



# Avion Place Offices

3775 BRICKWAY BLVD., SUITES 100 & 120, SANTA ROSA, CA 95403

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A photograph of a modern, two-story office building with a light brown or tan exterior. The building features large windows on the upper floor and a dark entrance area with a glass door. In the foreground, there is a paved parking lot with several cars parked, including a blue SUV, a grey sedan, and a dark car. Bare trees are visible in front of the building, and the sky is overcast.

SECTION 1

# Property Information

# Property Summary

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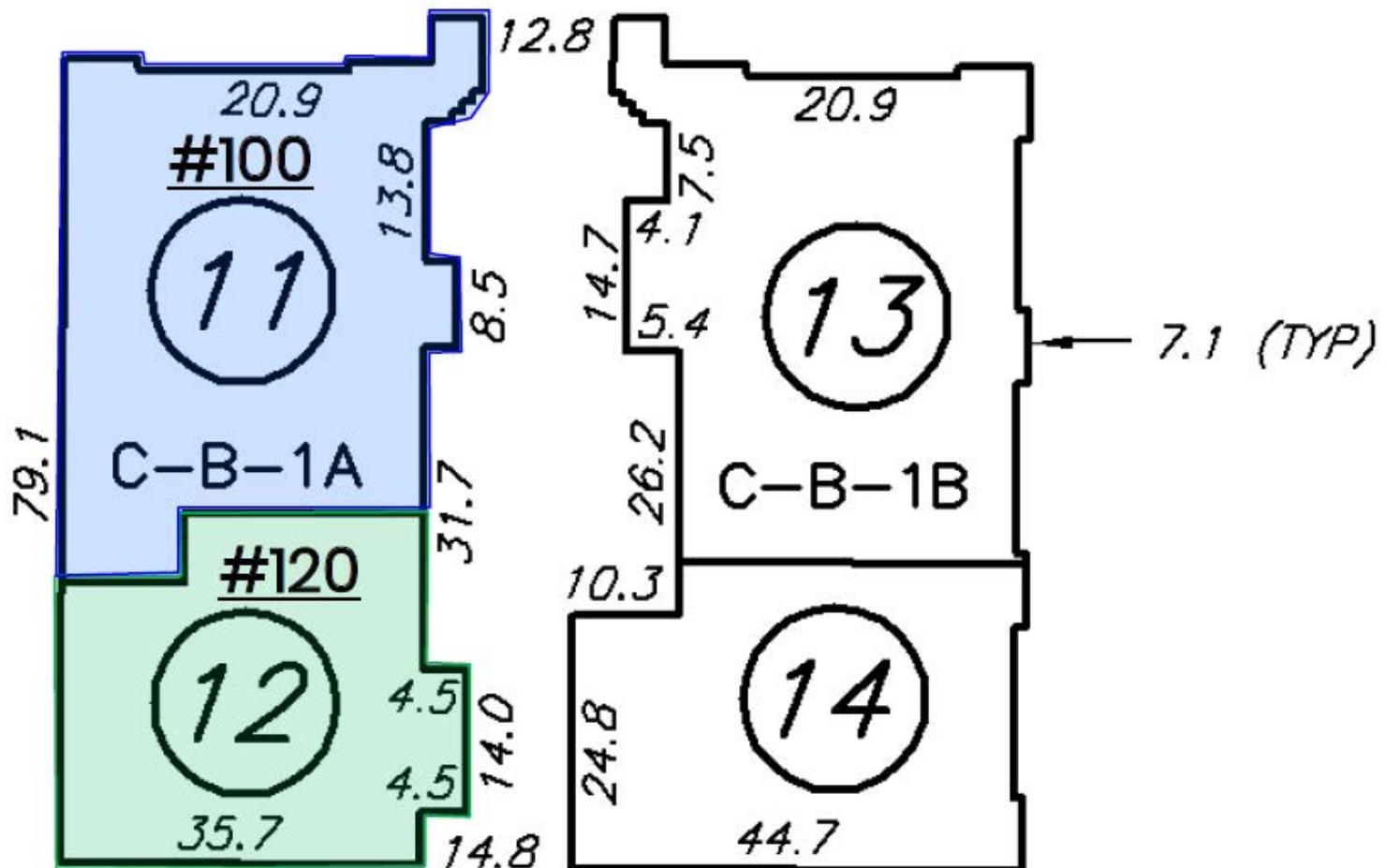
## PROPERTY DESCRIPTION

