

FOR SALE



6602 STONE BRIDGE RD
SANTA ROSA, CA

JOHN KAUFMAN

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**CUSHMAN &
WAKEFIELD**

6602 STONE BRIDGE RD

SANTA ROSA, CA 95409

THE OFFERING:

Cushman & Wakefield is pleased to present this new listing in Santa Rosa, California consisting of ± 3.33 acres on the southeast corner of Stone Bridge Road and Oakmont Drive in the City of Santa Rosa. The property is an in-fill site with services providing a unique opportunity for single family, multifamily or retail development within the Oakmont Village community.

Site Size: ± 3.33 AC / $\pm 145,055$ SF

Zoning: (a) CG-RC* (General Commercial)
(b) R-3-18-RC* (Multi-Family Residential)

APN: 016-860-041-000

City: Santa Rosa (Sonoma County)



RENDERING FROM PREVIOUSLY APPROVED CARE FACILITY PROJECT

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OAKMONT VILLAGE

Oakmont Village in Santa Rosa, California is a 55+ community set in the middle of the beautiful wine country of Sonoma County. The 1,255-acre age-restricted community is situated only a few miles from downtown Santa Rosa, California.



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OAKMONT GARDENS

OAKMONT VILLAGE OVERVIEW

Initially developed in 1964, Oakmont Village is an extensive 55+ community offering residents a broad array of amenities and a vibrant and active adult lifestyle. This 1,255-acre age-restricted community has a quaint feel but is situated only a few miles from downtown Santa Rosa, a modern city with fine dining, shopping, and top-notch healthcare.

The Oakmont Village Association (OVA) consists of 3,200 homes and over 4,800 residents who have access to the various community amenities.

OAKMONT VILLAGE AMENITIES

The two 18-hole golf courses at Oakmont Golf Club are the jewel of Oakmont Village. The clubhouse at the Oakmont Golf Club contains the popular Quail Inn restaurant. Additionally, Oakmont Village residents can take advantage of four tennis courts, six pickleball courts, three bocce ball courts, a picnic area, and an outdoor saltwater pool and spa.

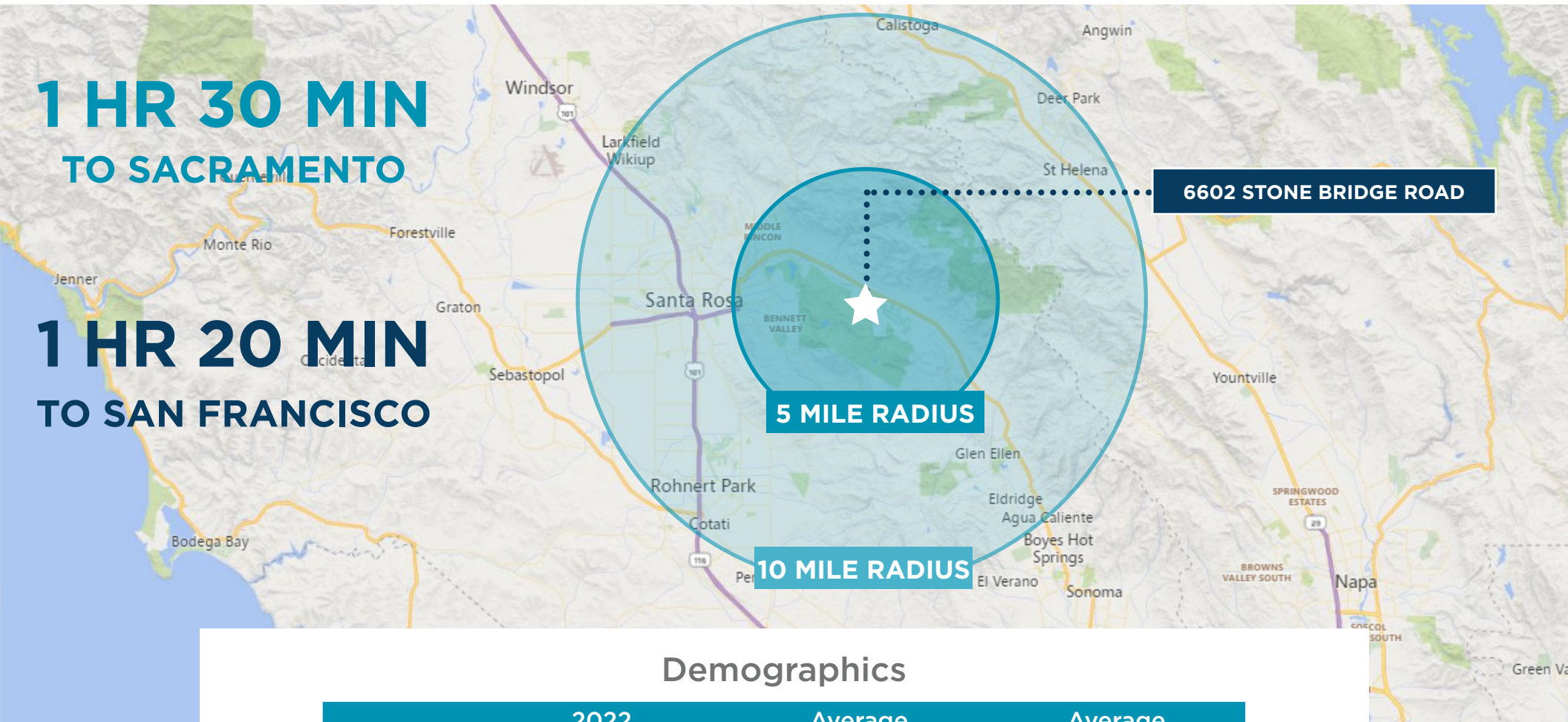
Oakmont Village also has its live entertainment center in The Berger Center, which contains a large auditorium with a catering kitchen.

