



INDUSTRIAL LAND AVAILABLE FOR LEASE

800 YOLANDA AVE, SANTA ROSA, CA 95404

STEPHEN SKINNER
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CALDRE #02020207

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PROPERTY OVERVIEW



PROPERTY DESCRIPTION

W Commercial is pleased to present the opportunity to Lease 800 Yolanda Avenue in Santa Rosa. Unlock Limitless Potential at this prime 5.53+/- acre Light Industrial Property within the city limits. Featuring 3 acres of immediately usable space, this property provides ample room to establish and expand your operations. Whether you require yard space, storage, or room for future development, 800 Yolanda Ave has the flexibility to accommodate your business needs.

LOCATION DESCRIPTION

Located on the corner of Petaluma Hill Road and Santa Rosa Avenue within the vibrant city of Santa Rosa, Petaluma Hill Road is a heavy traffic arterial with average daily traffic count of 18,721. This hard to find Industrial lot is surrounded by new development and offers convenient access to major transportation routes and a bustling commercial environment. Benefit from the strategic location and exposure to attract customers, clients, and partners to your doorstep.

PROPERTY HIGHLIGHTS

- Large Industrial lot
- Immediately useable land to accommodate many uses
- Good corner location on heavy traffic arterial with 18,721 ADT
- Surrounded by New Development
- IL - Light Industrial Zoning
- APN 044-091-063
- Great Santa Rosa Location with access to major transportation routes and bustling commercial environment

OFFERING SUMMARY

Lease Rate:	Negotiable
Zoning:	IL - Light Industrial
Lot Size:	5.53 Acres
APN:	044-091-063



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RETAILER MAP



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ADDITIONAL PHOTOS



STEPHEN SKINNER

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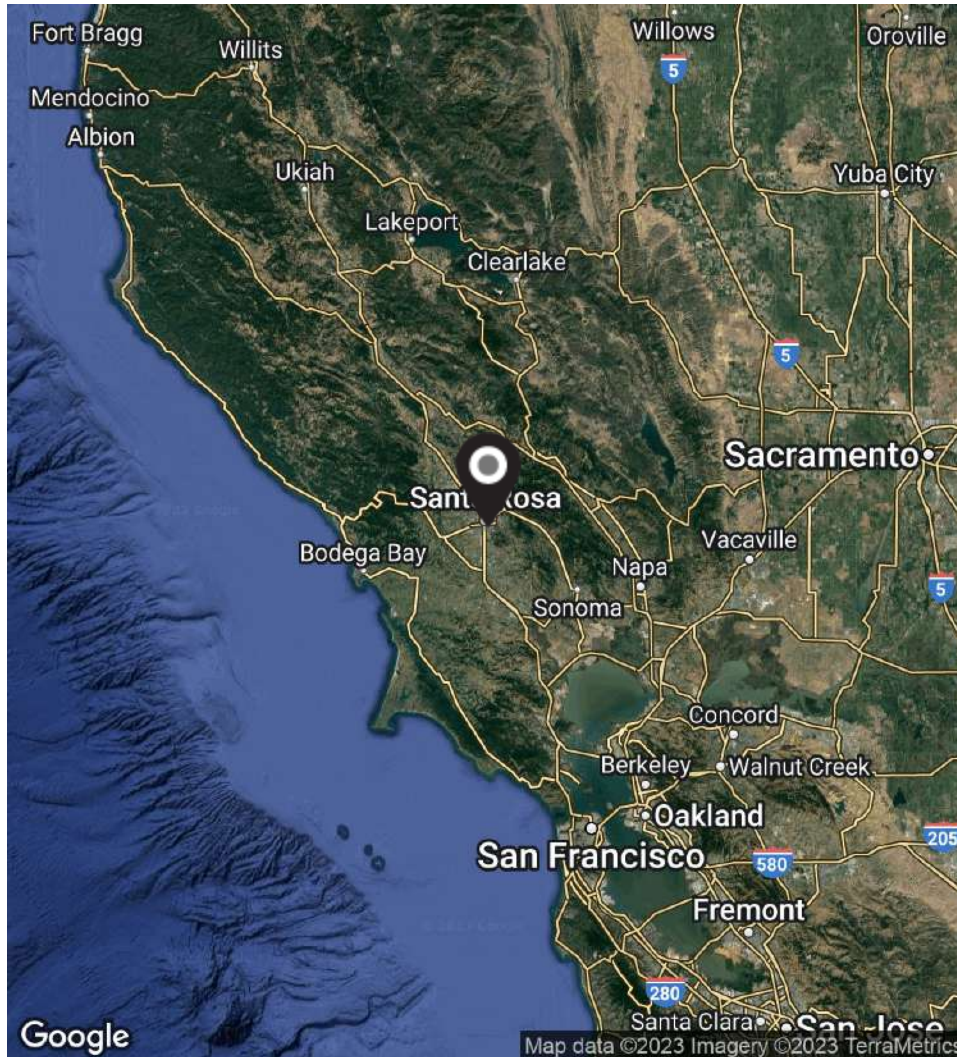
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DEMOGRAPHIC INFORMATION



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	14,566	200,305	309,776
Median age	32.0	39.2	41.4
Median age (Male)	32.0	38.1	40.1
Median age (Female)	33.3	40.3	42.6
Total households	4,610	76,454	122,043
Total persons per HH	3.2	2.6	2.5
Average HH income	\$78,128	\$94,581	\$100,103
Average house value	\$377,945	\$501,652	\$589,143



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CITY OF SANTA ROSA INFORMATION



SANTA ROSA, CALIFORNIA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



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ABOUT W COMMERCIAL



W COMMERCIAL REAL ESTATE

W Commercial is a dynamic Commercial Real Estate company that thrives on the synergy between strong relationships, data-driven insights, and extensive resources. With a deep commitment to excellence and client satisfaction, we offer comprehensive solutions tailored to meet our clients' unique needs.

Our success lies in the combination of fostering strong relationships and leveraging data and resources. We prioritize understanding our clients' goals, cultivating long-term partnerships, and maintaining a vast network of industry experts. These relationships, coupled with our cutting-edge technologies and advanced analytics, enables us to gather valuable market insights, identify opportunities, and negotiate favorable deals for our clients.

By harnessing the power of data and utilizing our extensive resources, we provide informed recommendations, mitigate risks, and optimize investment returns. Our data driven approach, combined with our commitment to building strong relationships, sets us apart in the competitive commercial real estate market. Partner with W Commercial Real Estate to benefit from our unique blend of strong relationships, data-driven insights and unparalleled resources.

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MARKETING DISCLAIMER



DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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