

# 292 - 298 ALDER AVE., COTATI, CA 94931

## Industrial Property For Lease



### PROPERTY DESCRIPTION

Super clean warehouse with 8 roll up doors, 1,000 amps of 3-phase power, fenced and paved yard with electronic gate. Good corner location offers good signage.

Building has approvals for a grow buildout. Owner will allow permitted cannabis or regular use at this facility.

Rent to be at market NNN rent depending on the end use. NNN (estimated to be at \$.23 per square foot) per month.

### PROPERTY HIGHLIGHTS

- Open Floorplan
- 20' High Ceilings
- Fire Sprinklers
- Secure Fenced Yard/Parking

### LOCATION DESCRIPTION

Located on the South East Corner of Alder Avenue and Helman Lane. Easy Access to Highway 101 North and South.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Lot Size:	0.59 Acres
Building Size:	8,756 SF

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,329	14,882	21,326
Total Population	10,925	36,540	54,611
Average HH Income	\$75,539	\$89,821	\$94,301



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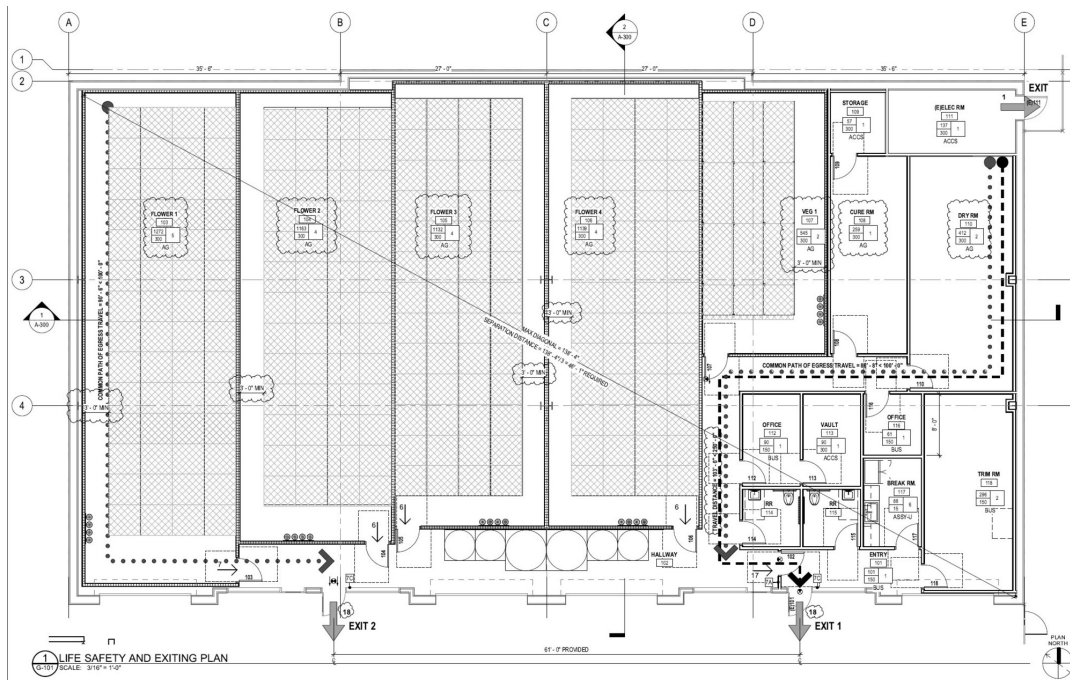
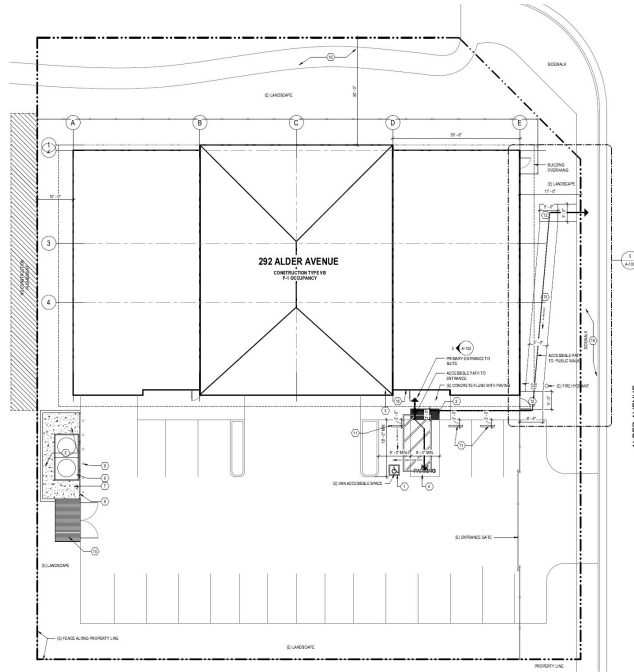


