

FOR LEASE - JOCKEY CLUB

991 GORDON LN, SANTA ROSA, CA 95404

20,160+/- SQ. FT.

Northern California's Premier Commercial Real Estate Firm



PROPERTY
WEBSITE

DUE DILIGENCE

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

PRICING

Total Monthly:	\$33,264.00
Rent per Sq. Ft.:	\$1.65/Sq. Ft.

BUILDING / SITE

Building Size:	20,160+/- Sq. Ft.
Commercial Kitchen:	Yes
Construction Type:	Wood Frame/Stucco
Power:	225 Amps 3 Phase
Fire Suppression:	Yes
Zoning & General Plan:	Public Institutional (PI)

PROPERTY
WEBSITE

DUE DILIGENCE

991 Gordon Ln

First time available to the public. The Santa Rosa Jockey Club is now available for lease. The property was built in 1992 specifically as a horse wagering and race watching venue. The site closed during COVID, and the Sonoma County Fair is now looking for a new long-term tenant.

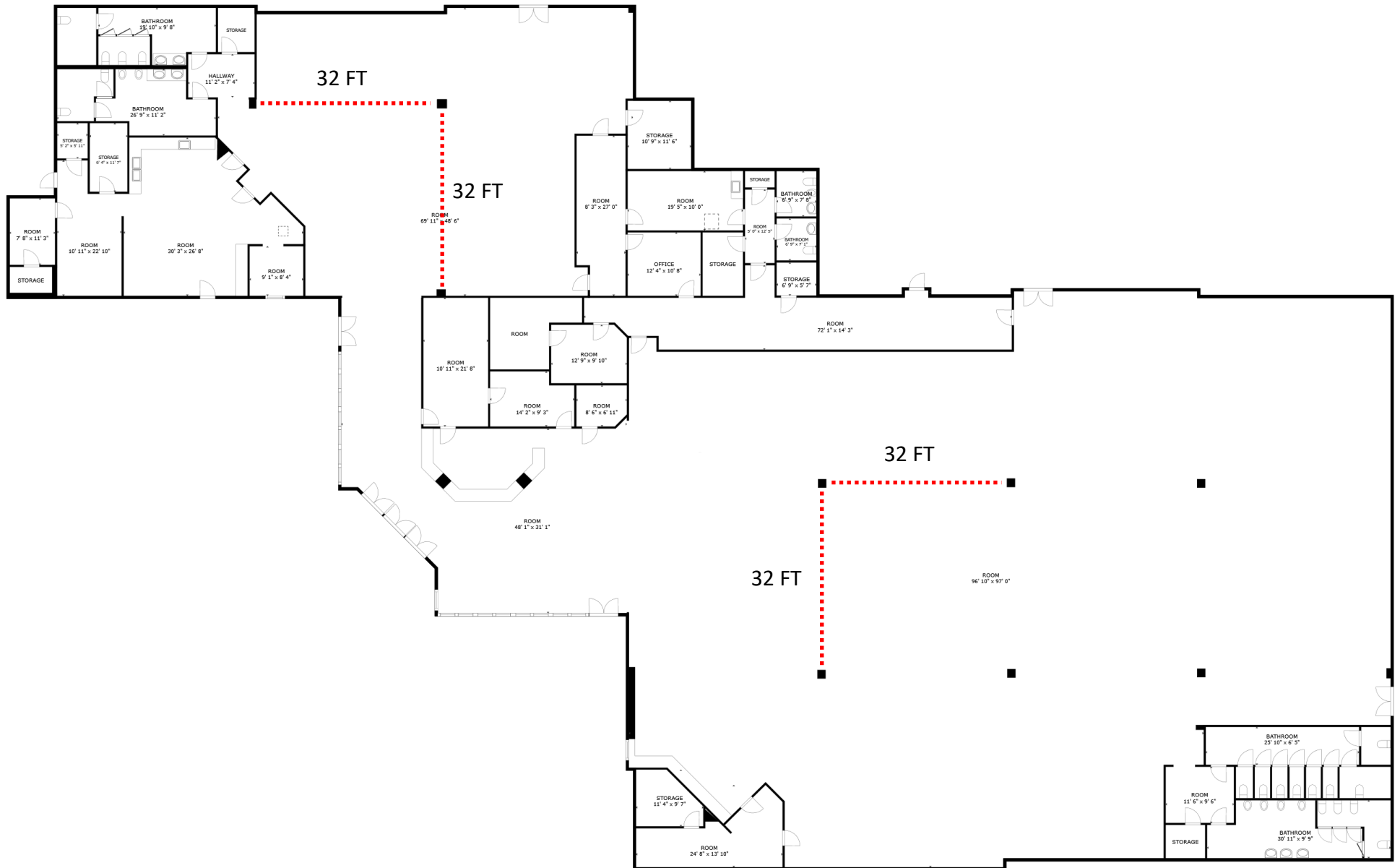
The building is approximately 20,160 sq.ft +/- with a very open floor plan. The facility offers a commercial kitchen, a second smaller concession area. Two large restroom sets, the largest has 9 stalls each, plus 2 additional private restrooms. The open floor plan is designed with a larger viewing area with bar, and separate smaller sports club area. There are some private offices and admin spaces between these two areas. Adjacent to the front of the building are outdoor patios. The building sits on paved land which will result in approximately 2.5 acres.

