

FOR LEASE

322 BELLEVUE AVE

Santa Rosa, CA 95407



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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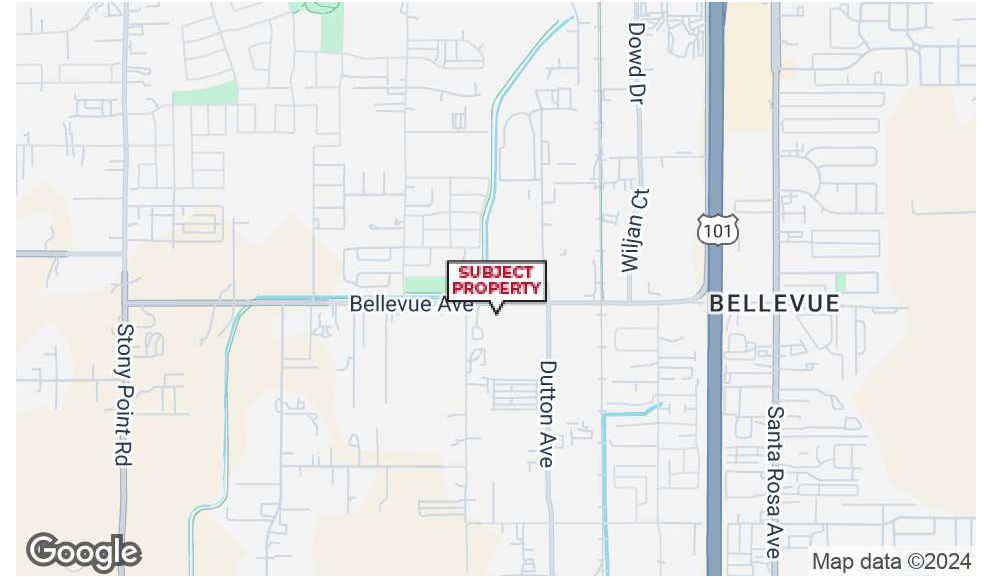
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Property Summary

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PROPERTY DESCRIPTION

322 Bellevue offers a great food service opportunity for a user. The property features dock and grade level loading along with easy truck access. The interior of the property has been well built out for food use and includes refrigerated, frozen and dry storage with floor drains throughout. The property has heavy power and large water rights to make it a true plug and play food facility.

OFFERING SUMMARY

Lease Rate:	\$1.05 SF/month (NNN)
Number of Units:	2
Available SF:	±30,000 SF
Building Size:	±55,855 SF
Property Type:	Industrial
Zoning:	IG

LOCATION DESCRIPTION

Situated in the heart of Santa Rosa, with convenient access to Highway 101 and the Sonoma County Airport, commuting is a breeze. The location is surrounded by popular dining options such as Russian River Brewing Company and the nationally acclaimed Starks Steak & Seafood. After hours, Ten Gallon is a favorite spot for networking and unwinding. The property is also in close proximity to Coddington Mall for convenient shopping and entertainment, including a range of local and national retailers. Santa Rosa Plaza is just a short drive away, offering additional dining and retail options, perfect for taking a break during the workday.

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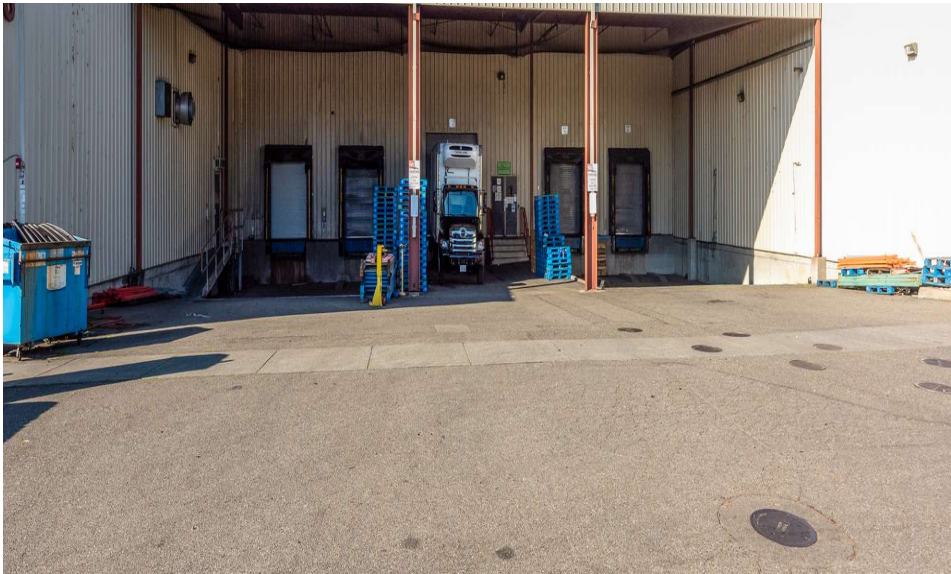