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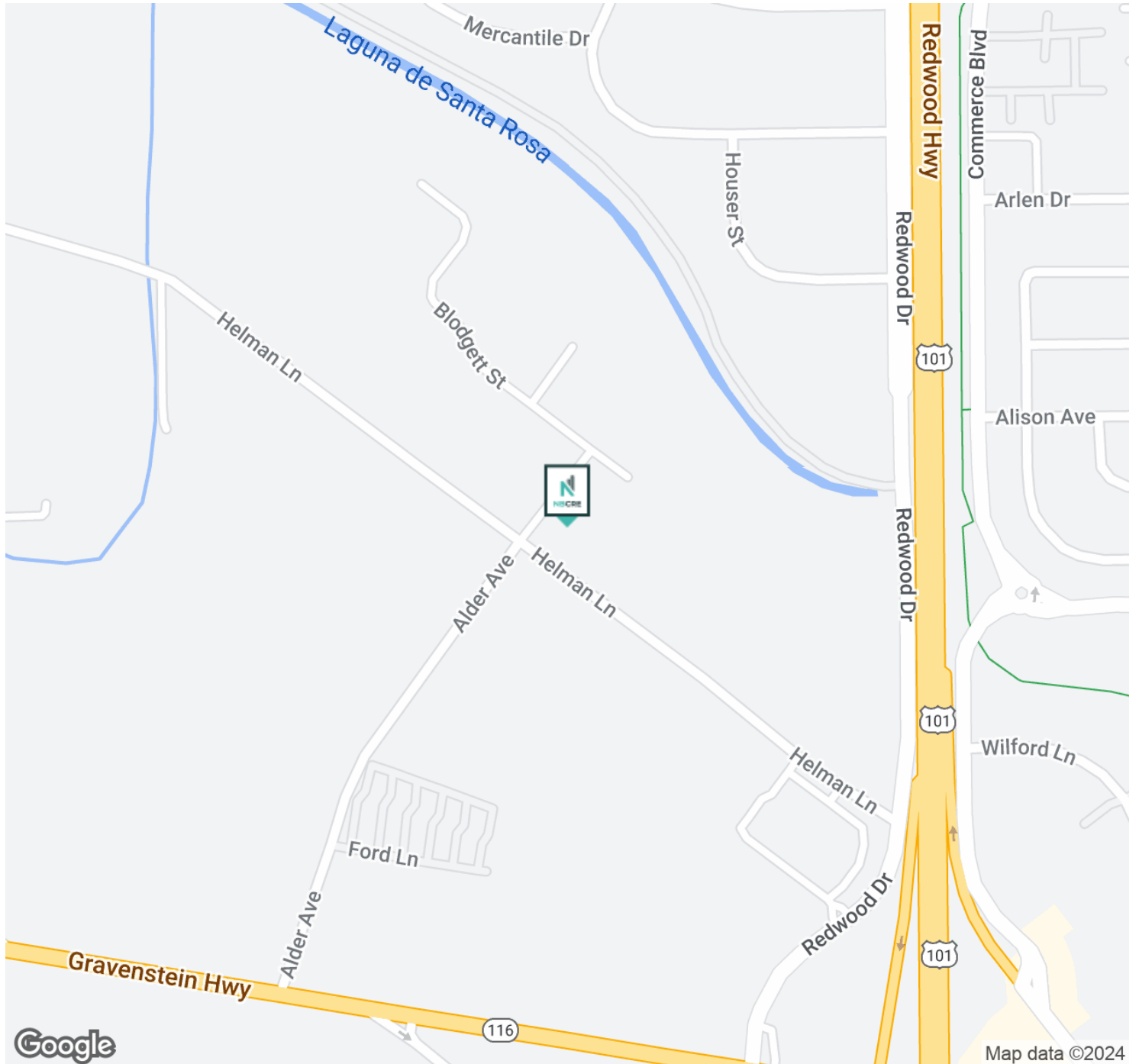