The commercial kitchen is a fully kitchen with dishwasher, multi ban sink, 2 hoods, dry good storage, freezer and cold box, a retail counter with keg tap. The smaller concession area includes ice maker, stove, hood, fryer and also plumed for kegs at the retail counter. The building is equipped with fire suppression, public utilities, 1,000 amp power supply an natural gas. The clear height is approximately 12' feet in most areas, with several sections to 14'. Distance from floor to underside of roof is approximately 19'. The building design works around a column grid with 32' spacing between columns. Roof, building systems and overall building appears to be maintained very well.

Easy access onto US Hwy 12, and minutes to US Hwy 101. Very visible building along Gordon Lane, Summerfield Road and from within the Sonoma County Fairgrounds. Great for assembly use or large equipment retailer. Any lease is subject to County of Sonoma approval.



FLOOR PLAN



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AERIAL



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PHOTOS



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PHOTOS



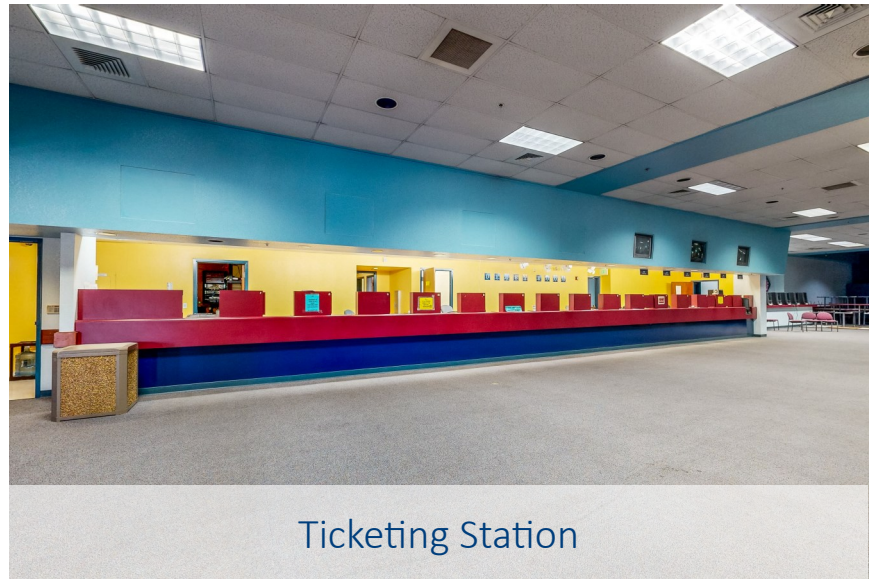
Entrance



Entrance



Open Viewing Area



Ticketing Station

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PHOTOS



Open Viewing Area



Open Viewing Area



Kitchen / Concession Area



Commercial Kitchen

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PHOTOS



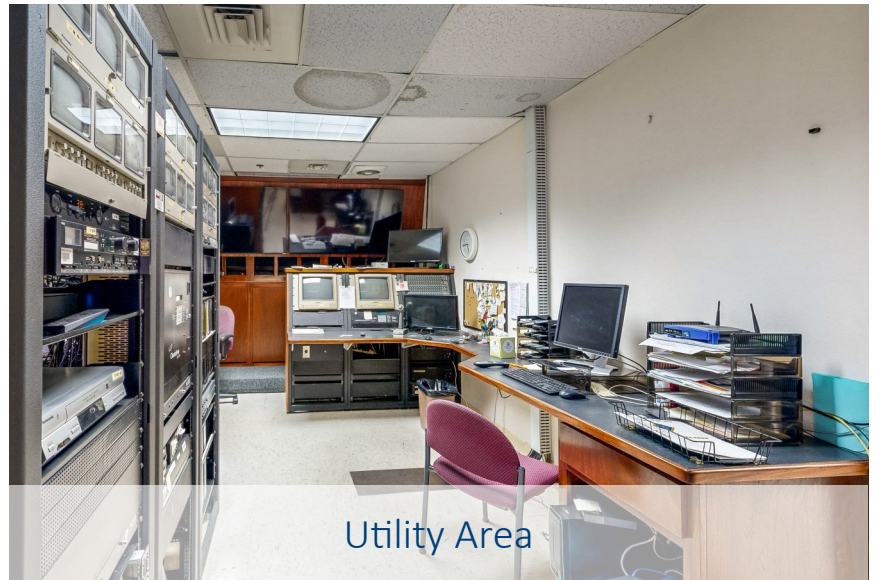
Restroom



Break Room



Utility Area

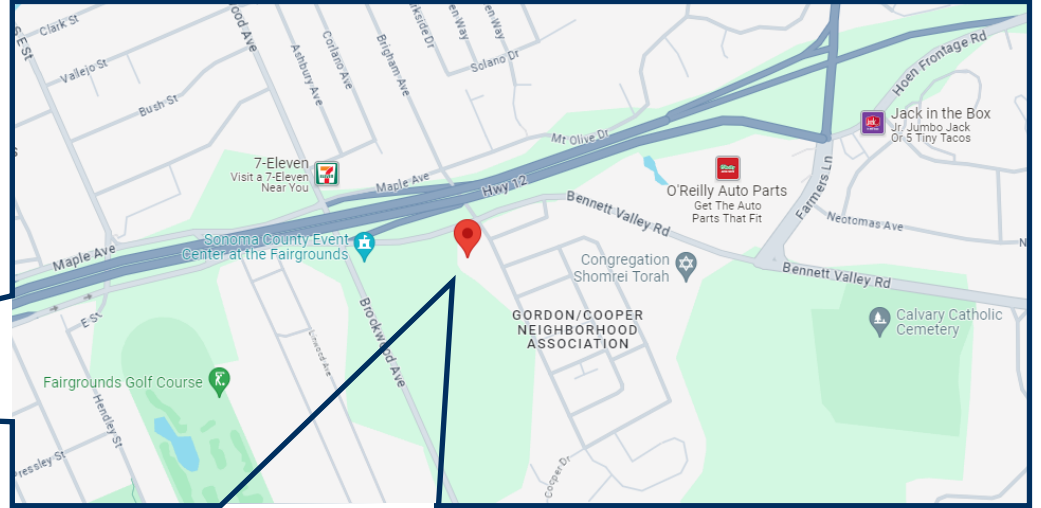
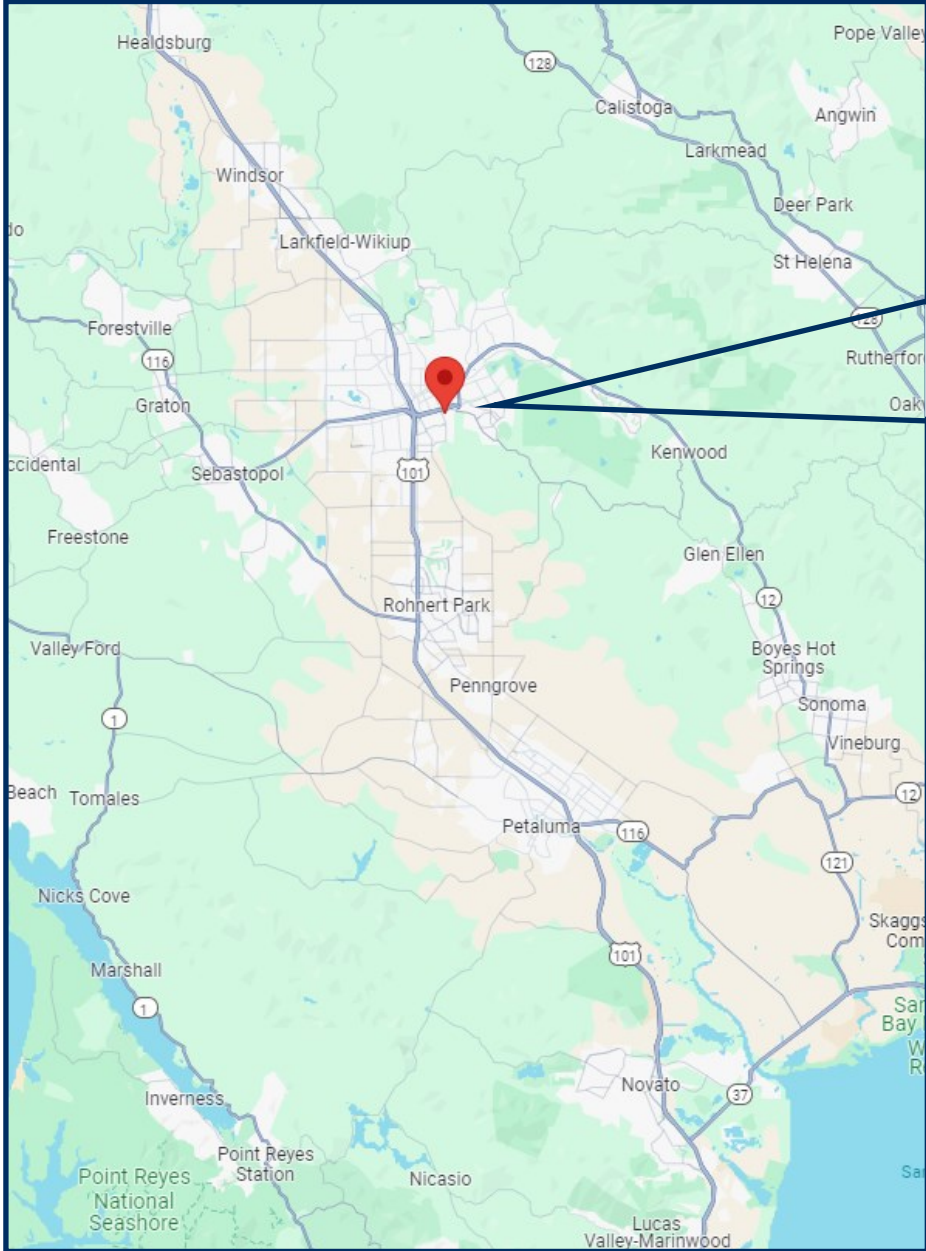