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Complete Highlights

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PROPERTY HIGHLIGHTS

- Potential for More or Less Space
- Lot Size: 215,186+/- SF
- Temperature-Controlled Space
- Features Floor Drains & Sloped Floors
- Epoxy Flooring Recently Installed in Production Area
- On-Site Waste Water Treatment
- Includes 3/4+/- Acre of Undeveloped Land - For Future Development or Tenant Expansion Needs
- Steel Frame Metal Building with Approximately 16' - 19' Clear Height
- Water Credits of Approx. 800,000 Gallons per Month for Domestic Water & 100,000 Gallons per Month for Irrigation
- Gas & Electricity Supplied by PG&E; Sewer and Water Supplied by City of Santa Rosa
- 4,000 Amp 480 Volt Service; 277 Volt Lighting Service
- Four 8' x 10' Covered Dock High Truck Doors; One 12' x 12' Dock High Truck Door; One 10' x 12' Grade Level Door

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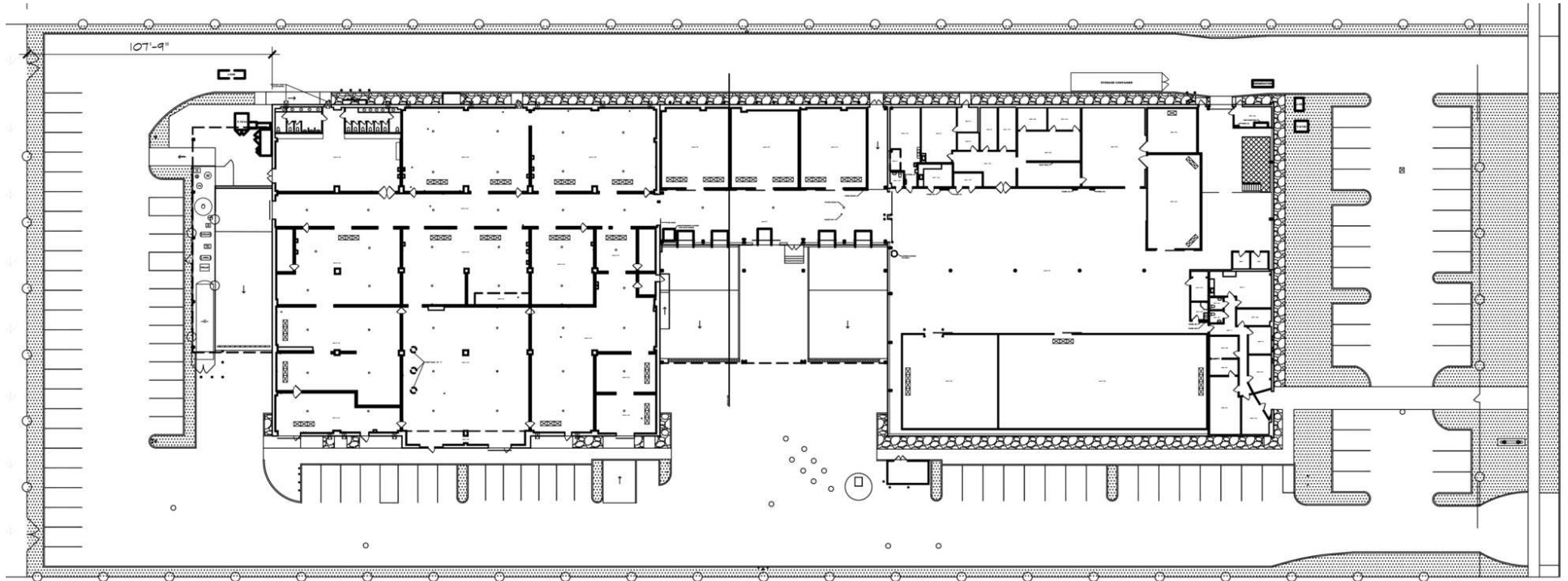
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Floor Plans

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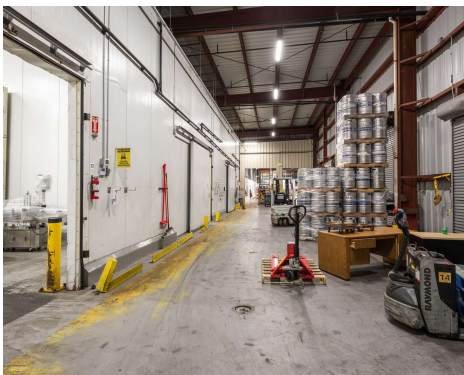
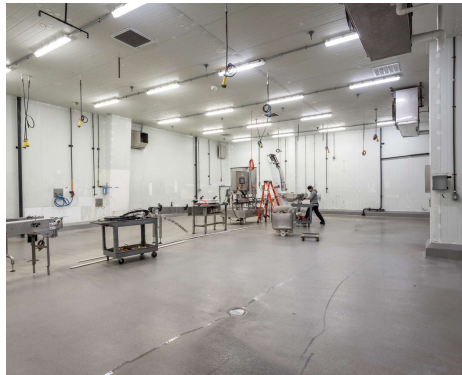


