

6.34 ACRES OF LAND NEAR HOME DEPOT & WALMART
225 MILLBRAE AVE. SANTA ROSA, CA
FOR SALE



OFFER MEMORANDUM

PRISCILLA WILDER | Sales & Leasing Associate
priscilla@starboardnet.com
510.367.5355 | DRE 01903660

The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.



225 MILLBRAE AVENUE SANTA ROSA, SONOMA COUNTY

Starboard Commercial, as exclusive advisors, is pleased to present the opportunity to acquire land blocks away from the Graton Casino near Home Depot and Walmart. The site is easily accessible from Golf Course Drive on the South. Over 112,000 cars per day pass by the Property on US 101 heading north and south.

INVESTMENT SUMMARY

LOCATION:	225 Millbrae Ave., Santa Rosa, CA 95407
APN#:	045-033-032-000
ACRES:	+/- 6.34 of Vacant Land
ASKING PRICE:	Best Offer



The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

CENTRAL LOCATION

Santa Rosa is located just an hour north of San Francisco. As the pulse-point of Sonoma County, an area world-renowned for its beauty. Santa Rosa offers access to a variety of business, recreation, and tourism options. Our central location is easily accessed by air, interstate, or back road. The Sonoma County Airport offers multiple daily flights to Los Angeles, Portland, Seattle, and Las Vegas, while the International Airport for both San Francisco and Oakland are within a one and half hour drive. State Highway 101 provides easy access to the major north/south commerce corridor.



ACTIVE MARKETPLACE

Rail access for freight is available, and the North/South running SMART train has begun service. Santa Rosa is home to a large trade area in the Heart of a growing, high - income region that includes Mendocino, Lake, Sonoma, Napa, and Humboldt counties. The 2010 population of the Santa Rosa market area is estimated at 672,611, with an average household size of 2.52

The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

45-03



PERMITTED USES (PARTIAL LIST)

- Single-family detached dwelling units
- These unit(s) may be manufactured homes Small community care facility residential
- Temporary Farm Worker Camps
- Outdoor crop production including wholesale nurseries
- Indoor growing and harvesting of shrubs, plants, flowers, trees, vines, industrial hemp, fruits, vegetables, hay, grain and similar food and fiber crops other than cannabis, in greenhouse
- Farm stand for the temporary or seasonal sales and promotion of agricultural products grown or processed on site
- Temporary or seasonal sales and promotion of livestock which have been raised on site
- Accessory buildings and uses appurtenant to the operation of the permitted uses
- Boarding of a maximum of five (5) horses
- Occasional cultural events
- Small family day care
- Large family day care
- Pet fancier facilities
- Beekeeping
- Vacation rentals
- Transitional housing, subject to density limitations
- Permanent supportive housing, subject to density limitations

USES PERMITTED WITH A USE PERMIT

- Agricultural cultivation
- Retail nurseries
- Indoor growing and harvesting of shrubs, plants, flowers, trees, vines, industrial hemp, fruits, vegetables, hay, grain and similar food and fiber crops other than cannabis
- Commercial kennels, veterinary clinics for farm animals
- Game preserves, refuges, and hunting clubs
- Commercial mushroom farming
- Noncommercial clubs and lodges, golf courses and driving ranges
- Live/work uses in conjunction with a legally established single- family residential unit
- Bed and breakfast inns

*Please see Sonoma County Planning Department for a complete detailed list and explanations.

*Possible State protected endangered species, mitigation TBD.