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1 HR 30 MIN
TO SACRAMENTO

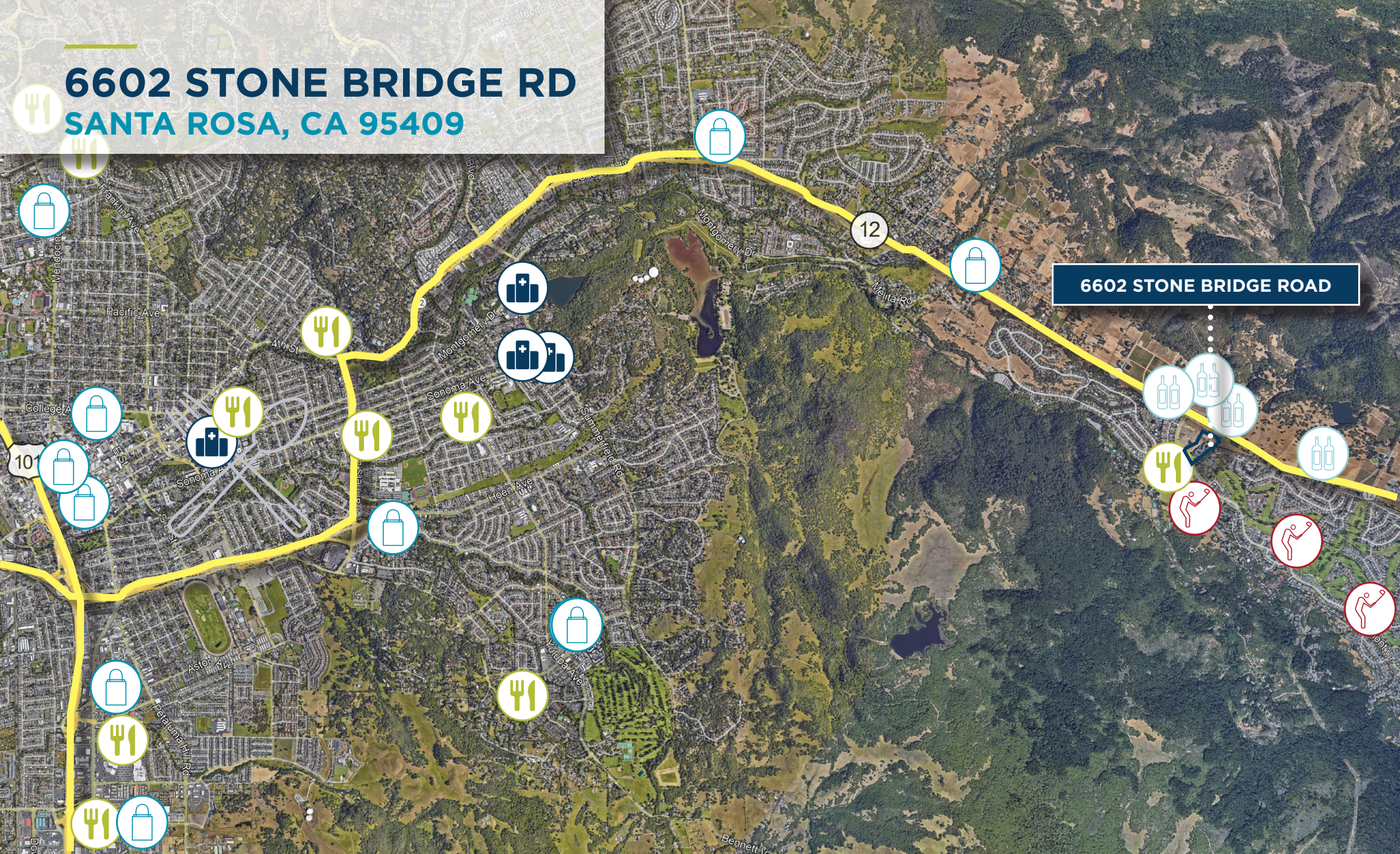
1 HR 20 MIN
TO SAN FRANCISCO



Demographics

	2022 Population	Average Household Income	Average Home Value
2 Mile	6,283	\$113,983	\$776,954
5 Miles	57,174	\$121,896	\$755,360
10 Miles	281,748	\$108,045	\$684,206

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 HOSPITALS

 GROCERY

 RETAIL &
SHOPPING
CENTERS

 GOLFING

 WINERIES



FOR MORE INFORMATION, CONTACT:

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