

1144
RE/MAX MARKETPLACE

**SONOMA AVE
UNIT 21**
BY THE RENDINO TEAM



HIGH-VISIBILITY PROFESSIONAL OFFICE CONDO ON SONOMA AVENUE IN SPRING CREEK MEDICAL PLAZA

Corner suite with strong exposure • Flexible layout with existing plumbing • Medical and professional-friendly complex • HOA-maintained for ease of ownership • Prime opportunity for owner-user or investor in a high-demand corridor

LIST PRICE

\$244,000

9% Estimated CAP Rate

CONDO COMPOSITION

Reception & Waiting Area.

Multiple private offices including two offices with existing plumbing, a kitchenette, and two restrooms.

PROPERTY DETAILS

Building Size: 999 SqFt

Lot Size: 1,866 SqFt

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Introducing **1144 Sonoma Ave #21**, a versatile **professional office condominium** for sale within **Spring Creek Medical Plaza**, a boutique 19-unit medical and professional complex located in the heart of **Santa Rosa**. Positioned as a **corner unit** and one of the closest suites to Sonoma Avenue, this approximately **999 Sq Ft** space offers **excellent visibility and accessibility**, making it an ideal choice for a **wide range of professional uses**, from medical and wellness practices to creative or administrative offices.

The interior features a **functional and adaptable layout**, including a welcoming reception and waiting area, multiple private offices, two offices with existing plumbing, a kitchenette, and two restrooms. The configuration allows for efficient day-to-day operations while also offering flexibility for customization to suit **medical, dental, therapy, wellness, or professional service users**.

The office is located within a **well-maintained complex** that provides **shared facilities and guest parking**, creating a professional and convenient environment for both clients and staff. The association manages water, garbage service, landscaping, common areas, roof, and exterior maintenance, offering **ease of ownership** and **predictable operating expenses** for an owner-user or investor.

Location



Located in the heart of Santa Rosa along the Sonoma Avenue corridor, this office condominium is situated within Spring Creek Medical Plaza, a well-established boutique medical and professional complex. The property is positioned near Santa Rosa Memorial Hospital and surrounded by a strong mix of medical, dental, and professional practices, creating a built-in professional ecosystem. Excellent visibility, easy freeway access, nearby public transportation, and close proximity to restaurants, retail, and everyday services contribute to a highly convenient and well-connected setting. With limited office inventory in established medical plazas, this location presents a compelling opportunity for both owner-users and investors.



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Santa Rosa, CA 95405



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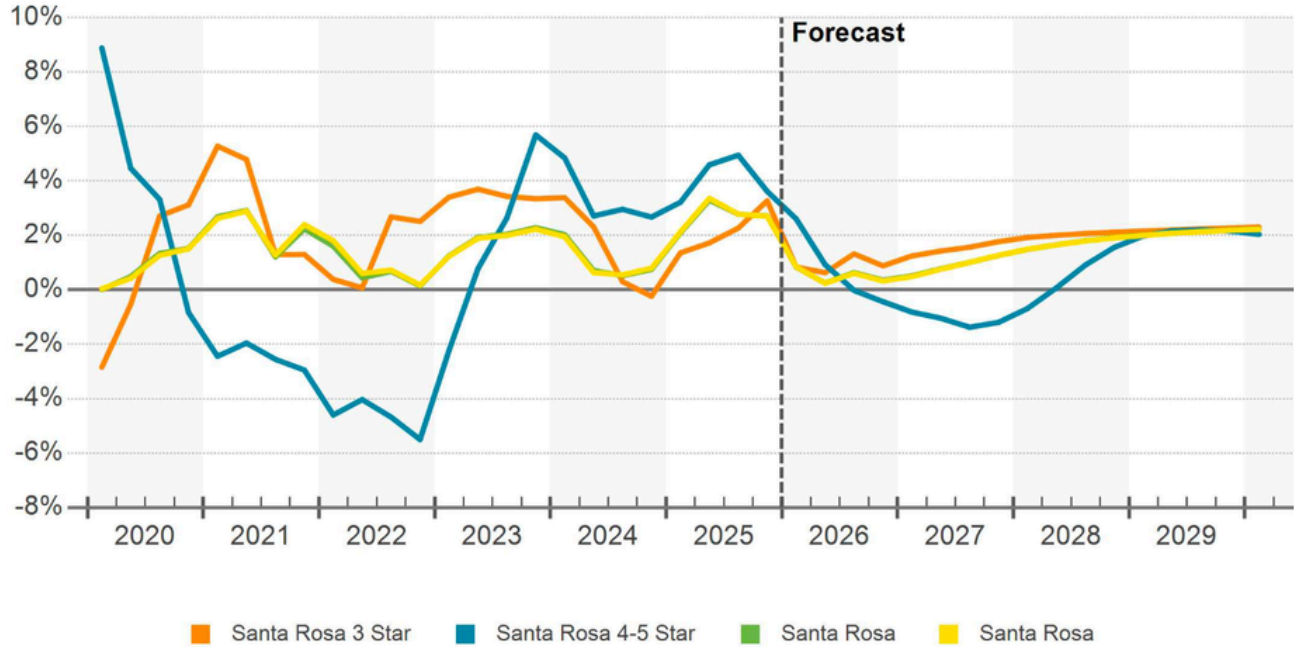


