

ATTACHMENT 5

# Neighborhood Based Services Site Search

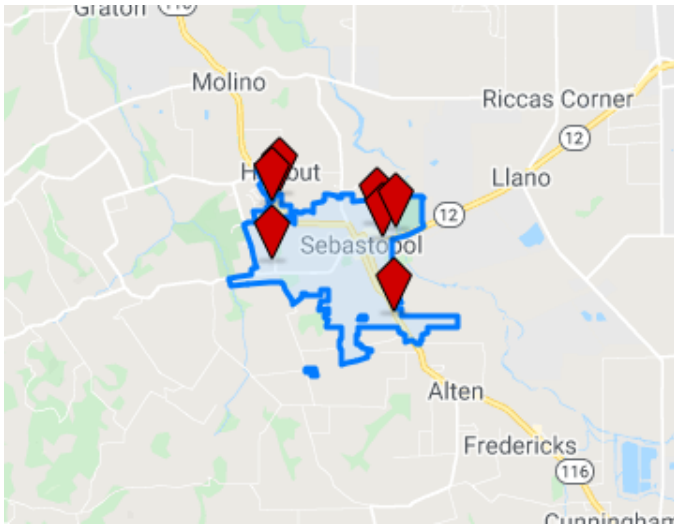
GSD Real Estate May 3, 2021

# Key Findings from LoopNet Search

Office or Retail (3,000sf Max for Lease, 5,000sf Max for Sale), Land for Lease/Sale (2 Acres Max)

- Very limited options in West County except in Sebastopol
- No options in Cloverdale/Geyserville except Furber Ranch Plaza
- Very limited options in Sonoma
- Only options for land for lease are in Petaluma
- Land for sale concentrated on 101 corridor (\$800,000-\$1M/Acre)
- Purchasing an existing building worth considering (\$/sf \$300-\$1000)
- Scarcity of options for lease and sale supports pop-up or mobile services

# Available Office & Retail Space for Lease West County (Max 3,000 sf)



**950-980 Gravenstein Ave  
Gravenstein Square Shopping Center**

Sebastopol, CA  
Built in 1990  
650 - 7,150 SF Retail Spaces  
\$1.80 - \$2.40 SF/MO



**825 Gravenstein Hwy N**

Sebastopol, CA  
Built in 1987  
1,467 SF Office Space  
\$2.20 SF/MO



**6770 McKinley St  
The Barlow**

Sebastopol, CA  
Built in 1958  
1,194 - 13,284 SF Spaces  
\$0.80 - \$3.00 SF/MO



**120 Pleasant Hill Ave N**

Sebastopol, CA  
Built in 1989  
562 - 6,197 SF Office Spaces  
\$1.90 SF/MO



**776 Gravenstein Hwy N  
Redwood Marketplace**

Sebastopol, CA  
Built in 1985  
1,000 - 5,386 SF Spaces  
2 Spaces Available Now



**6761 Sebastopol Ave**

Sebastopol, CA  
Built in 1975  
75 - 2,267 SF Retail Spaces  
4 Spaces Available Now

