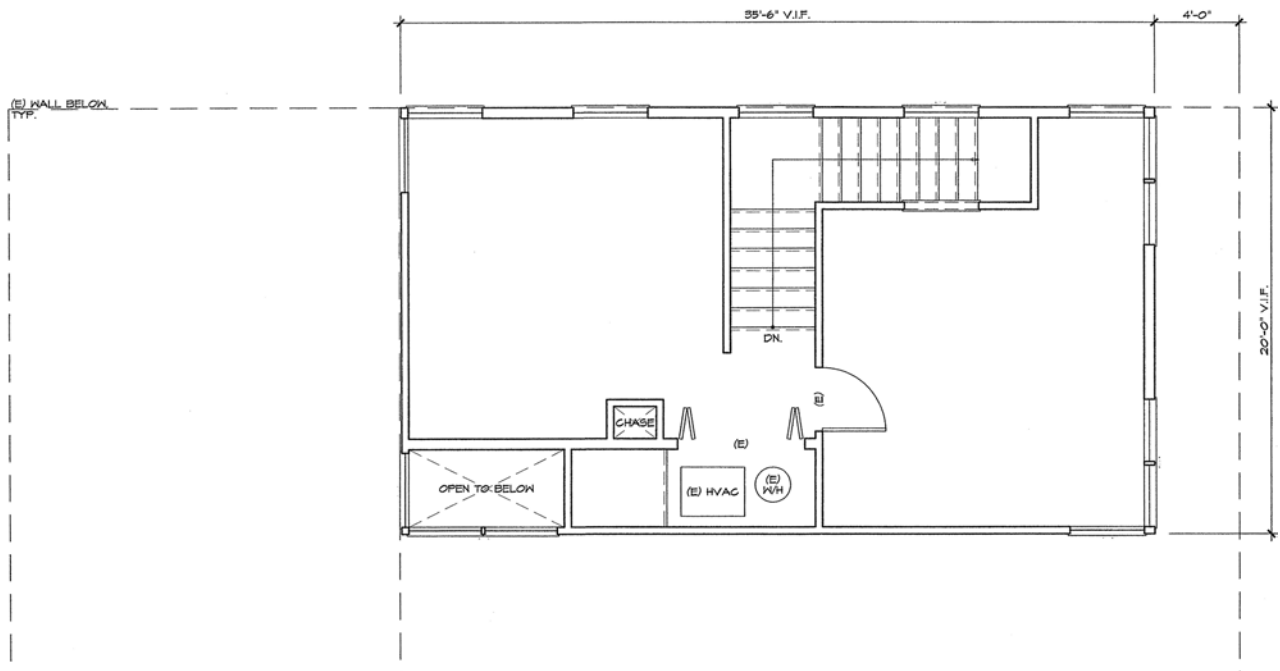
**TWO-STORY
COMMERCIAL
BUILDING**

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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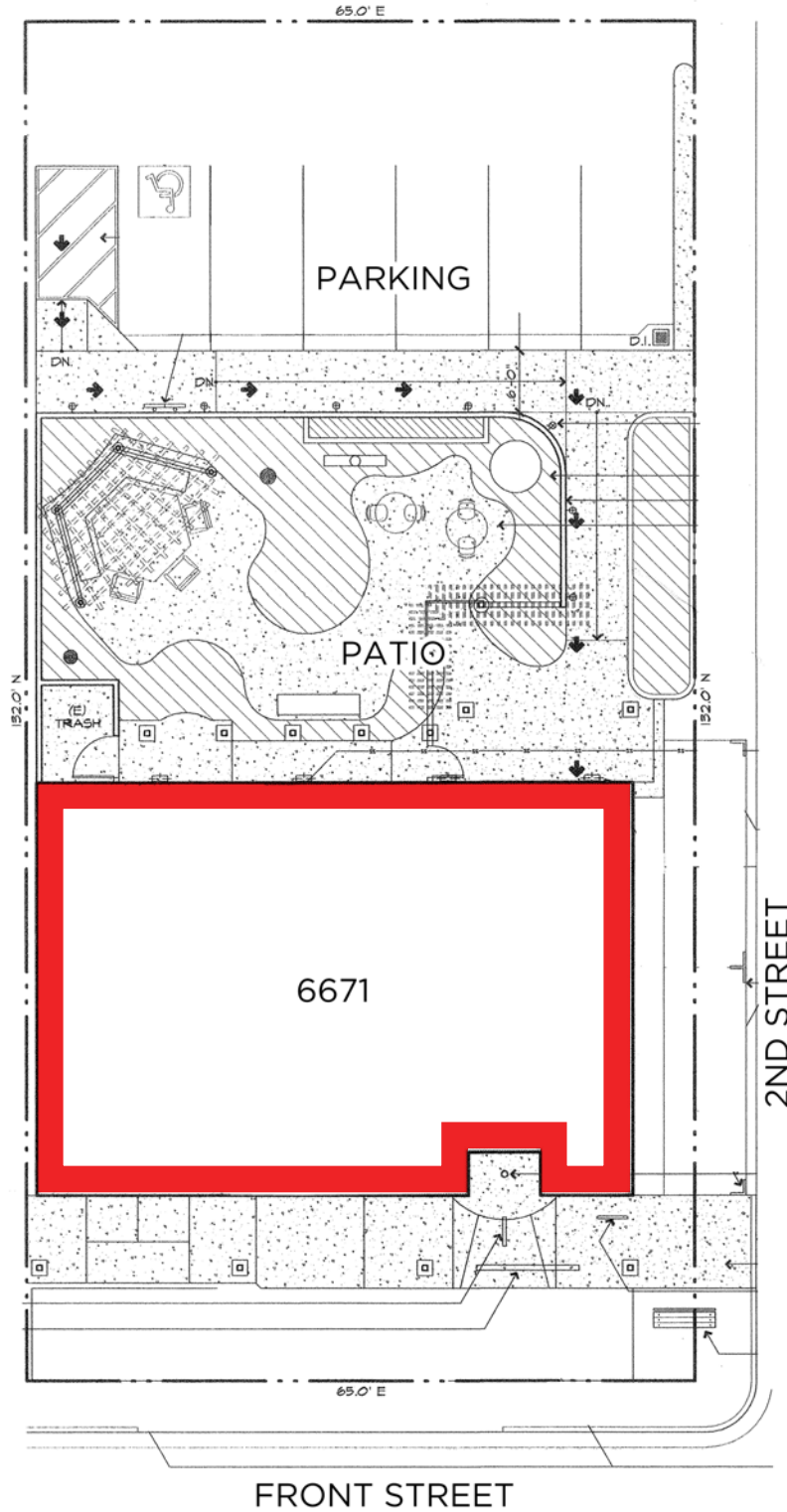
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SITE PLAN



