



**BARN**  
**5400**

A PROJECT BY **CORNERSTONE**



# CORNERSTONE

## NORTH BAY PROPERTY OWNER + DEVELOPER

### **Owned + Managed Properties**

Commercial  
Office  
Industrial  
R&D  
Limited Retail

~30 properties in the North Bay (Petaluma, Santa Rosa)  
6 buildings in Petaluma Redwood Business Park

### **Development/Special Projects**

MF, Mixed-Use Developments in Downtown Santa Rosa  
coLAB Coworking  
Barn 5400



# CURRENT USES





# CURRENT USES





# CURRENT USES

# RETROGRADE

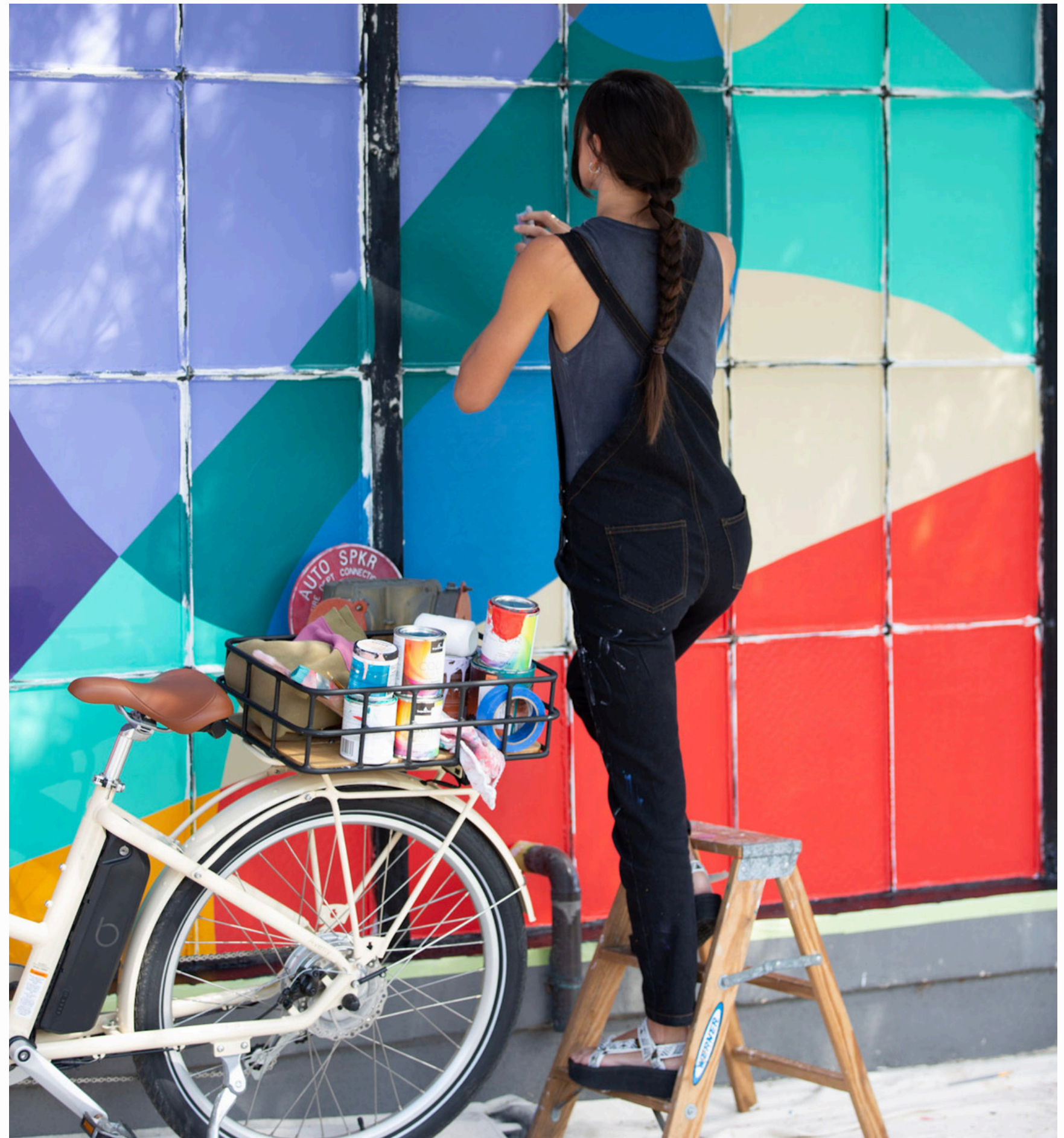
COFFEE ROASTERS





# CURRENT USES

## Fine Artists





# CURRENT USES

Working Studio + Retail + Classes





# EVENTS

## Free Community Pop-ups





# VISION

Retrograde  
Walk-Up Cafe

