

// HIGHLIGHTS

PARCEL NUMBER 041-081-028

GENERAL CONDITIONS Vacant, level city lot with frontage along

Sonoma Avenue

±0.70 Acre (±30,402 SF)

SITE SHAPE Rectangular, width: 90' (frontage), Depth: ±337'

TOPOGRAPHY Level

UTILITIES City of Santa Rosa to the site

ZONING CO - Commercial Office. Uses Permitted-by-Right

include business, government and service office, personal services, medical services/office or clinic.

ancillary retail, restaurant/café

SITE None IMPROVEMENTS

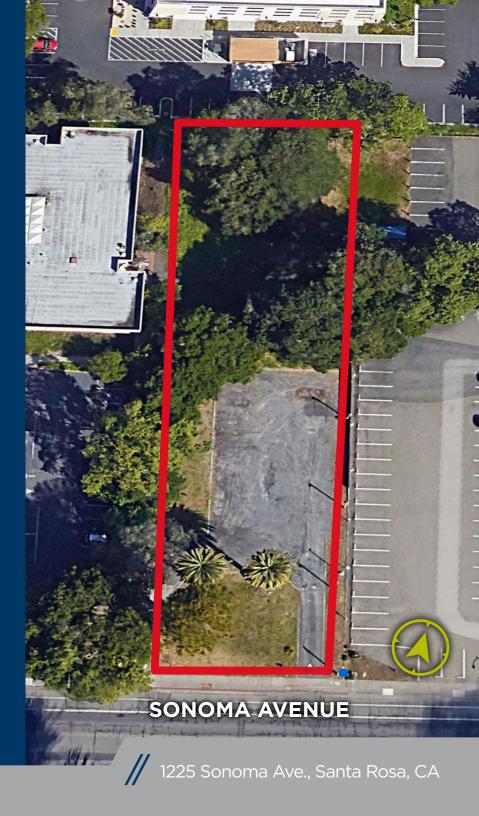
OFF-SITE Curb, gutter, and sidewalk IMPROVEMENTS

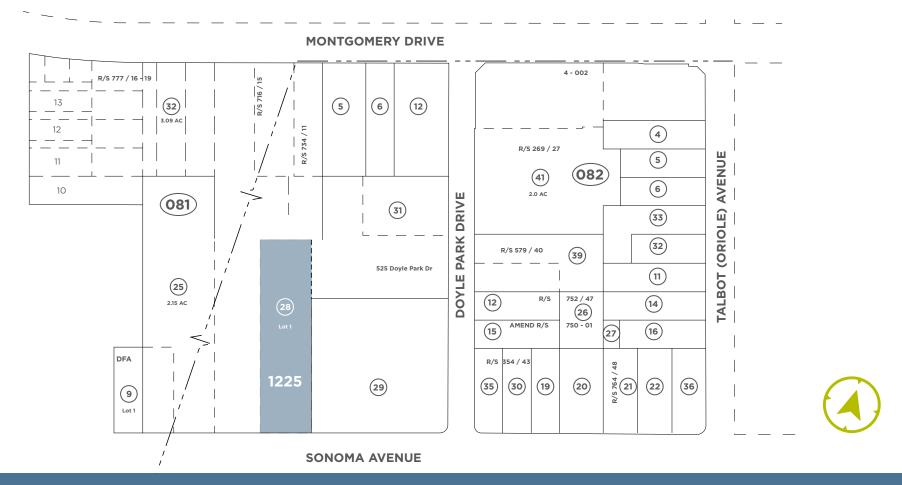
Commercial lot within an established commercial district comprised largely of medical office uses

supporting Providence - Memorial Hospital. To the north and south land use is residential and commercial. West is Santa Rosa's central business district. East is residential uses and Montgomery

Village regional shopping center

DEVELOPMENT OPPORTUNITYMedical office, multifamily residential





// PROPERTY ASSESSMENT

STRENGTHS / OPPORTUNITIES

- Central Santa Rosa location.
- Established, commercial district of medical uses, anchored by Memorial Hospital.
- One block from Memorial Hospital. Walk to Downtown Santa Rosa, surrounded by residential and retail uses.
- High barrier to entry in near fully developed neighborhood.

- Easy access to region's two major highways, Highway 101 an Highway 12.
- A few blocks east to Montgomery Village open-air Lifestyle Shopping Center and west to Downtown Plaza Mall.
- Two miles to Howarth/Annadel State Park featuring hiking, biking, swimming, boating, fishing, tennis, pickleball, and softball.



CONTACT

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