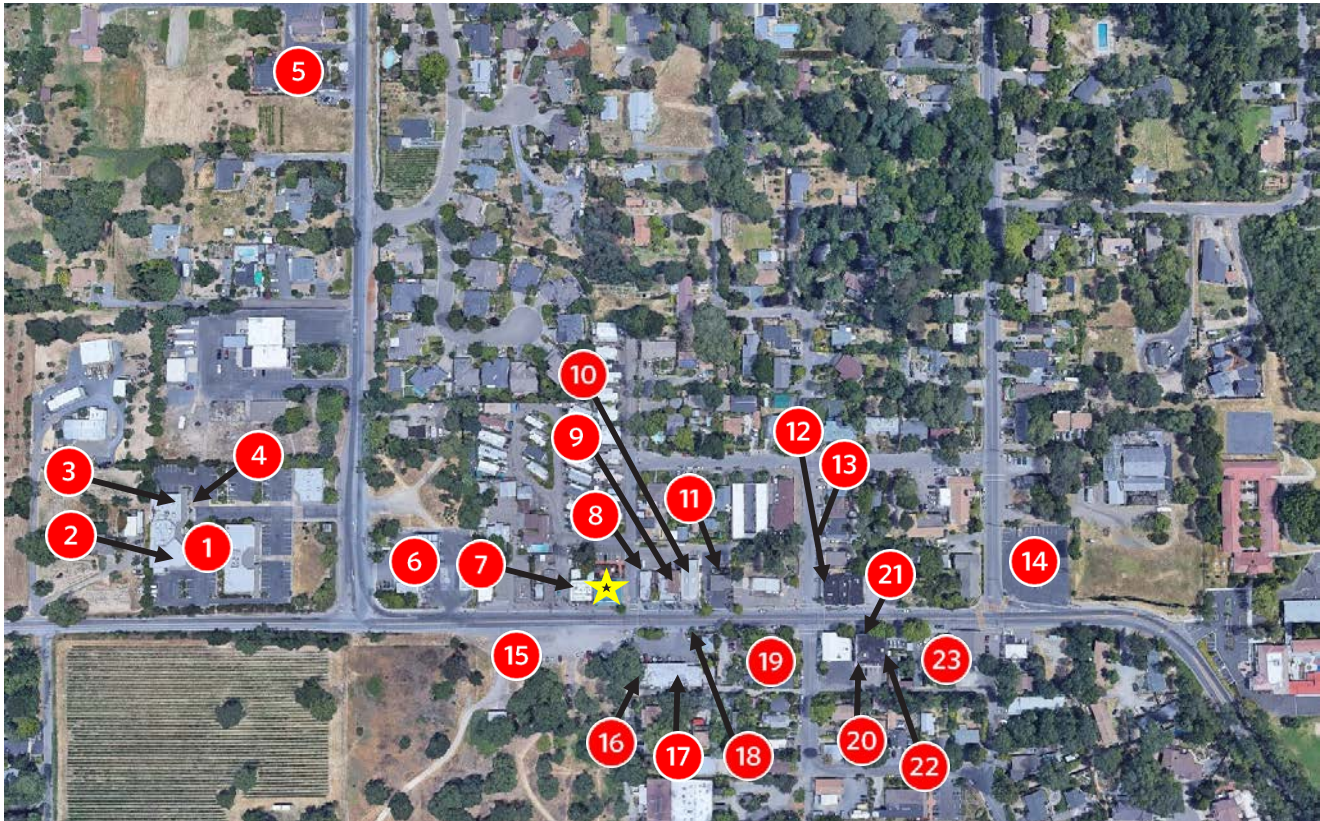
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AERIAL MAP