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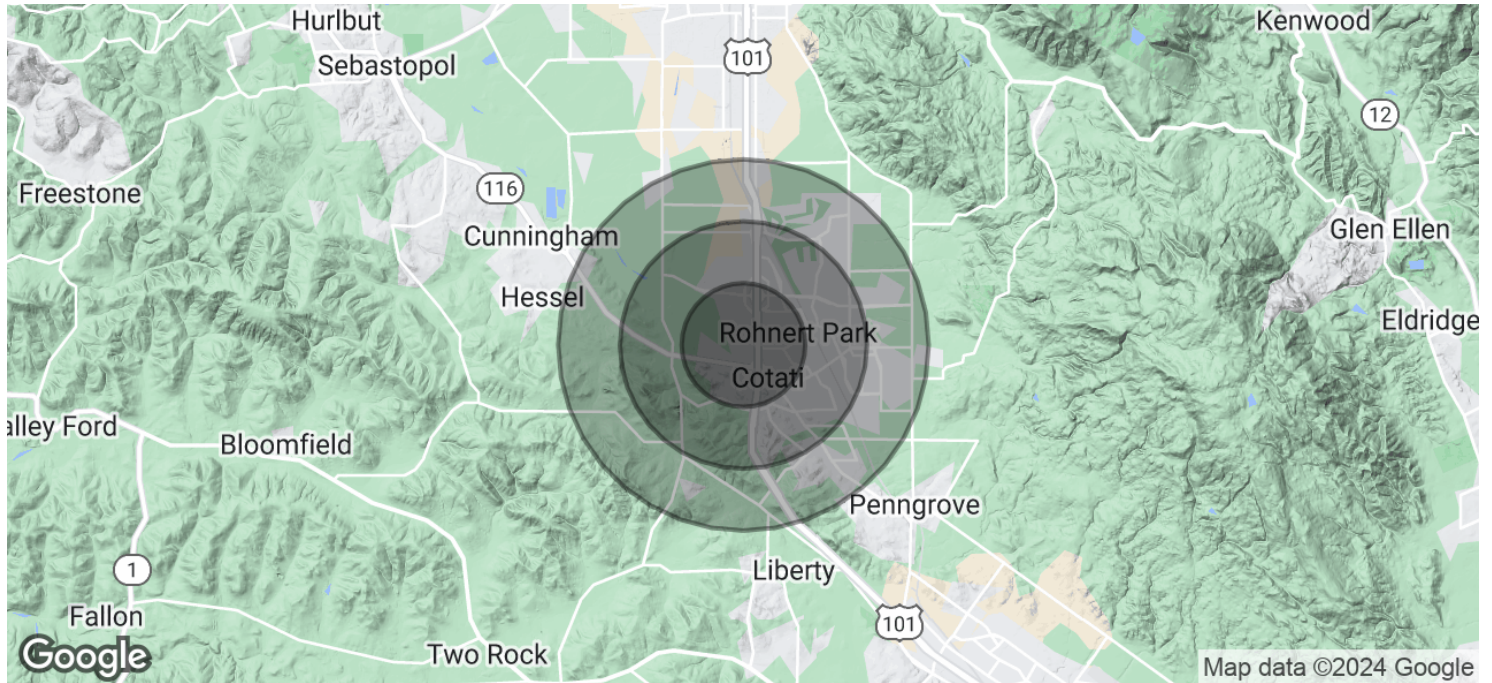


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,925	36,540	54,611
Average Age	33.7	36.5	37.4
Average Age (Male)	34.2	37.1	37.7
Average Age (Female)	31.9	36.2	37.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,329	14,882	21,326
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$75,539	\$89,821	\$94,301
Average House Value	\$445,222	\$468,734	\$497,064

\* Demographic data derived from 2020 ACS - US Census



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### MICHAEL MAZANEC

michael@nbcre.com

**Direct:** 707.521.3500 x306 | **Cell:** 707.570.9390

CalDRE #1968962

### PROFESSIONAL BACKGROUND

Michael came to North Bay Commercial Real Estate in the fall of 2015 after a career with JP Morgan Chase Wealth Management as a Financial Advisor.

His financial and detail oriented background has helped his clients and investors navigate a competitive Commercial Real Estate Industry. His dedication and tenacity have quickly launched him to become one of the top producing commercial agents in the North Bay.

When Michael is not assisting clients, he likes to spend time with his family or play in and run multiple soccer leagues as an accomplished goal keeper himself.

### EDUCATION

Over 10 years experience in the financial services industry obtaining Series 6, Series 7, Series 63, Series 65 Licenses.

Almost 7 years experience in the commercial real estate industry

#### North Bay Commercial Real Estate

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### DALE DOCKINS, CCIM

President

dale@nbcre.com

Direct: 707.521.3500 x302

CalDRE #00977047 // AZ #01322496

### PROFESSIONAL BACKGROUND

Dale is the founder and President of North Bay Commercial Real Estate established in 1998. He has been licensed with the California Department of Real Estate since 1987 and Arizona Department of Real Estate since 2004.

Proud to be a CCIM since 1997, Dale has been active in real estate investment and management since 1986. He understands the commercial real estate industry from the owner's and the investor's perspective. He enjoys the challenges of the real estate business.

When not flying as an instrument rated pilot, Dale enjoys photography, gardening, basketball, and working in his woodshop making custom furniture.

Taking the BS out of commercial real estate.

### EDUCATION

Over 35 years of practical commercial real estate ownership, investment, renovation, management, and brokerage experience.

### MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- National Association of Realtors (NAR)
- California Association of Realtors (CAR)

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