



BUSINESS LOCATIONS AND DEVELOPMENT OPPORTUNITIES

WHEN YOU ARE THINKING OF RE-LOCATING YOUR BUSINESS... THINK CLOVERDALE.

With so many new and exciting development opportunities, Cloverdale is emerging as a smart place to do business. Located in the heart of the world-renowned Alexander Valley wine region of northern Sonoma County, Cloverdale is a perfect place for your employees to call home and to build and expand your business. There has never been a better time to consider Cloverdale.

WHY CLOVERDALE?

Cloverdale's Location Has Unique Regional Attributes

- ✓ **Connectivity to Bay Area**
 - ✓ **Strong competitive advantages**
1. Located mid-point on Highway 101, just 80 miles north of the Golden Gate Bridge
 2. A half-day drive to Arcata/Eureka on Hwy 101
 3. Drive to Silicon Valley for the day and back
 4. Access to Lake, Mendocino, Napa and Sonoma counties
 5. Convenient exits off Highway 101 to downtown and industrial, commercial, retail sites
 6. SMART Train Depot just off freeway and within walking distance to downtown
 7. Good interior road system that supports business traffic
 8. Cloverdale Municipal Airport just one mile from downtown
 9. Transit-Oriented destination with SMART Train Station
 10. Close to urban centers



Cloverdale's General Plan provides:

- ✓ **Site planning flexibility**
- ✓ **Balanced and wide range of mixed land uses**
 - **Historic Downtown Office and Retail**
 - Shopping Center Retail
 - **Mixed Use Transit-Oriented Uses**
 - Anchor-Store Destination Retail with Freeway Access
 - **Light Industrial with Freeway Access**
 - Commercial with Freeway Access
 - **First time Buyer to Retirement For Sale & Apartments**
 - Health Care and Continuing Senior Care
 - **Education & Cultural**
 - Entertainment and Community
 - **Tourism**
 - Government

Cloverdale's Business Community

(Just some of the companies that have chosen to locate here)

- Reuser Inc.**
- Redwood Credit Union**
- Ray's Food Place**
- Exchange Bank**
- Kragen Auto Parts**
- Mary's Pizza**
- Starbucks**
- Subway**
- CVS**
- Ace Hardware**
- Antiques & Uniques**
- Papa's Pizza**
- Pick's Drive In**

Site Development Opportunities

Cloverdale is planning carefully so that it may retain its small town character and natural beauty. At the same time, the City's General Plan has designated several site development opportunities that will enable Cloverdale residents to enjoy the benefits of a vibrant and diverse economy. Listed below are some of the site development areas available. The City of Cloverdale appreciates all businesses and is committed to working with interested developers, employers and businesses.

Downtown

Transit-Oriented near SMART Depot

Thyme Square

Kelly Road Gateway Master Plan (Southwest Area)

Asti Future Economic Zone (Southeast Area)

Future Industrial Economic Zone (Southeast Area)



CLOVERDALE

Chamber of Commerce, 105 North Cloverdale Blvd., Cloverdale, CA 95425 (707) 894-0125

www.cloverdale.net

BRING YOUR BUSINESS TO CLOVERDALE!

Companies that locate and do business in Cloverdale benefit from the internationally recognized Sonoma Brand- rustic wineries, organic foods, creative industries and innovative entrepreneurs. Sonoma County's schools, universities and companies are in the forefront of green technology. The county is fast evolving as Northern California's Innovation Corridor. For businesses and their employees, living in Cloverdale – and Sonoma County – couldn't be a better choice.

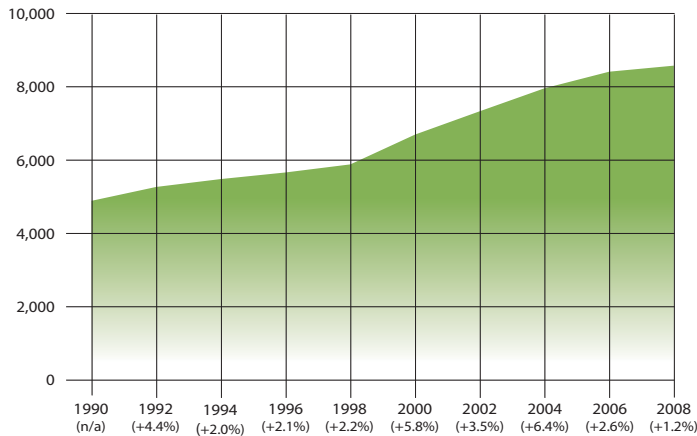
HOUSING TRENDS

Year	Single-Family Units	Multiple Family Units	Mobile Homes	Total Housing Units	Annual Percentage Change
1990	1,437	434	162	2,033	n/a
1991	1,467	466	162	2,095	3%
1992	1,485	511	162	2,158	3%
1993	1,514	515	162	2,191	1.5%
1994	1,524	515	162	2,201	0.5%
1995	1,530	515	162	2,207	0.3%
1996	1,562	515	162	2,239	1.4%
1997	1,574	515	162	2,251	0.5%
1998	1,595	515	162	2,272	0.9%
1999	1,751	515	162	2,428	6.9%
2000	2,006	405	208	2,619	7.9%
2001	2,101	405	208	2,714	3.6%
2002	2,205	405	208	2,818	3.8%
2003	2,280	405	208	2,893	2.7%
2004	2,475	405	208	3,088	6.7%
2005	2,571	413	208	3,192	3.4%
2006	2,660	428	209	3,297	3.3%
2007	2,682	443	209	3,334	1.1%

Housing Characteristics

The number of housing units in Cloverdale has increased steadily since 1998. Today, Cloverdale has a balanced housing stock that includes first time buyer to luxury homes, active adult and senior living, apartment and townhome rentals and affordable housing.

CITY OF CLOVERDALE POPULATION GROWTH



Growth and Trends

The city of Cloverdale is the fastest growing city in Sonoma County, with an annual average population increase of nearly 4 percent between 1998 and 2008.

EMPLOYMENT BY POPULATION (15 MILE RADIUS)