1. Westside Center	9. Bank of the West	17. Forestville Pharmacy
2. Forestville Pizza	10. Ideal Hardware	18. Sonoma County Transit Bus Stop
3. USPS	11. Jigar Wines	19. Backyard California Restaurant
4. China Express Restaurant	12. Russian River Cycles	20. Tiny Town Café
5. Mirabel Lodge	13. La Rosa and Taqueria	21. Scoop of Sonoma
6. Gas Station and Wash	14. Carr's Drive In	22. Joseph Jewell Wines
7. Canneti Roadhouse Italiana	15. West County Regional Trail	23. Twist Eatery
8. Nightingale Breads	16. Roaster's Espresso	



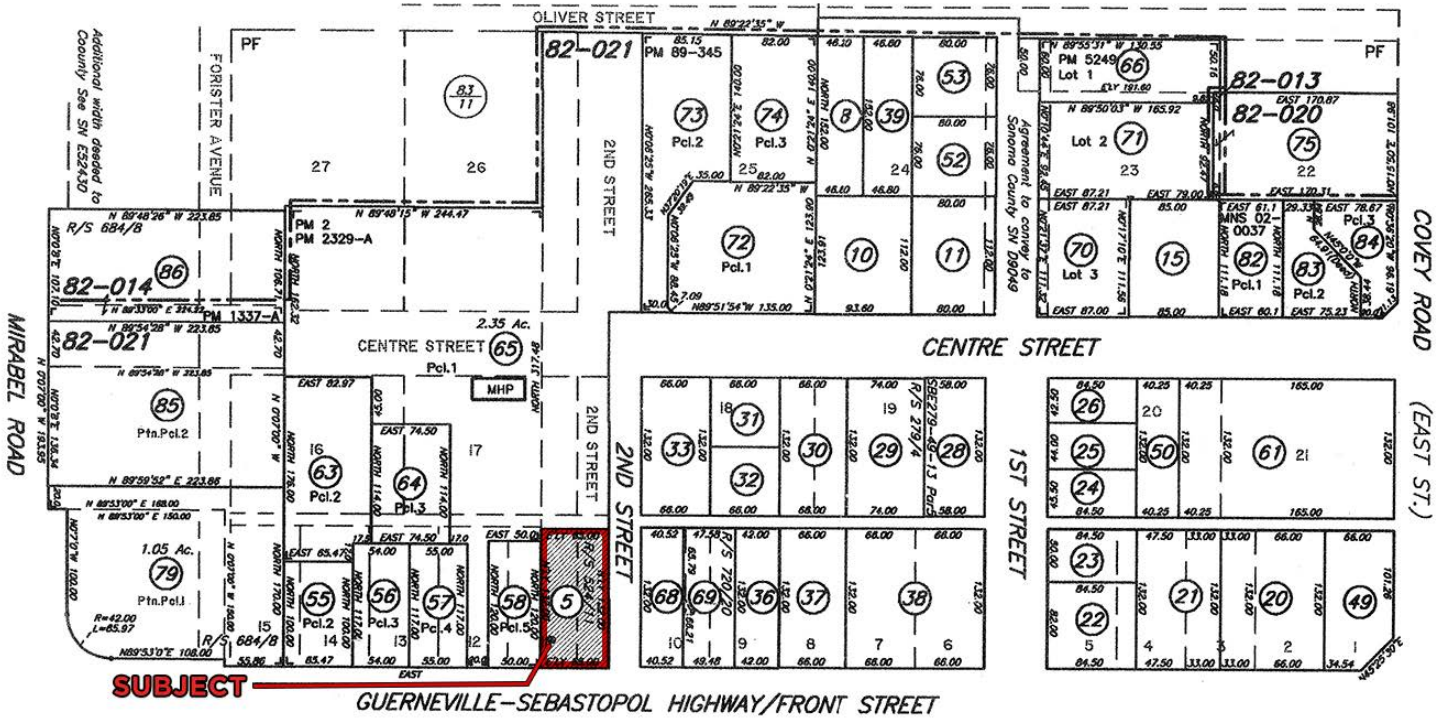
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PARCEL MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	1,745	7,740	15,170
Est. Avg. HH Income	\$109,017	\$107,083	\$109,729

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DISCLAIMER

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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