Utility Area

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MAPS



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LISTING TEAM



Nick Abbott, CCIM

CA BRE # 01357548

Direct: 707-529-1722

Office: 707-523-2700

Email: Nabbott@NorthBayProp.com



William Severi, CCIM, CPM

CA BRE # 01000344

Direct: 707-360-4455

Cell: 707-291-2722

Email: William@NorthBayProp.com

North Bay Property Advisors

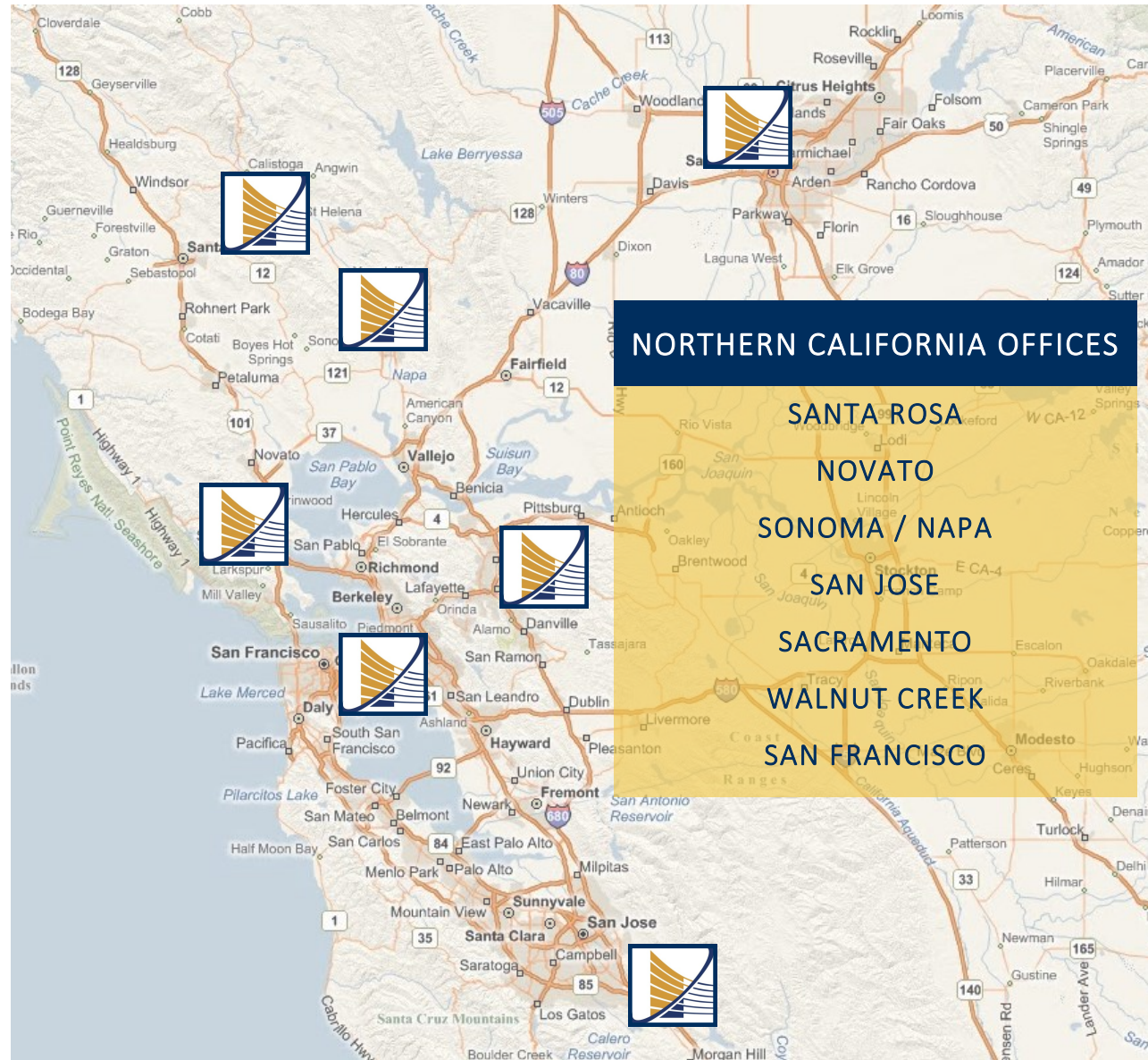
Santa Rosa Office

823 Sonoma Ave

Santa Rosa, CA 95404

707-523-2700

www.NorthBayProp.com



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