



Keegan & Coppin
COMPANY, INC.

FOR SALE

103 MAXWELL COURT
SANTA ROSA, CA

RETAIL / SHOWROOM / INDUSTRIAL



Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER

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INDUSTRIAL FOR SALE**





EXECUTIVE SUMMARY

PROMINENT INDUSTRIAL/MAKER PROPERTY WITH RETAIL SHOWROOM

Well-positioned industrial property at 103 Maxwell Court in Santa Rosa, offering an attractive combination of functional industrial space and retail showroom. The property enjoys an identity location near the corner of North Dutton Avenue and Maxwell Court, providing convenient access and strong business visibility. The building is conditioned with HVAC and offers excellent on-site parking for an industrial property, providing valuable convenience for customers, employees, and business operations. The property is located within Santa Rosa's Maker Mixed Use (MMU) zoning district, a flexible zoning designation designed to accommodate a diverse mix of maker, creative, retail, and industrial uses. Potential uses include artisan and craft manufacturing, artisan shops, studios, media production, printing and publishing, research and development, technology-oriented businesses, general retail, office uses with supporting retail and other compatible businesses. An exceptional opportunity for an owner-user or investor seeking a versatile Santa Rosa property with showroom appeal, maker/creative potential, prominent identity, HVAC, and excellent on-site parking.

HIGHLIGHTS

- Approx. 8,001 SF Industrial Building
- Built 1974
- Lot: 0.48 +/- acres
- Zoning: MMU (Maker Mixed Use)
- Generous on-site parking spaces
- Visible location near the intersection of Maxwell Court and North Dutton Ave
- 2 Grade level roll up doors
- HVAC conditioned showroom/warehouse space



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OFFERING

Sale Price	\$ 1,520,000
Price PSF	\$189.98 +/-

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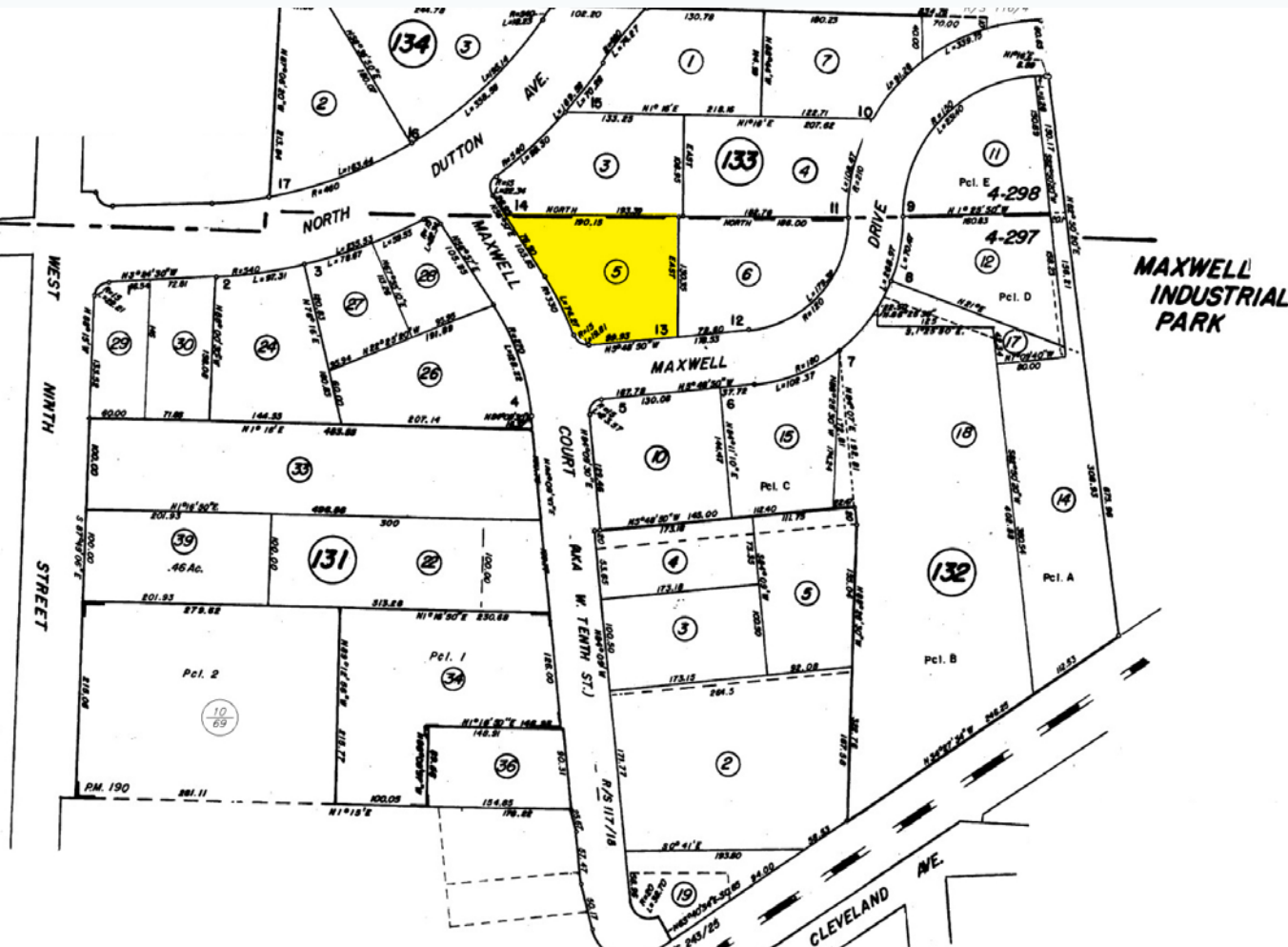