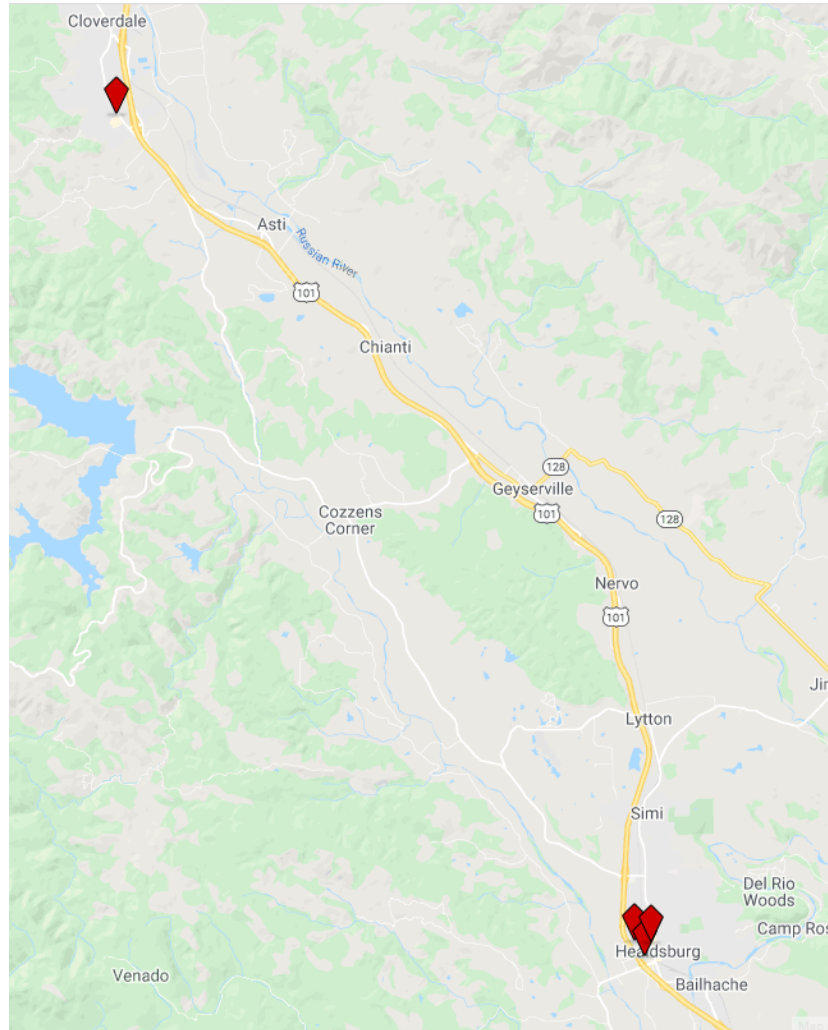


**105 Morris St**

Sebastopol, CA  
Built in 1991  
131 - 866 SF Office Spaces  
5 Spaces Available Now

Source – LoopNet May 3, 2021

# Available Office & Retail Space for Lease North County (Max 3,000 sf)



**1105-1129 S Cloverdale Blvd**  
**Prime Retail Space in Furber Ranch Plaza**  
 Cloverdale, CA  
 Built in 1998  
 900 - 1,800 SF Retail Spaces  
 \$1.55 SF/MO



**105B W North St**  
 Healdsburg, CA  
 Built in 1990  
 1,640 SF Office Space  
 \$2.00 SF/MO

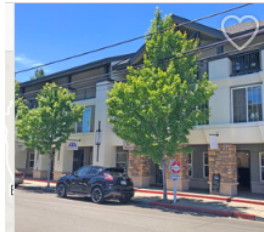
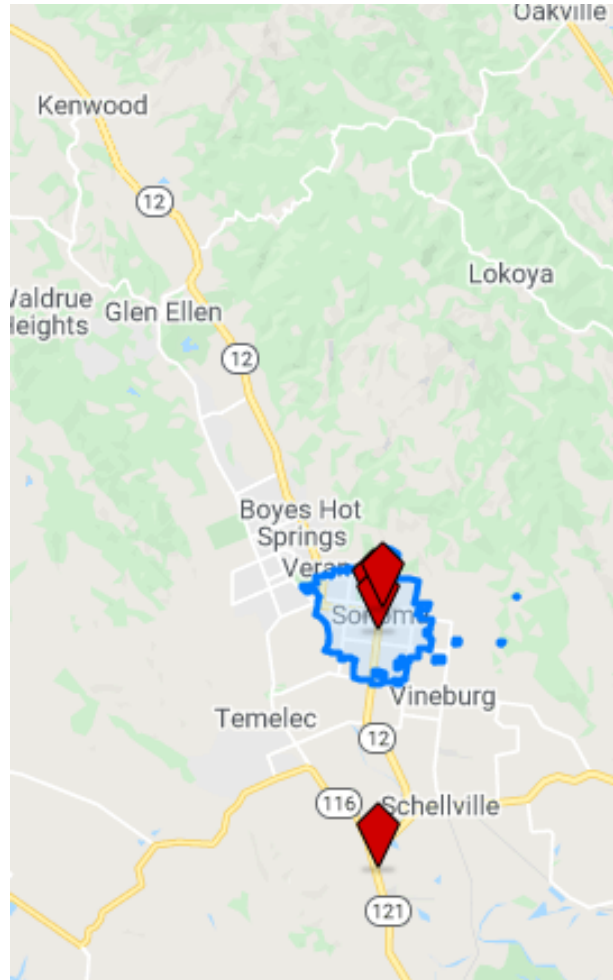


