



Avion Place Offices

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COMMERCIAL

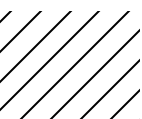


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SECTION 1

Property Information



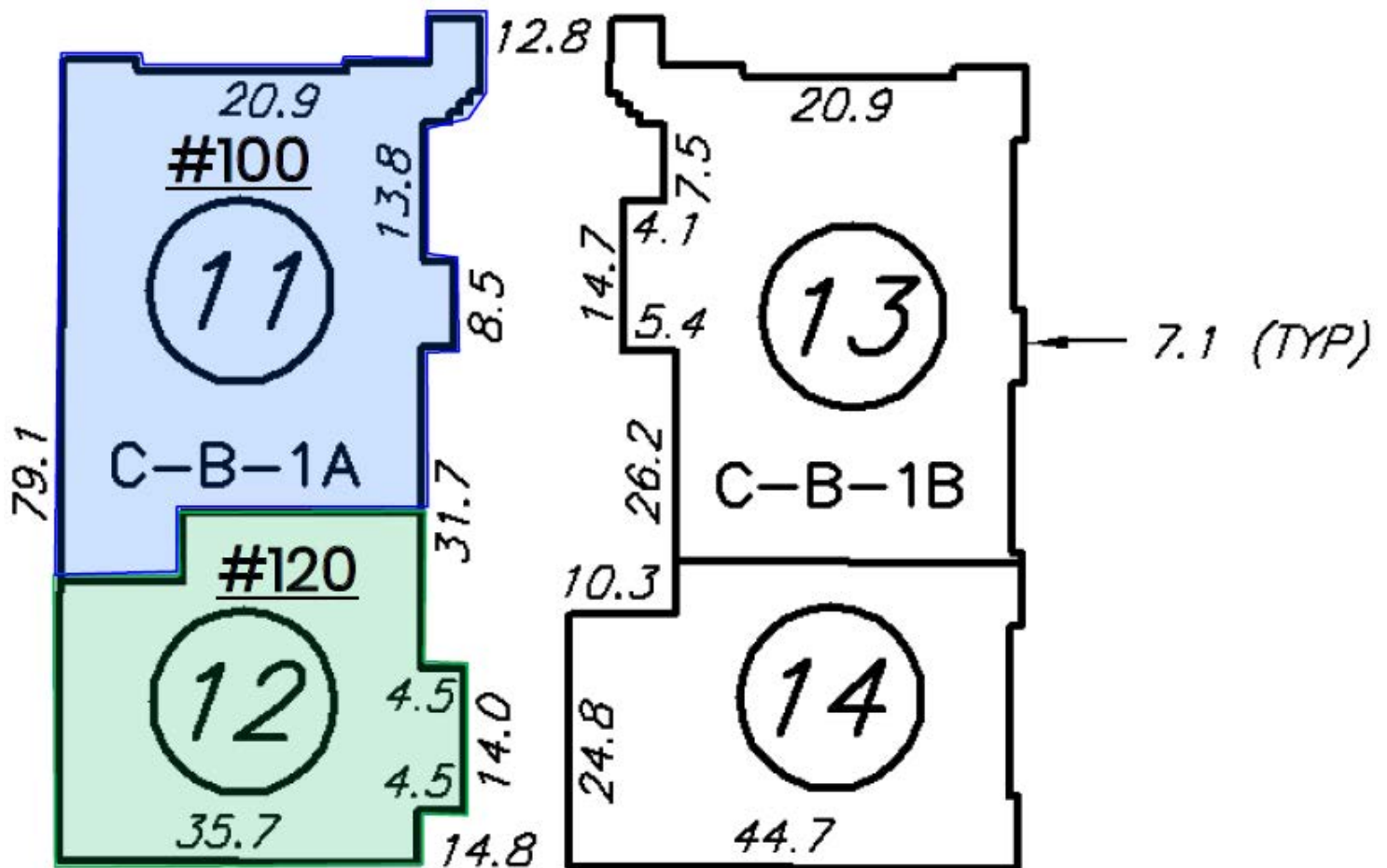
PROPERTY DESCRIPTION

Fantastic office suites available in the Airport Business Park! Two ground floor spaces are currently available totaling approximately 2,942 square feet. Suite 100 is about 1,726 square feet offering multiple executive offices with windows, a conference room, bullpen area, and kitchenette. Suite 120 is approximately 1,216 square feet including three executive offices with windows, a bullpen, and kitchenette.