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

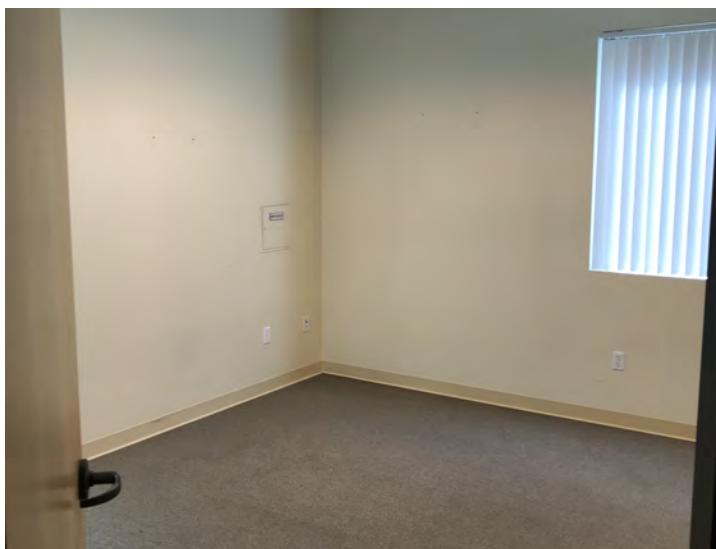


## FIRST FLOOR BUILDING B

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

# Photos

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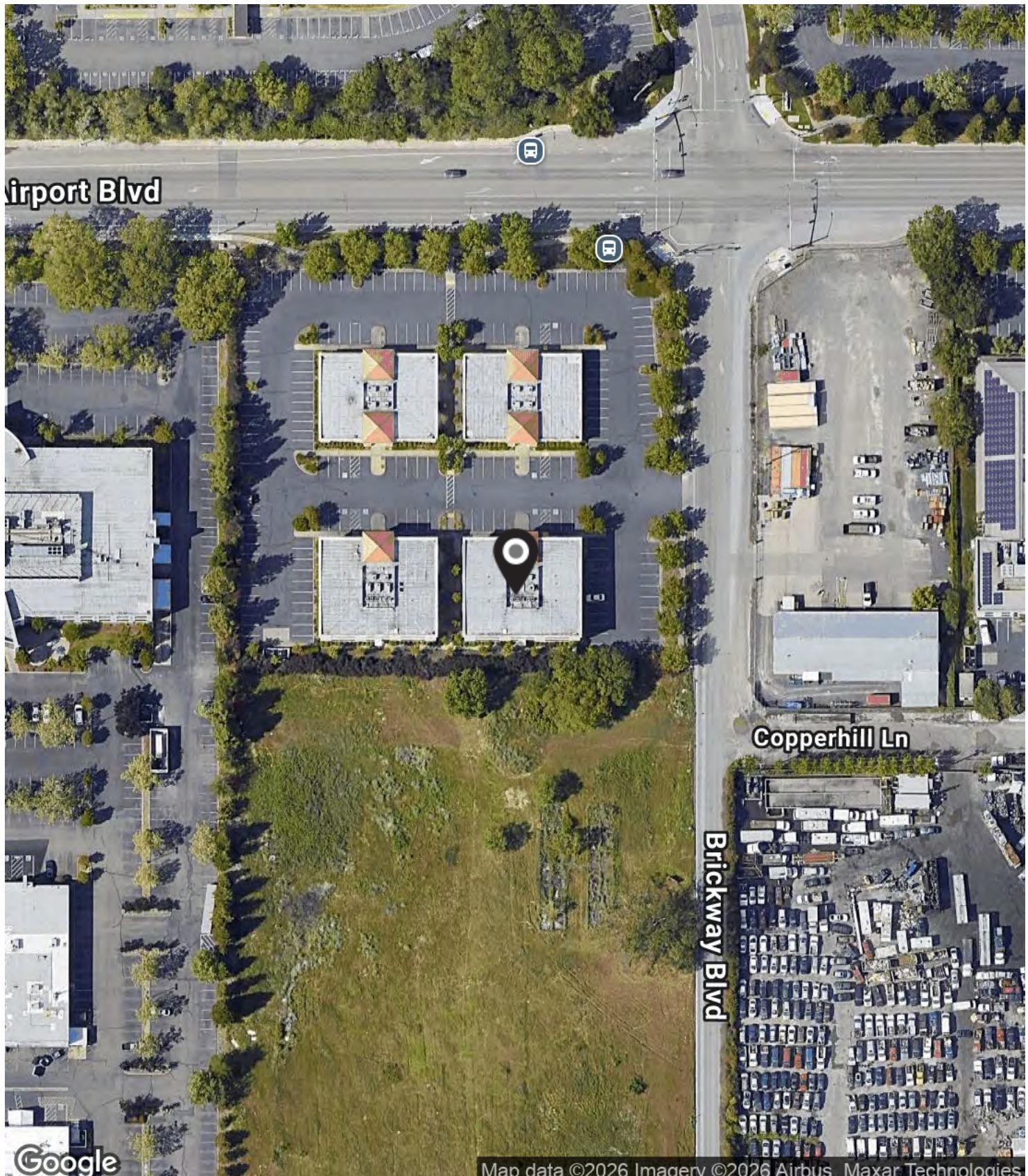