**331-349 Healdsburg Ave**  
**Clocktower Building**  
 Healdsburg, CA  
 Built in 1988  
 403 - 5,466 SF Spaces  
 \$2.25 - \$2.50 SF/MO



**1041-1115 Vine St**  
**Vineyard Plaza**  
 Healdsburg, CA  
 Built in 1984  
 873 SF Retail Space  
 1 Space Available Now

# Available Office & Retail Space for Lease Sonoma Area (Max 3,000 sf)



**651 W 1st St**  
**Office - Medical Office - Condo for Lease**  
 Sonoma, CA  
 Built in 2006  
 1,417 - 3,154 SF Spaces  
 \$1.87 - \$3.18 SF/MO



**846 Broadway**  
 Sonoma, CA  
 Built in 1997  
 600 - 1,500 SF Office Space  
 \$3.50 SF/MO



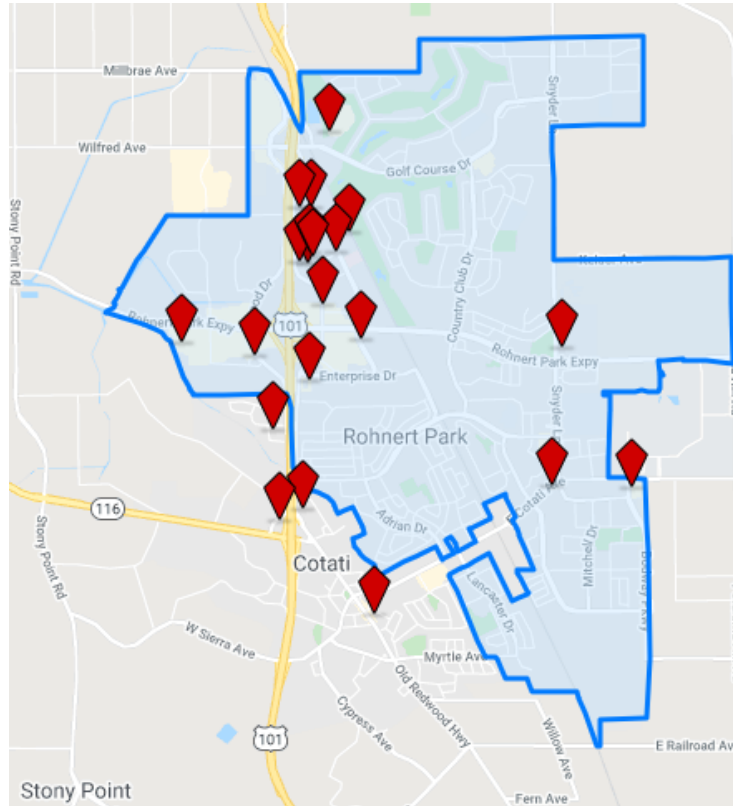
**27 E Napa St**  
 Sonoma, CA  
 Built in 1993  
 677 - 2,314 SF Retail Spaces  
 \$3.00 - \$4.50 SF/MO



