

418 Aviation Blvd

SANTA ROSA, CA 95403



Property Description

Presenting 418 Aviation Blvd, a ±6,592 SF multi-tenant office/medical building on ±0.10 acres, strategically located in the Airport Business Center within the Santa Rosa submarket. This well-positioned asset offers both stabilized income and significant lease-up potential, with current occupancy at 85% with ~1,500 sf available.

Built in 1991, the property features flexible suite configurations, a strong parking ratio of 6.0/1,000 SF, and a professional environment suitable for a wide range of tenants. Recent leasing activity in the submarket supports competitive asking rents of \$24.60-\$36.00/SF MG, creating value-add opportunities for investors or a potential owner-user.

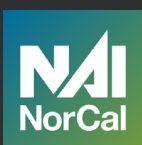
The property's location provides excellent regional connectivity with immediate access to Highway 101, proximity to Charles M. Schulz- Sonoma County Airport (5 minutes), and SMART commuter rail service (14 minutes by foot, 10 minutes by car).

Offering Summary

Sale Price:	\$1,970,000
Cap Rate:	8.5%
Market Cap Rate:	17.6%
Price/SF:	\$299
Building Size:	6,592 SF
NOI:	\$167,294
Occupancy:	90%



Scan/Click for Offering Memorandum



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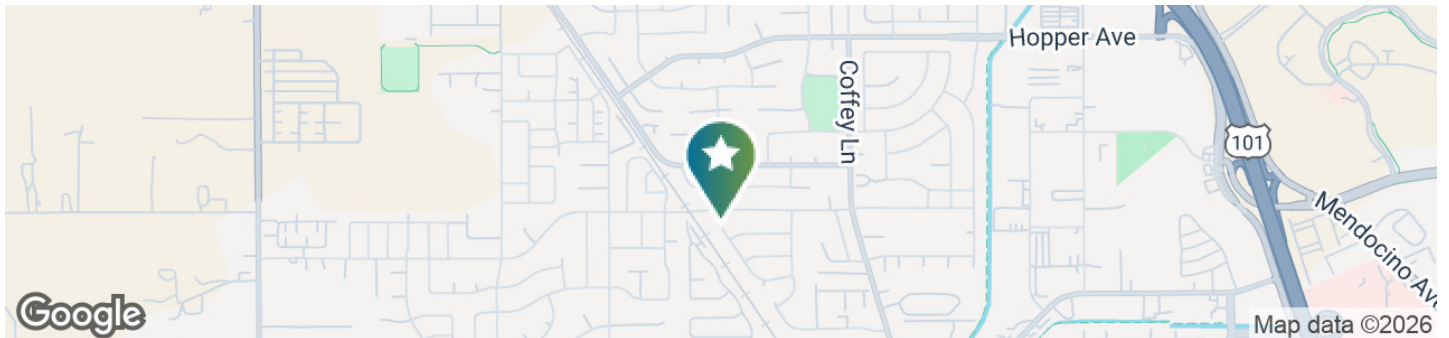
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Additional Photos



Location Information



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