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Additional Photos

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Demographics Map & Report

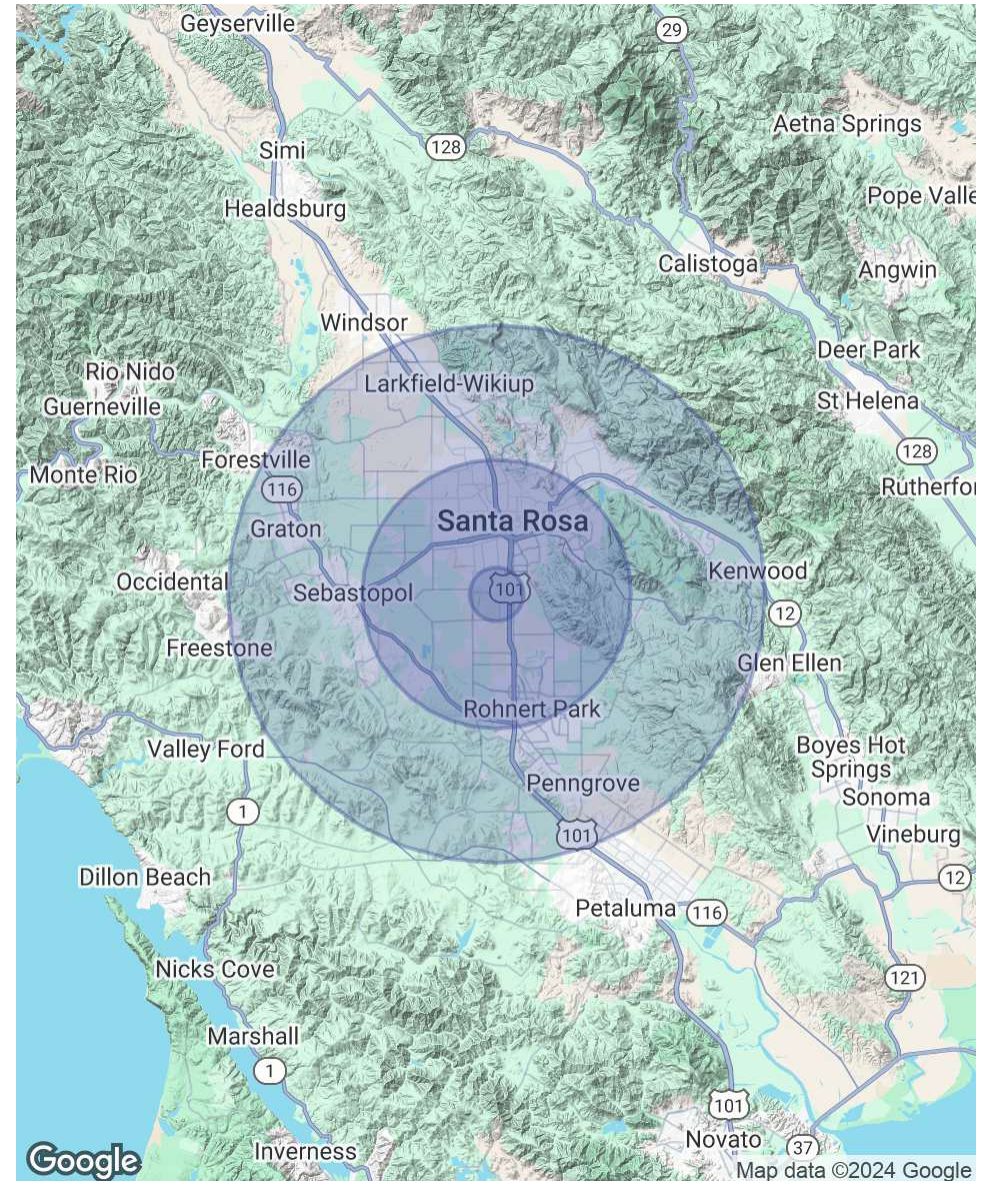
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,191	207,529	318,302
Average Age	35	40	42
Average Age (Male)	35	39	41
Average Age (Female)	36	41	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,974	75,330	118,897
# of Persons per HH	3.3	2.8	2.7
Average HH Income	\$95,176	\$120,893	\$132,866
Average House Value	\$552,447	\$708,953	\$799,877

Demographics data derived from AlphaMap



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