**23562-23592 Arnold Dr**  
**Cornerstone Sonoma**  
 Sonoma, CA  
 1,200 - 3,147 SF Spaces  
 2 Spaces Available Now

Source – LoopNet May 3, 2021

# Available Office & Retail Space for Lease Rohnert Park/Cotati (Max 3,000 sf)



**5440 State Farm Dr  
Bldg 1**  
Rohnert Park, CA  
Built in 1979  
2,057 SF Retail Space  
\$1.25 SF/MO



**50 Professional Center Dr**  
**Attractive 2nd Flr Office Space for Lease**  
Rohnert Park, CA  
Built in 1988  
2,193 SF Office Space  
\$1.69 SF/MO



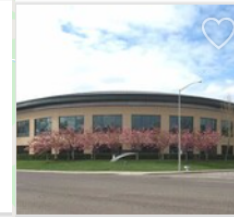
**101 Golf Course Dr  
Bldg C**  
Rohnert Park, CA  
Built in 1988  
1,143 - 3,043 SF Office Spaces  
\$1.60 - \$1.65 SF/MO



**8274 Old Redwood Hwy**  
Cotati, CA  
Built in 2003  
915 SF Retail Space  
\$1.50 SF/MO



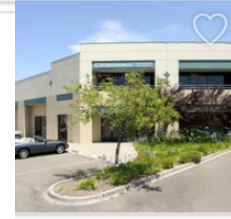
**7586 Commerce Blvd**  
Cotati, CA  
Built in 2005  
800 SF Retail Space  
\$1.75 SF/MO



**5789 State Farm Dr**  
**Premiere Office Space for Lease**  
Rohnert Park, CA  
Built in 1998  
1,281 - 66,190 SF Office Spaces  
\$1.50 - \$1.75 SF/MO



**432 Houser St**  
Cotati, CA  
Built in 1998  
1,000 - 5,000 SF Spaces  
\$1.25 SF/MO



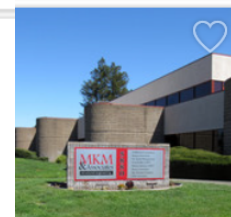
**320 Professional Center Dr**  
Rohnert Park, CA  
Built in 1992  
1,443 SF Office Space  
\$1.10 SF/MO



**1-5 Padre Pky**  
**Padre Town Center**  
Rohnert Park, CA  
Built in 1977  
358 - 13,183 SF Spaces  
\$1.45 - \$1.70 SF/MO