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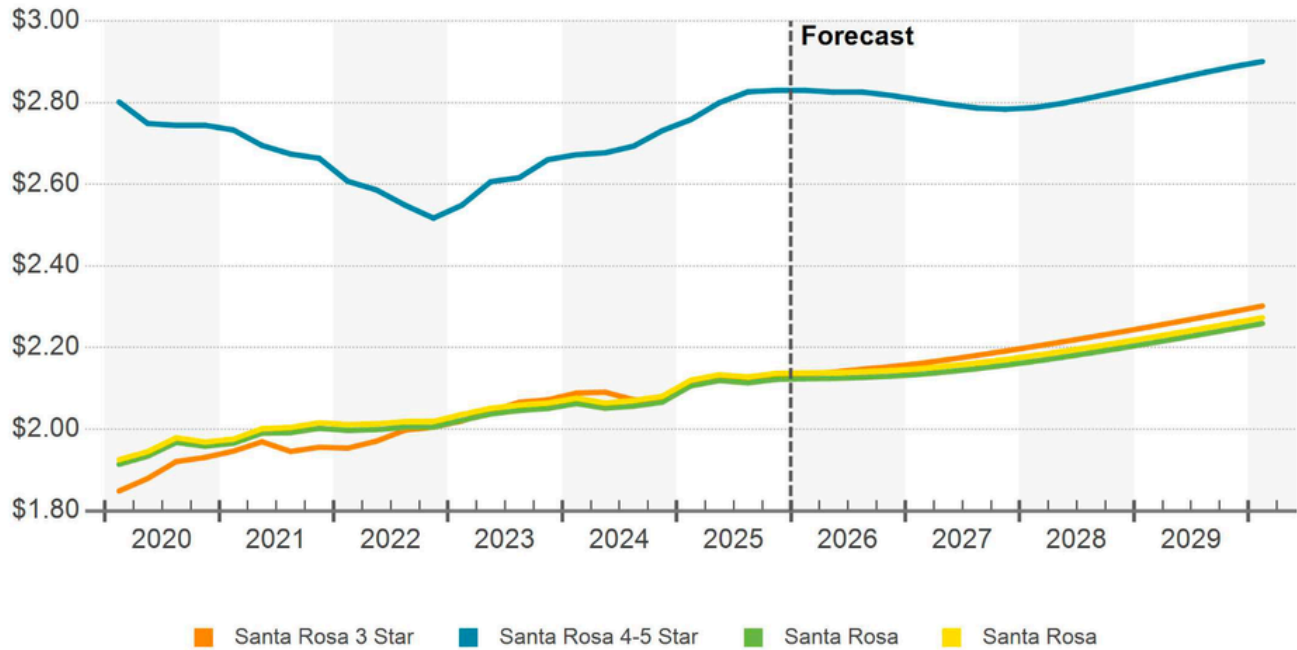
Rent