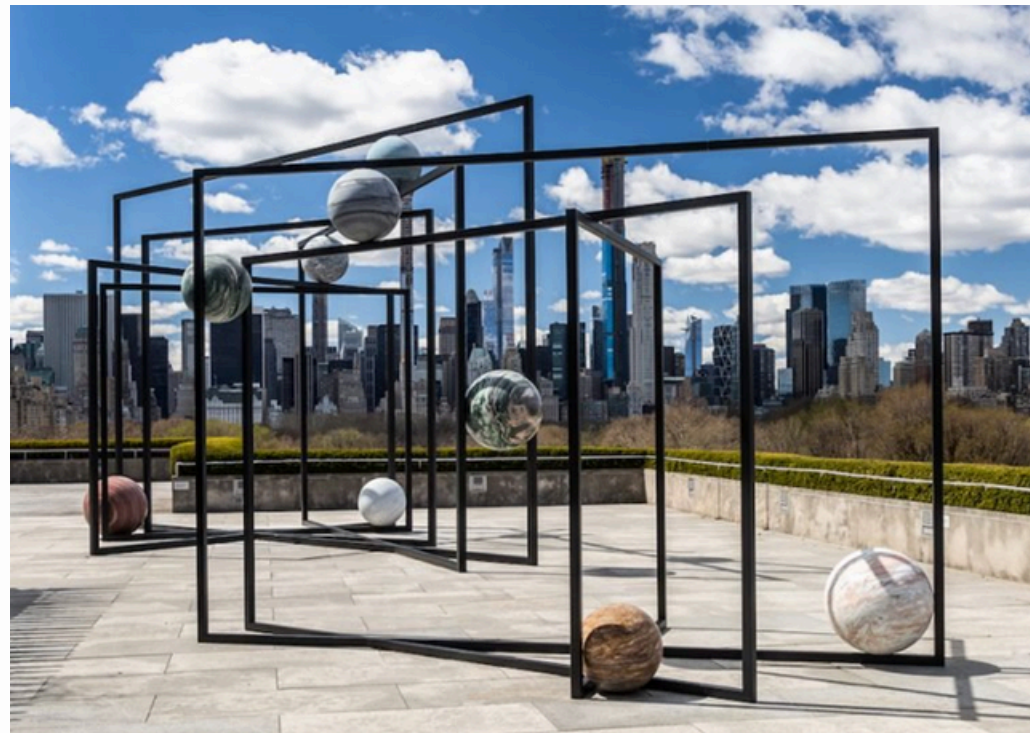


Expanded Outdoor Markets



Food Truck  
Pop-ups

Sculpture Gardens



Teaching Garden +  
Family Friendly Spaces



# IMPROVEMENTS FOLLOWING ANNEXATION

1. Abandonment of existing septic system
2. Utility connections pertaining to current uses onsite including domestic water, fire water supply, public sewer connection
3. Maintenance and repair of existing buildings and structures
4. Interior TI improvements of existing buildings and structures
5. Accessibility and parking upgrades if required as a result of TIs in item 4 \*no intention of adding impervious surface to the property other than to meet accessibility requirements
6. Landscaping, irrigation and creek waterway conservation improvements
7. Special event permits