Avion Place is a four building, two-story office complex offering a professional setting with modern finishes, glass-lined buildings, onsite parking, elevator access, and great signage on Airport Park Boulevard. Conveniently located near the SMART train station, just a couple blocks from Highway 101, and only half a mile to the Sonoma County Airport. Don't miss this opportunity to secure your ideal office space at this sought-after location.

OFFERING SUMMARY

| | |
|----------------------|------------------------------|
| Sale Price: | \$799,000 |
| Price per SF: | \$271.58 |
| Suite Size | 2,942 SF |
| Total Building Size: | 15,574 SF |
| Year Built: | 2006 |
| Zoning: | MP Industrial Park |
| APNs: | 059-380-011 & 059-380-012 |



FIRST FLOOR BUILDING B

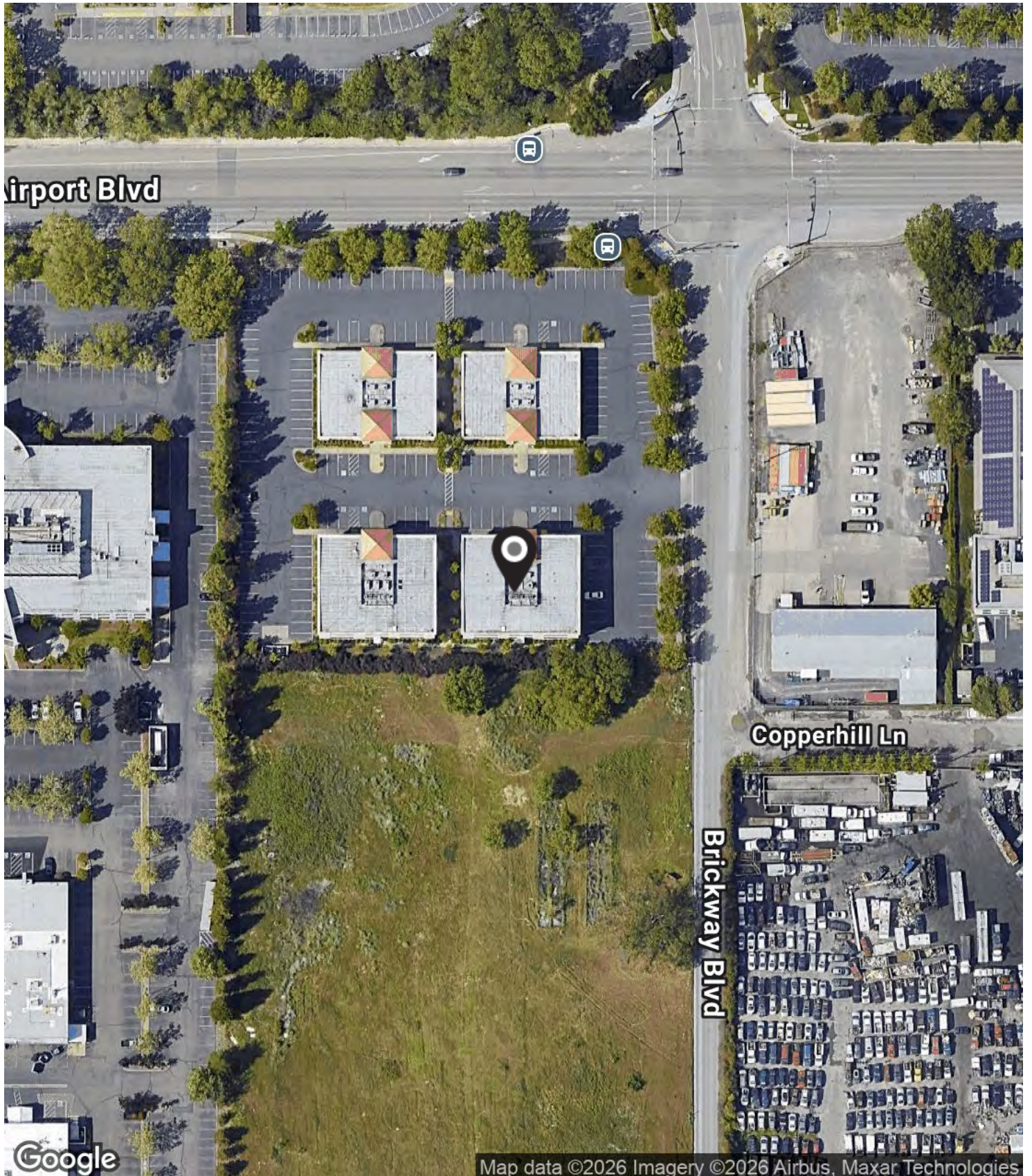
* Floor Plan is not exact. Any modifications above are an estimate. Buyer is advised to investigate and obtain professional inspections to provide exact measurements.