**6650 Commerce Blvd**  
**Commerce Plaza**  
Rohnert Park, CA  
Built in 1984  
952 SF Retail Space  
\$1.63 SF/MO



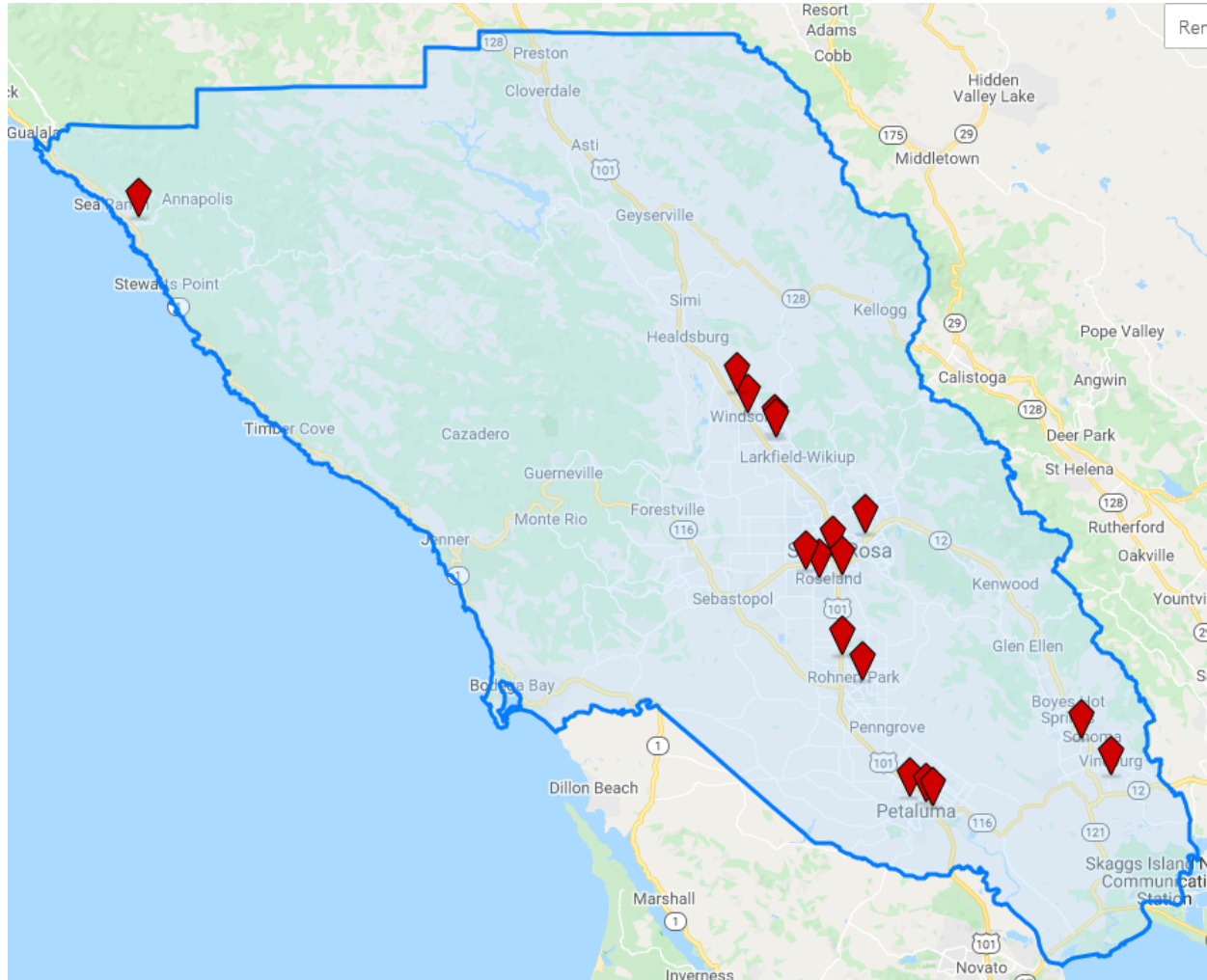
**5880 Commerce Blvd**  
**KSCM Enterprises, LLC**  
Rohnert Park, CA  
Built in 1982  
428 - 2,987 SF Office Spaces  
\$1.60 - \$1.70 SF/MO