SECTION 2

# Location Information

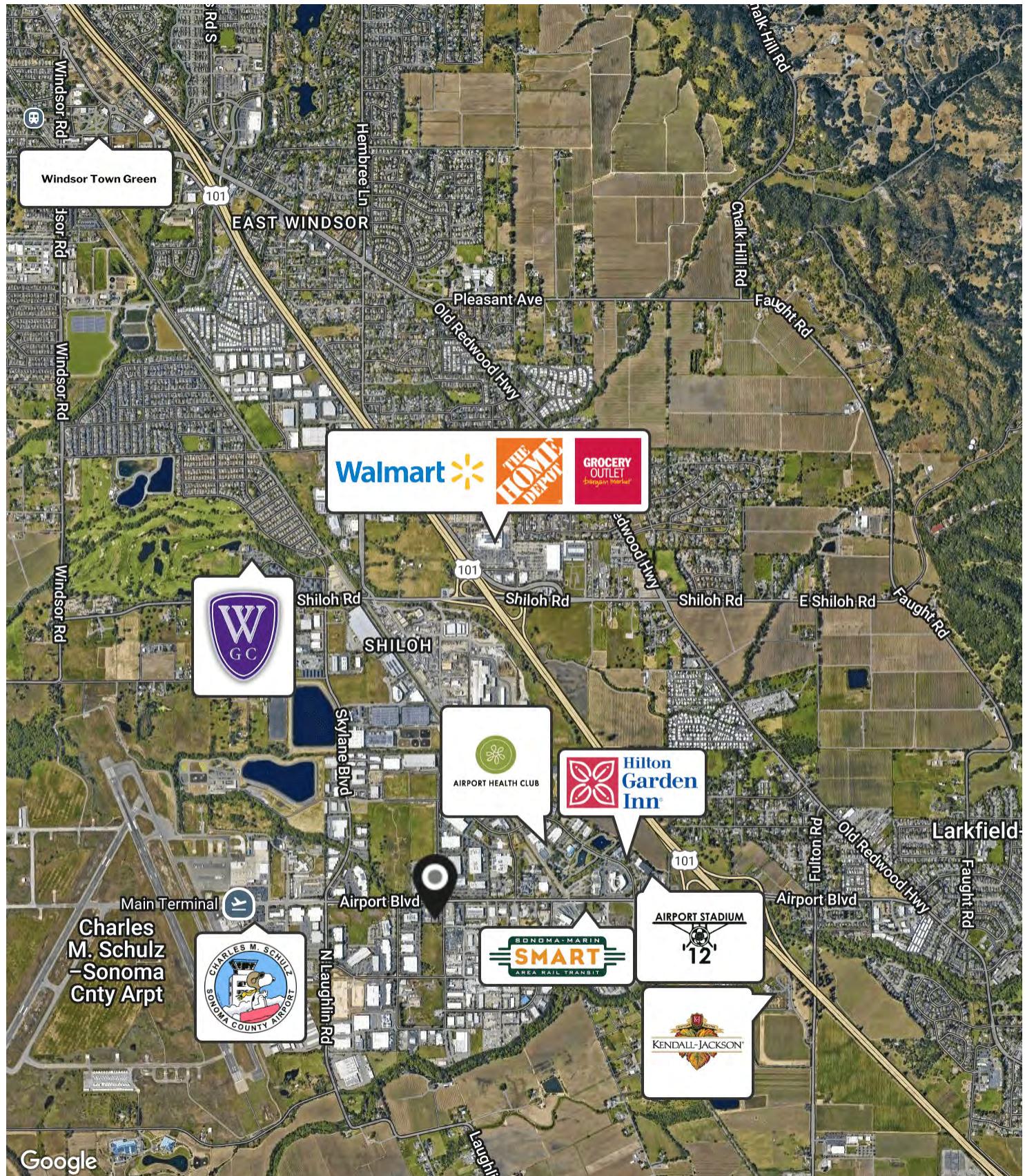
# Aerial Map

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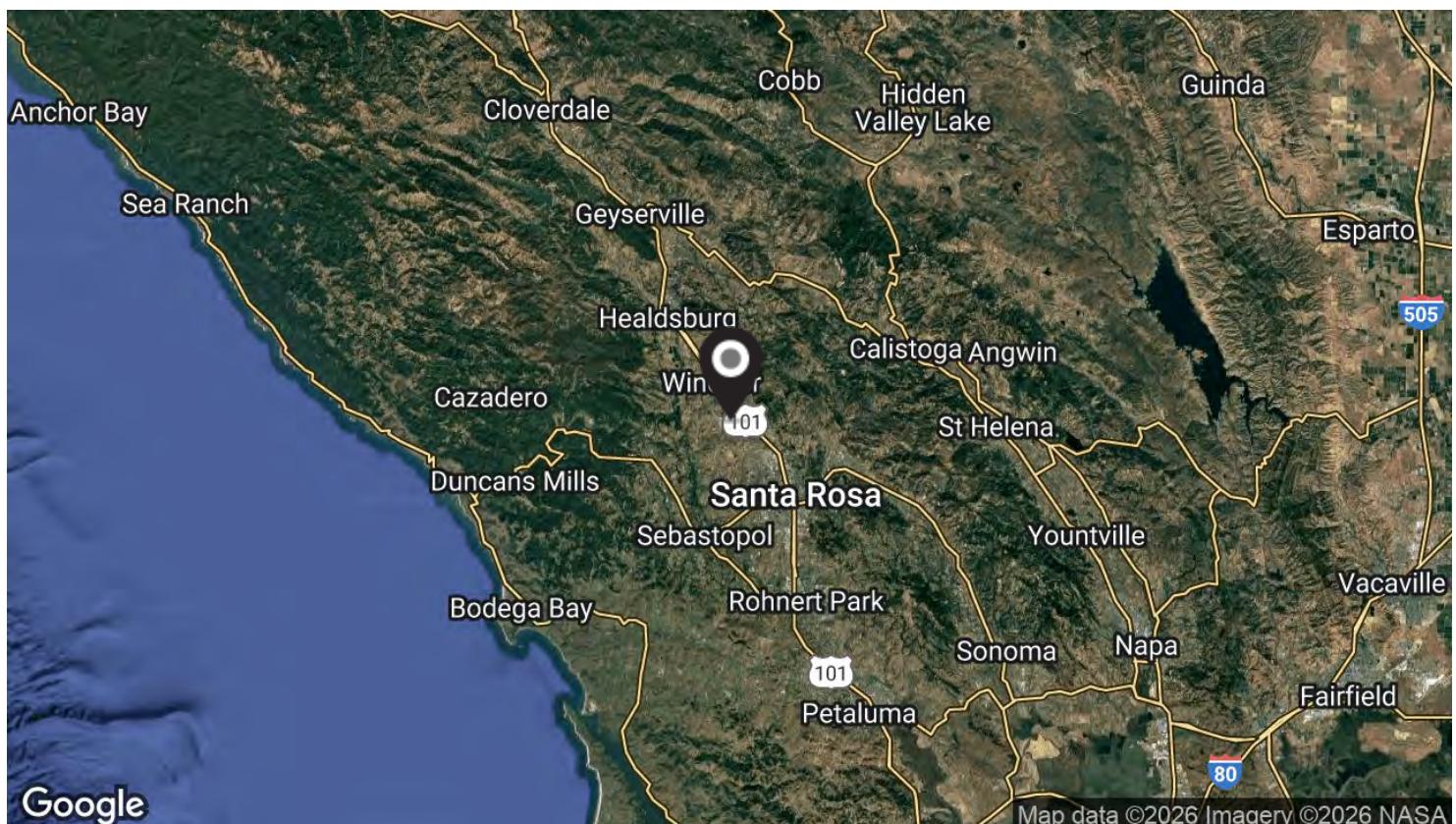
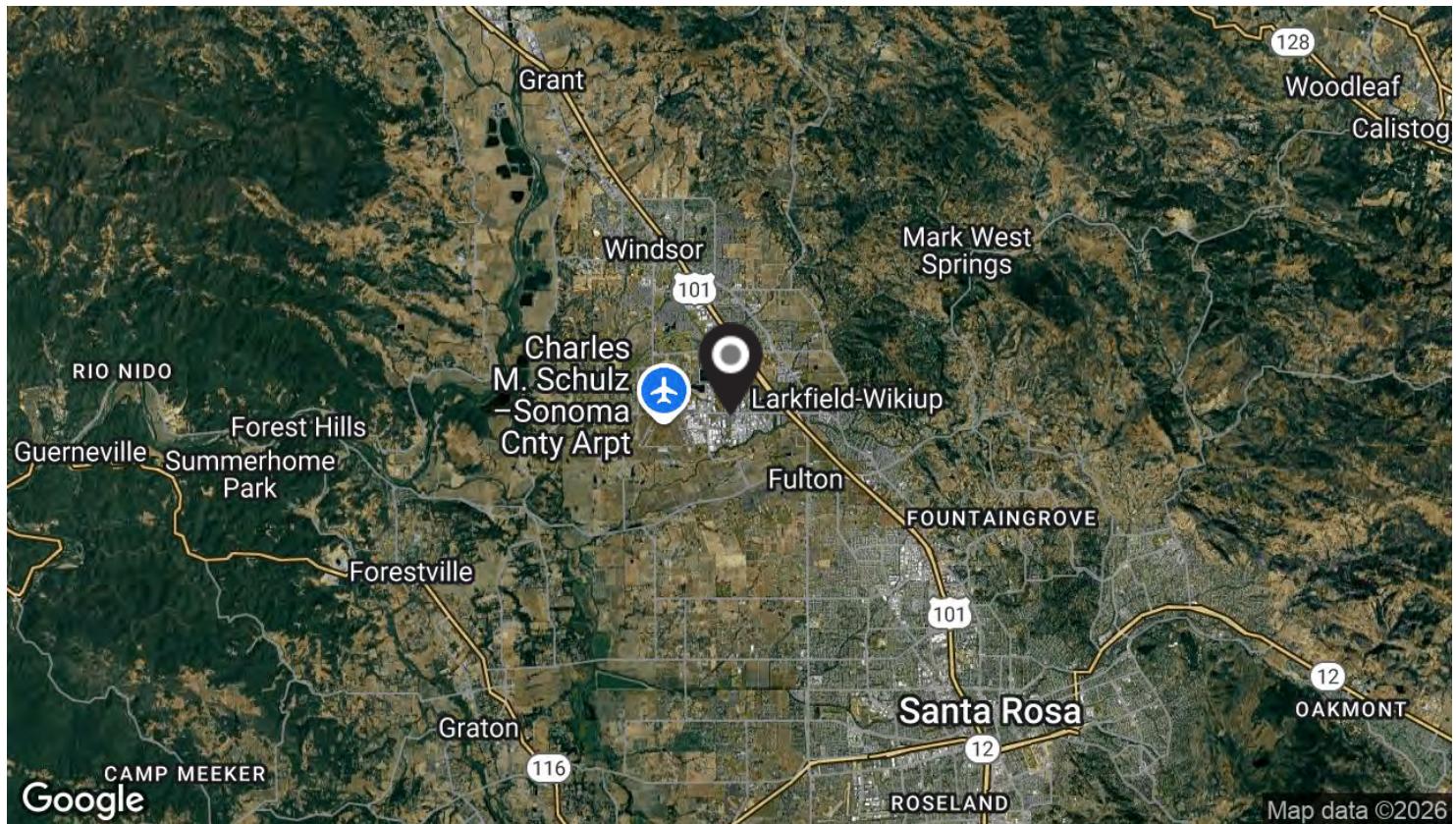
# Location Map

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# Regional Map

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A large, modern, multi-story office building with a parking lot in front. The building has a light-colored facade with large windows. Several cars are parked in the lot. The sky is overcast.

## SECTION 3

# Demographics

# Demographics Map & Report

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## 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**