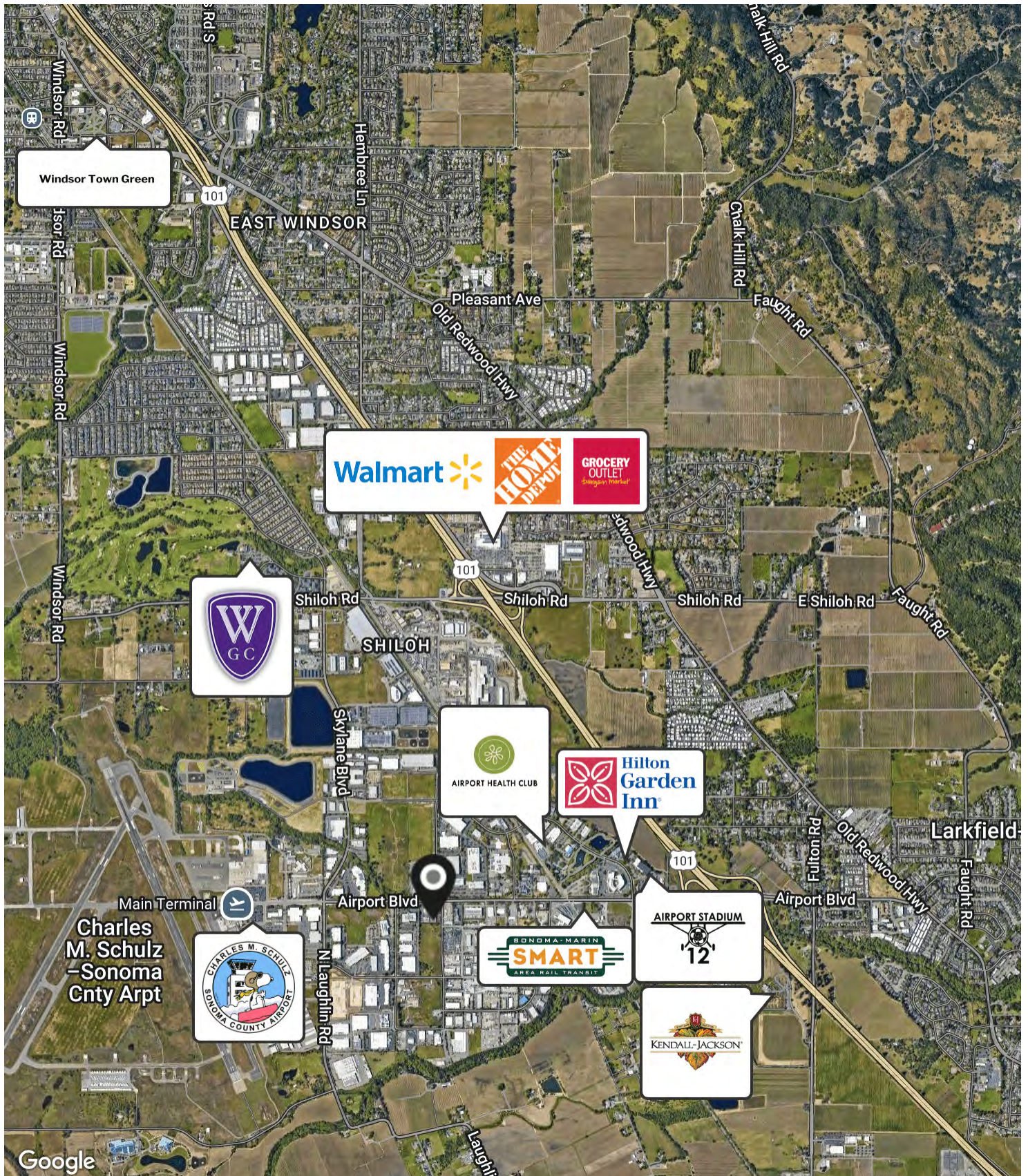
SECTION 2

Location Information



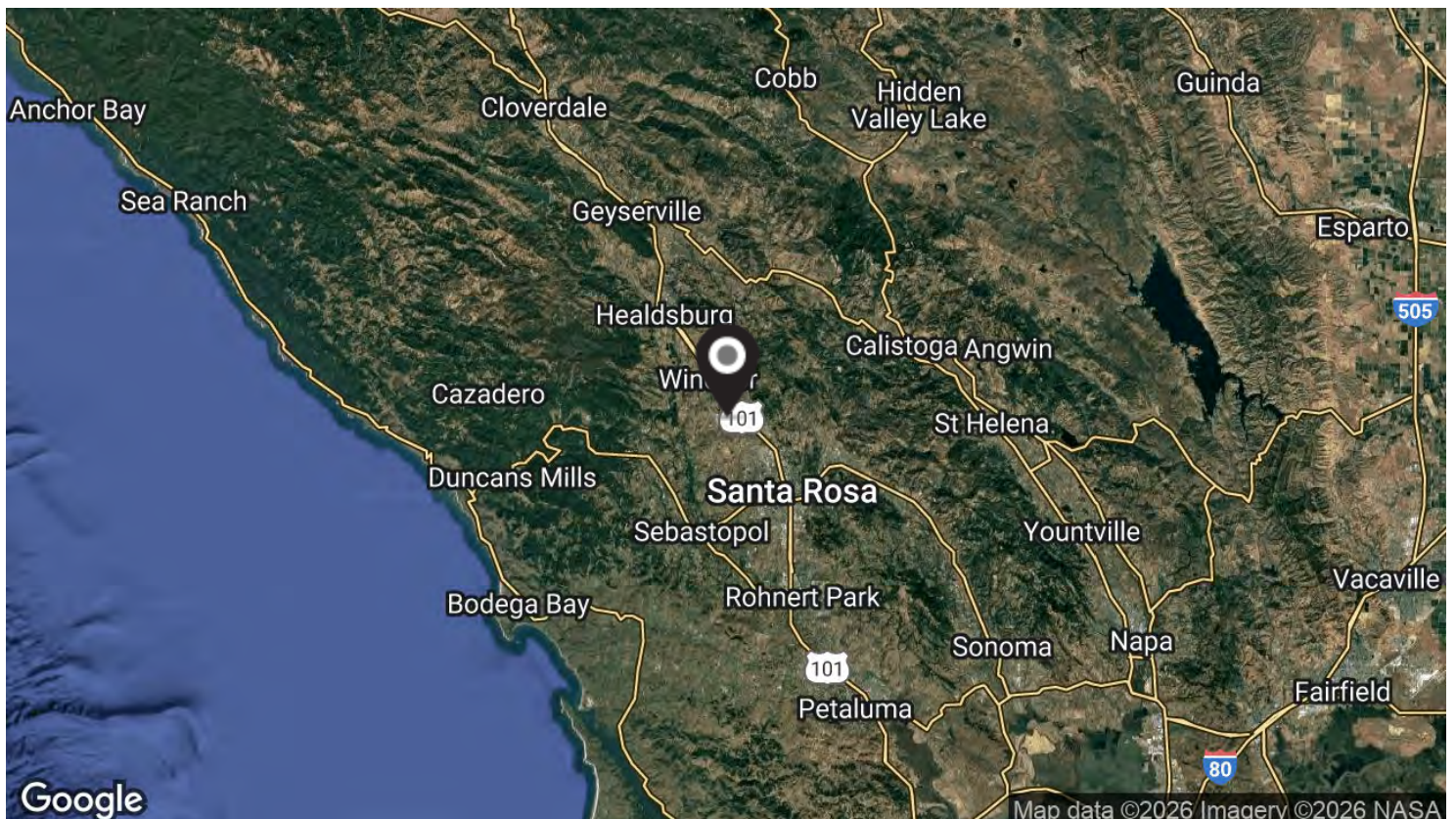
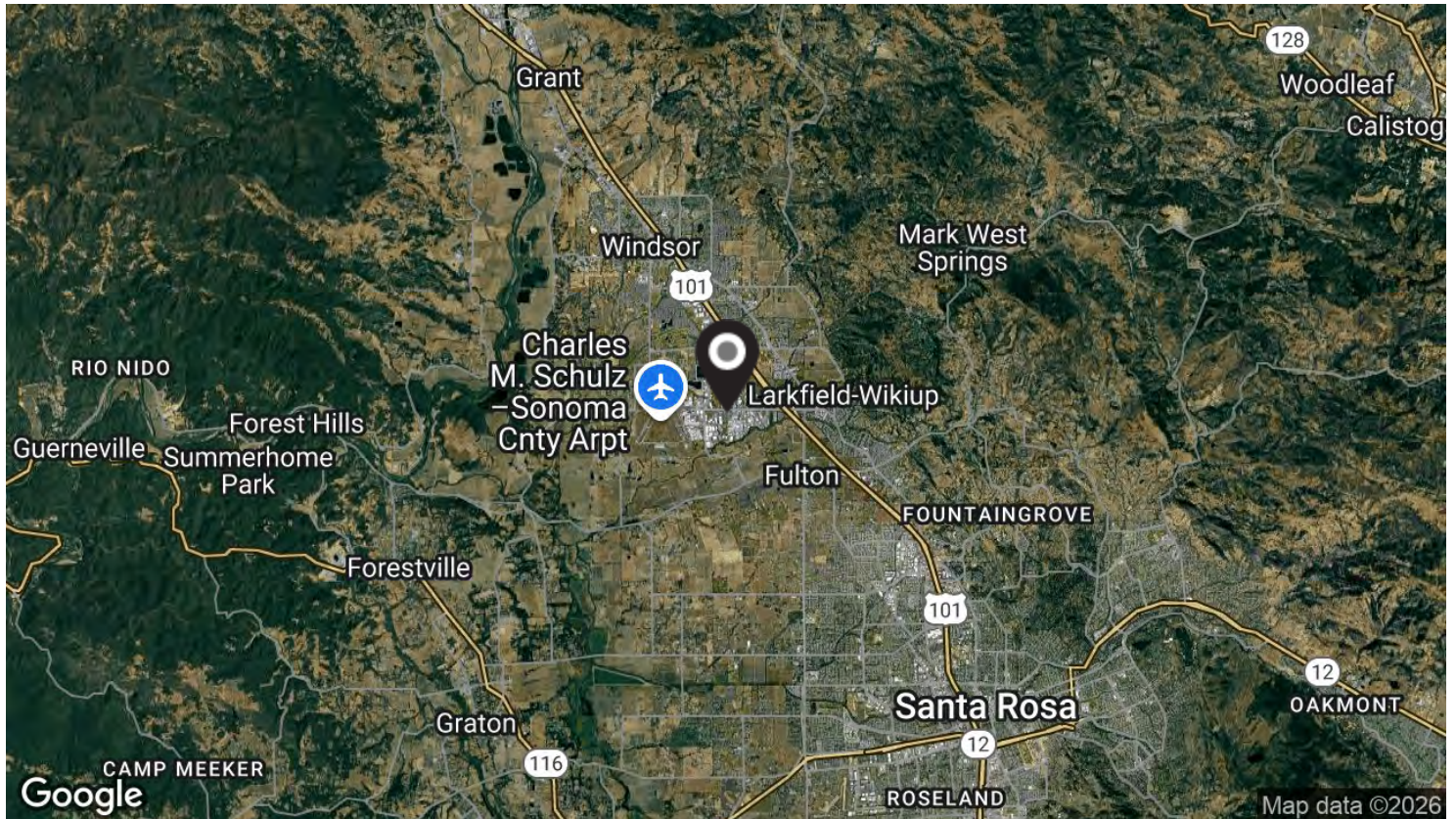
Avion Place Offices | Santa Rosa

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Regional Map

AVION PLACE OFFICES | SANTA ROSA





SECTION 3

Demographics

Demographics Map & Report

AVION PLACE OFFICES | SANTA ROSA

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,365 | 72,619 | 272,211 |
| Average Age | 44 | 42 | 42 |
| Average Age (Male) | 43 | 41 | 41 |
| Average Age (Female) | 44 | 43 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 555 | 26,182 | 101,337 |
| # of Persons per HH | 2.5 | 2.8 | 2.7 |
| Average HH Income | \$115,537 | \$151,181 | \$134,799 |
| Average House Value | \$783,941 | \$831,499 | \$816,475 |

* Demographic data derived from 2020 ACS - US Census



Population

72,619



Median Home Value

\$831,499



Average Household
Income

\$151,181



Average Age

42