Santa Rosa Office

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



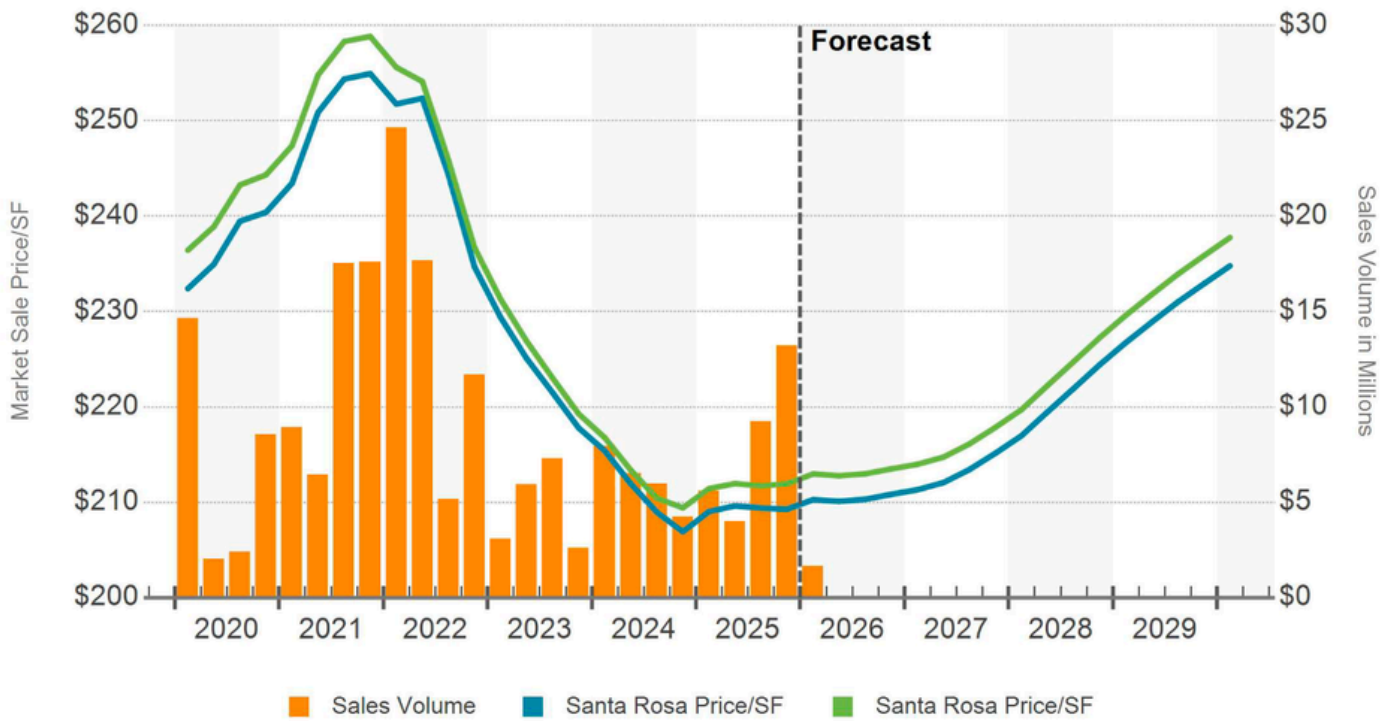
Sales

Santa Rosa Office

Over the past year, 40 office properties traded in Santa Rosa, accounting for 160,000 SF of inventory turnover. Office sales volume in Santa Rosa has totaled \$33.0 million over the past year. Average annual sales volume over the past five years is \$35.4 million and \$52.1 million over the past 10 years.