**6425-6475 Redwood Dr**  
Rohnert Park, CA  
Built in 1989  
1,800 - 4,200 SF Spaces  
\$1.50 - \$1.60 SF/MO



# Available Land for Sale – Sonoma County (Max 2 Acres)



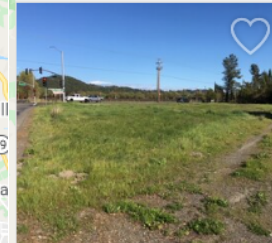
## **Carneros Park Blvd Lot 8**

Sonoma, CA  
\$399,000  
1 Commercial Lot  
1.72 AC Lot



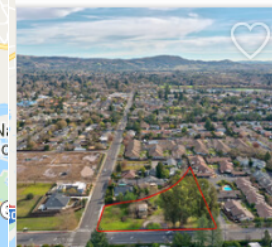
## **5900 Commerce Blvd**

Rohnert Park, CA  
\$1,645,000  
1 Industrial Lot  
1.47 AC Lot



## **60 Shiloh Rd Mixed-Use/High Density Residential Develop...**

Windsor, CA  
\$927,000  
1 Residential Income Lot  
0.76 AC Lot



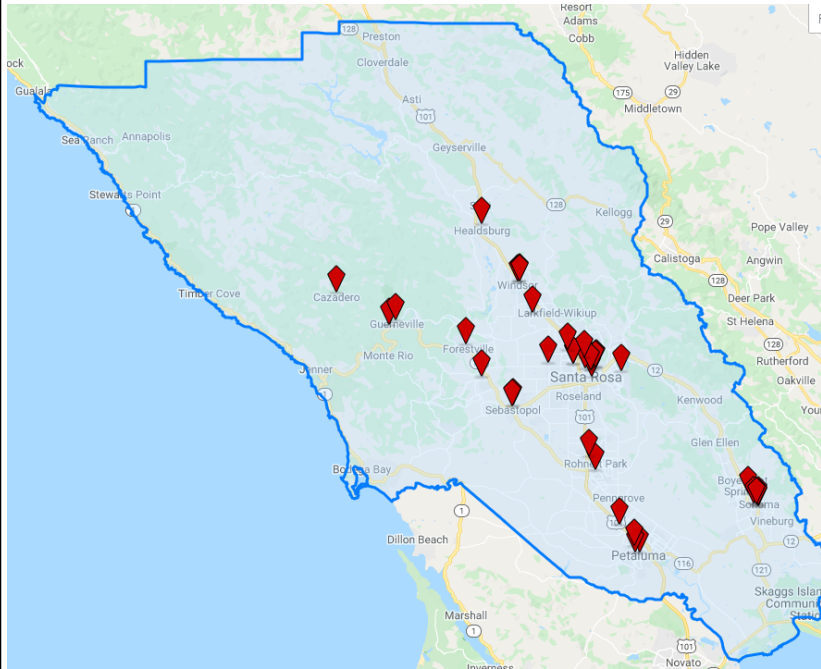
## **1910 5th St W**

Sonoma, CA  
\$1,300,000  
1 Residential Income Lot  
1.51 AC Lot

Source – LoopNet May 3, 2021



# Available Office & Retail Space For Sale Sonoma County (Max 5,000 sf)



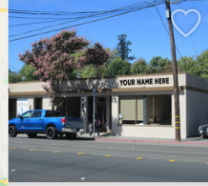
**333 S E St**  
**Central Santa Rosa Office Bldg for Sale**  
Santa Rosa, CA  
\$779,000  
2,333 SF Office Building  
Built in 1978



**6-10 5th St**  
Petaluma, CA  
\$1,575,000  
2% Cap Rate  
1,740 SF Retail Building



**1203 College Ave**  
Santa Rosa, CA  
\$875,000  
1,027 SF Office Building  
Built in 1940



**1617-1619 4th St**  
**Remodeled Commercial Bldg for Sale**  
Santa Rosa, CA  
\$1,100,000  
2,918 SF Office Building  
Built in 1946



**370 Windsor River Rd**  
Windsor, CA  
\$424,000  
1 Unit Available  
942 SF Unit



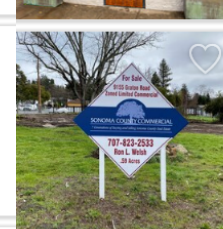
**305 Petaluma Blvd S**  
Petaluma, CA  
\$629,000  
1,568 SF Retail Building  
Built in 1958



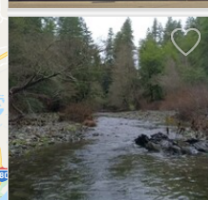
**1510 4th St**  
**Owner/User - Remodeled Office Bldg for Sale**  
Santa Rosa, CA  
\$950,000  
2,480 SF Office Building  
Built in 1920



**620 McClelland Dr**  
Windsor, CA  
\$582,000  
4.97% Cap Rate  
1,291 SF Retail Building



**9155 Graton Rd**  
**Development site near Sebastopol**  
Graton, CA  
\$950,000  
2,000 SF Retail Building  
Built in 1901



**6125 Cazadero Hwy**  
**Historic Cazadero General Store**  
Cazadero, CA  
\$799,000  
1,504 SF Retail Building  
Built in 1888



**2527 Guerneville Rd**  
**New, Relocation Starbucks | 10 Yrs |**  
Santa Rosa, CA  
\$4,214,000  
3.75% Cap Rate  
3,404 SF Retail Building



**1506 4th St**  
Santa Rosa, CA  
\$599,000  
1,496 SF Office Building  
Built in 1922