The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

SALES COMPARABLES

225 MILLBRAE AVENUE
FOR SALE

Sale Comps Map & List Report

Sale Comparables

11

Avg. Cap Rate

-

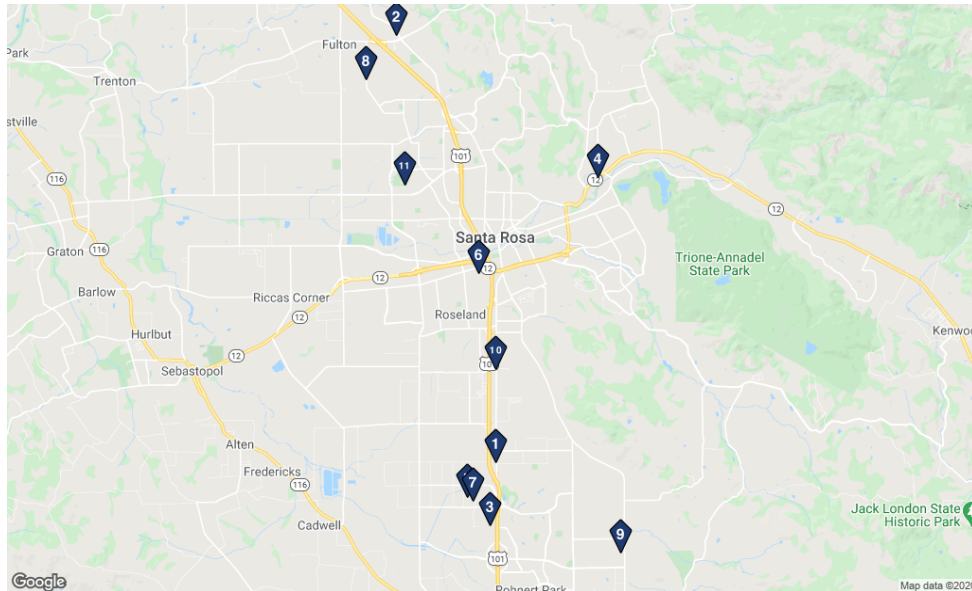
Avg. Price/SF

\$23

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,290,000	\$3,166,000	\$2,924,000	\$8,610,000
Price Per SF	\$15	\$23	\$18	\$53
Cap Rate	-	-	-	-
Time Since Sale in Months	0.7	9.4	9.4	20.3
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Floors	-	-	-	-
Typical Floor	-	-	-	-
Vacancy Rate at Sale	-	-	-	-
Year Built	-	-	-	-
Star Rating	★★★★★	★★★★★ 2.1	★★★★★ 2.0	★★★★★

Sale Comps Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate
1 4255 Santa Rosa Ave Santa Rosa, CA	Land ★★★★★	-	1.81 AC	-	8/6/2020	\$1,290,000	\$712,704/AC	-
2 69-159 Mark West... Santa Rosa, CA	Land ★★★★★	-	1.92 AC	-	6/17/2020	\$2,924,000	\$1,522,920/AC	-
3 211 Business Park Dr Rohnert Park, CA	Land	-	4.69 AC	-	5/1/2020	\$3,070,000	\$654,586/AC	-
4 4224 Highway 12 Santa Rosa, CA	Land ★★★★★	-	2.68 AC	-	3/20/2020	\$2,300,000	\$858,208/AC	-
5 4528 Langner Ave Santa Rosa, CA	Land ★★★★★	-	5 AC	-	11/15/2019	\$3,500,000	\$700,000/AC	-
6 Santa Rosa Multifam... 811 Boyd St Santa Rosa, CA	Land ★★★★★	-	1.9 AC	-	9/9/2019	\$1,450,000	\$763,158/AC	-
7 233 Wilfred Ave Santa Rosa, CA	Land ★★★★★	-	5 AC	-	5/10/2019	Price Not Dis-closed	-	-
8 3825 Barnes Rd Santa Rosa, CA	Land ★★★★★	-	5 AC	-	5/1/2019	Price Not Dis-closed	-	-
9 Signature Homes Petaluma Blvd & Keiser & Rohnert Park, CA	Land ★★★★★	-	3.7 AC	-	12/18/2018	\$8,610,000	\$2,327,027/AC	-
10 3111-3119 Santa Rosa Santa Rosa, CA	Land ★★★★★	-	4.51 AC	-	-	\$3,750,000	\$831,486/AC	-
11 1801 Ridley Ave Santa Rosa, CA	Land ★★★★★	-	2.47 AC	-	-	\$1,600,000	\$647,800/AC	-

The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

PRISCILLA WILDER | Sales & Leasing Associate
priscilla@starboardnet.com
510.367.5355 | DRE 01903660



POINTS OF INTEREST

225 MILLBRAE AVENUE
FOR SALE



PRISCILLA WILDER | Sales & Leasing Associate
priscilla@starboardnet.com
510.367.5355 | DRE 01903660

 **STARBOARD**
COMMERCIAL REAL ESTATE
ENTREPRENEURIAL • LOCAL • INDEPENDENT

TCN
WORLDWIDE
REAL ESTATE SERVICES

Confidential Offering Memorandum & Disclaimer

Confidential Offering Memorandum & Disclaimer This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Starboard Commercial Real Estate ("Starboard") as part of Starboard's efforts to market for sale the real property located at 225 Millbrae Avenue, Rohnert Park, CA (the "Property"). Starboard is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Starboard is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Starboard also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Starboard, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Starboard.

Starboard, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Starboard and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or noncompliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Starboard may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Starboard will provide the Recipient with copies of all referenced contracts and other documents. Starboard assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property.

More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Starboard and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Starboard reserves the right to require the return of this Memorandum and the material in it any other material provided by Starboard to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.