Estimated office market pricing in Santa Rosa is \$210/SF compared to the market average of \$212/SF. Average market pricing for Santa Rosa is estimated at \$218/SF for 4 & 5 Star properties, \$204/SF for 3 Star assets, and \$215/SF for 1 & 2 Star buildings. The estimated cap rate for Santa Rosa office is 9.0%, compared to the metro average of 8.9%.

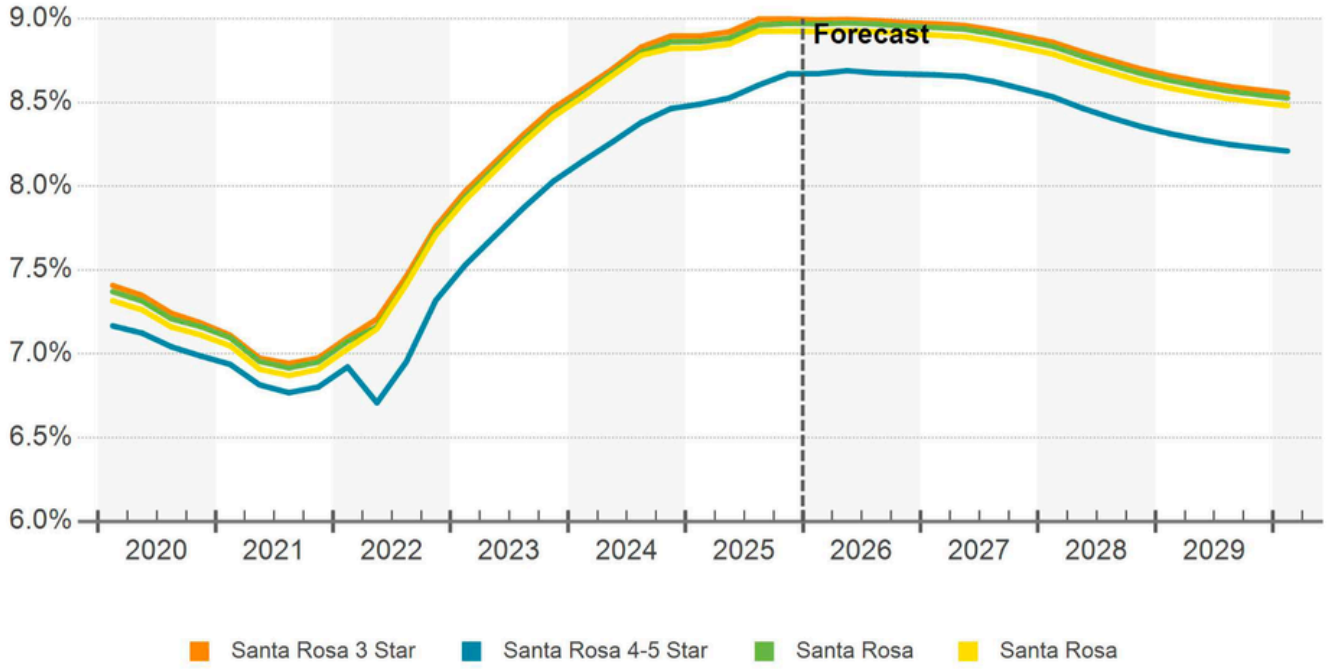
SALES VOLUME & MARKET SALE PRICE PER SF



Sales

Santa Rosa Office

MARKET CAP RATE



Sales Past 12 Months

Santa Rosa Office

Sale Comparables

40

Avg. Cap Rate

7.4%

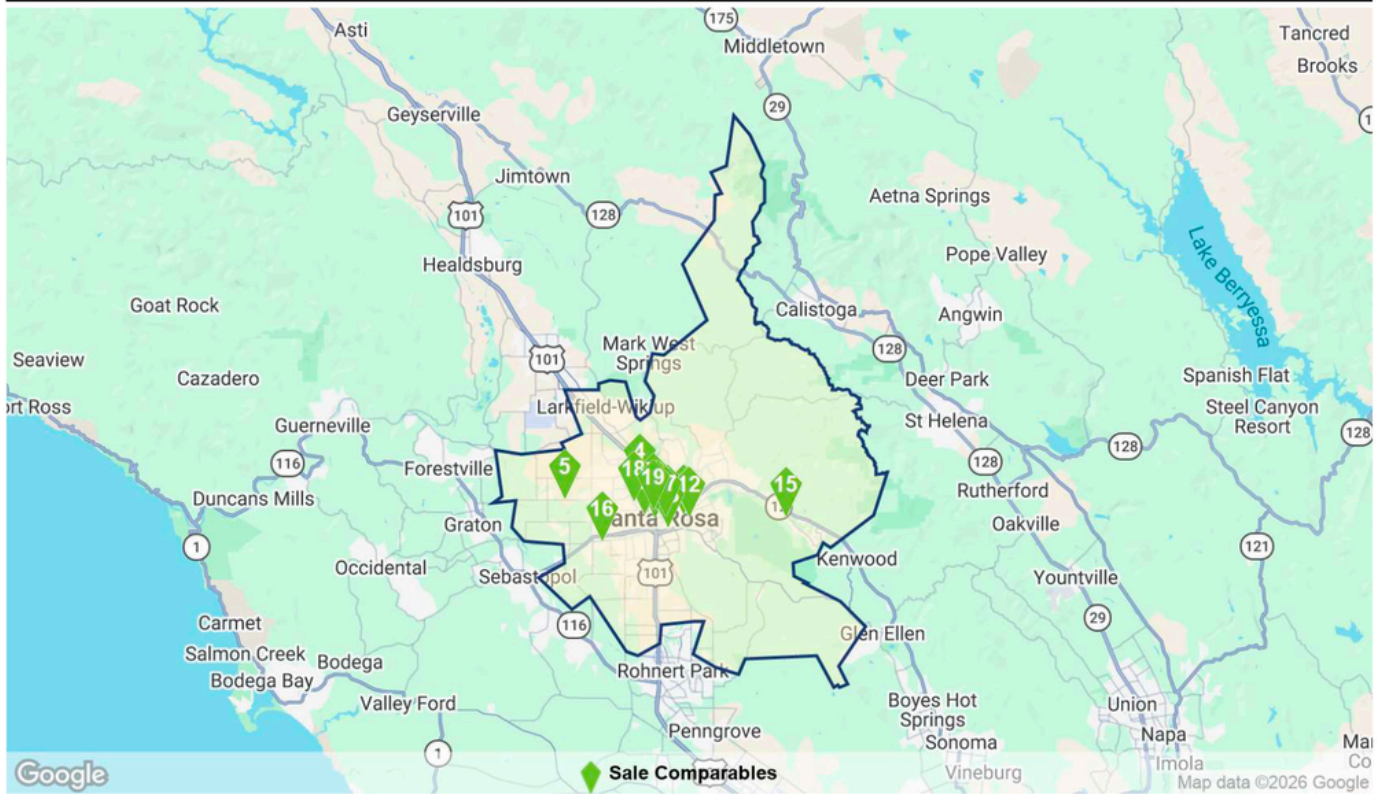
Avg. Price/SF

\$210

Avg. Vacancy At Sale

19.9%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$205,000	\$1,114,815	\$775,000	\$4,700,000
Price/SF	\$50	\$210	\$241	\$1,023
Cap Rate	5.0%	7.4%	6.2%	12.7%
Time Since Sale in Months	0.3	5.8	6.2	11.5
Property Attributes	Low	Average	Median	High
Building SF	480	4,938	4,040	25,646
Stories	1	1	1	3
Typical Floor SF	480	3,491	2,457	13,000
Vacancy Rate At Sale	0%	19.9%	0%	100%
Year Built	1905	1968	1972	2007
Star Rating	★★★★★	★★★★★ 2.2	★★★★★	★★★★★

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SONOMA AVE UNIT 21

BY THE RENDINO TEAM



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.