PROPERTY DESCRIPTION



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BUILDING SIZE
8,001 +/- SF

LOT SIZE
0.48 +/- Acres

APN
010-133-005

YEAR BUILT
1974

ZONING
MMU (Maker Mixed Use)

PARKING
On-Site

HVAC
HVAC conditioned showroom/warehouse space

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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AREA DESCRIPTION

DESCRIPTION OF AREA

This northwest area of Santa Rosa is a well established commercial district located west of Highway 101 and north of Highway 12. The area is anchored by the Coddington regional shopping center and includes a variety of neighborhood retail, professional offices, and service oriented businesses serving the surrounding residential communities. Convenient access to Highway 101 and major corridors such as Guerneville Road and Range Avenue provide strong connectivity throughout the city. Nearby amenities, parks, and restaurants help support steady daily activity for businesses in the area.

NEARBY AMENITIES

- Downtown Santa Rosa
- Local Business

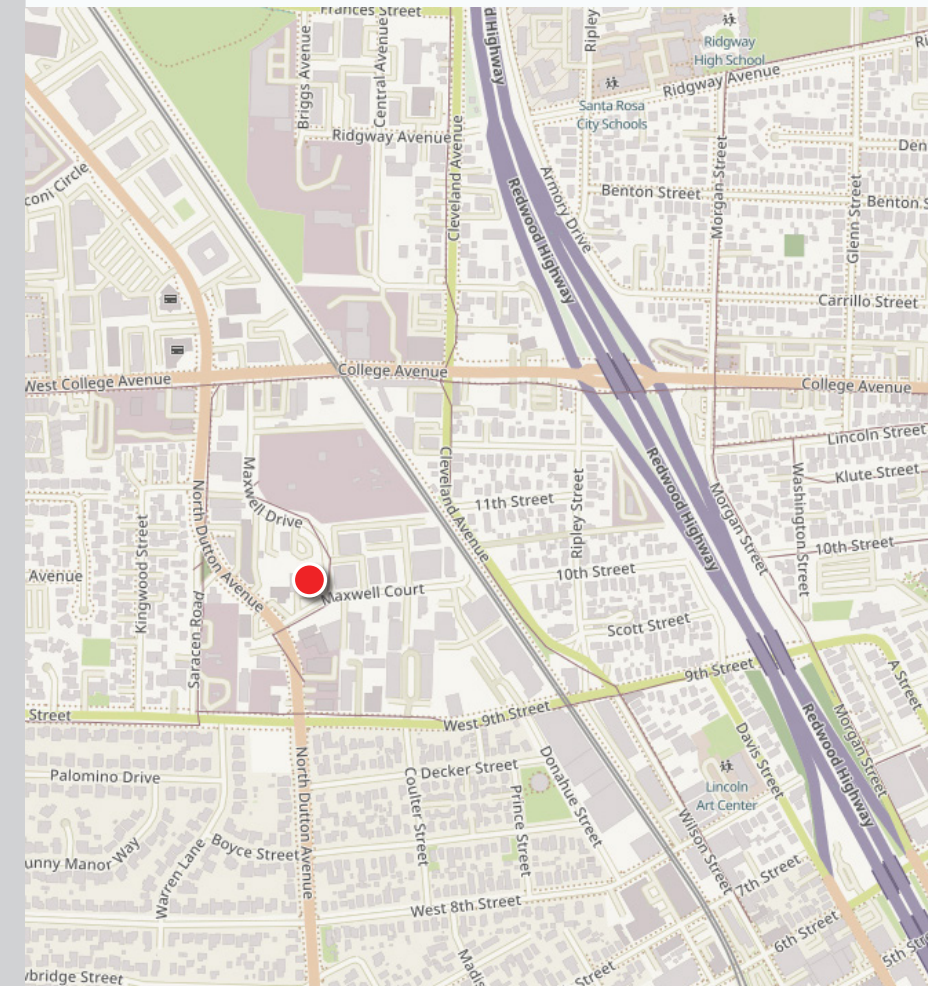
TRANSPORTATION ACCESS

- Easy access to Highway 101
- Near major traffic arteries
- SMART Train



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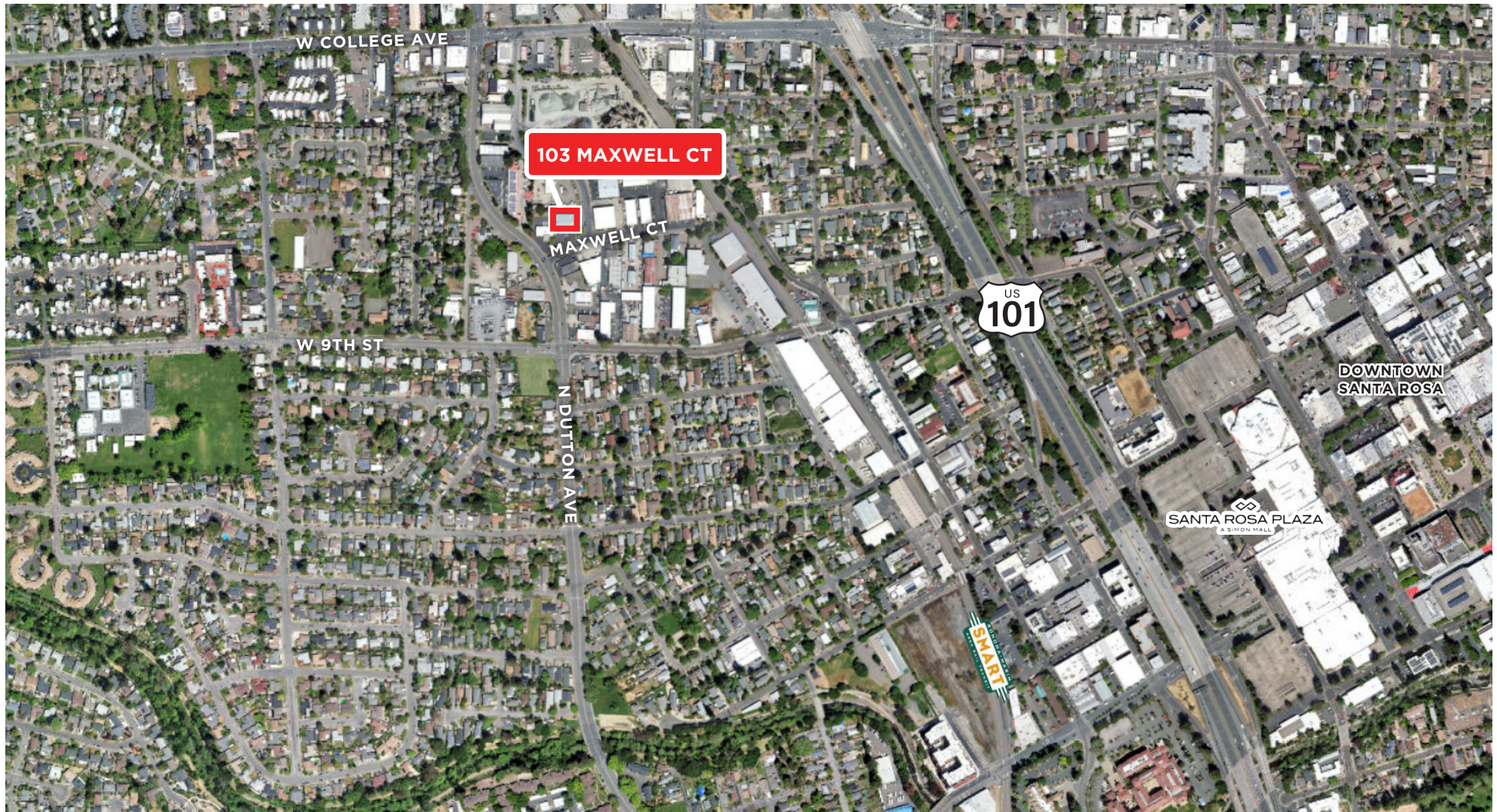


AERIAL MAP



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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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