

**FOR SALE**

955 Santa Rosa Ave  
Santa Rosa CA 95404

**OWNER USER OR INVESTMENT OPPORTUNITY**

presented by:

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# PROPERTY OVERVIEW

## OFFERING SUMMARY

**PRICE:** \$4,500,000  
**SIZE:** 18,108 SF  
**LOT SIZE:** 1.50 AC  
**ZONING:** CG  
R2  
**APN:** 037-131-015-000  
037-131-025-000  
010-235-007-000

## PROPERTY DETAILS

PRIME RETAIL LOCATION SITUATED ON BUSY SANTA ROSA AVENUE, JUST SOUTH OF THE INTERSECTION OF SANTA ROSA AVENUE AND PETALUMA HILL ROAD AT THE SOUTHEAST CORNER OF THE US 101 AND HWY 12 INTERCHANGE. THE PROPERTY IS COMPOSED OF 3 PARCELS TOTALING APPROX. 1.38AC. THE PARCEL FRONTING SANTA ROSA AVE IS APPROX .95AC, ZONED CG, AND HAS TWO BUILDINGS. THE MAIN BUILDING CONSISTS OF A LEASED 2,856 SF RETAIL SPACE AND A 12,252 SF AUTOMOTIVE SHOP [8,784 SF OF AUTOMOTIVE SHOP, 2,586 SF OF OFFICES/CUSTOMER WAITING AREA, 882 SF LIVING QUARTER]. THE AUTOMOTIVE BUILDING ALSO INCLUDES A COVERED CARPORT WITH A SEWAGE FILTRATION SYSTEM ADDING ADDITIONAL VALUE FOR AUTOMOTIVE USERS. THE SECOND BUILDING IS A MIXED USE BUILDING CURRENTLY UNDER CONSTRUCTION BUT NEARING COMPLETION [1,500 SF WORKSHOP AND A 1,500 SF 3BD/3BA APARTMENT WITH A 2 CAR GARAGE]. THE SECOND PARCEL IS APPROX .29 AC, ZONED CG, AND INCLUDES A 3,000 SF COVERED CARPORT. AN ADDITIONAL CONTIGUOUS THIRD PARCEL AT 438 EARLE STREET IS INCLUDED AND IS ZONED R-2 [MEDIUM DENSITY RESIDENTIAL MULTIFAMILY] - APPROX .14 AC. BUILDINGS HAVE 400 AMPS, 3 PHASE POWER, AND ARE FIRE SPRINKLERED.

\*THE 12,252 SF AUTOMOTIVE SHOP CAN BE DELIVERED WITH A LEASE OR VACANT FOR A OWNER USER.



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**Batarseh Real Estate | 613 4th Street Suite 207, Santa Rosa CA 95404**  
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Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

# PROPERTY OVERVIEW

## PARCEL 1

- .95 ACRE LOT SIZE
- ZONING CG [COMMERCIAL GENERAL]

### **BUILDING 1:**

- 2,856 SF RETAIL SPACE **(LEASED)**
- 8,784 SF AUTOMOTIVE SPACE WITH 2,586 SF OF OFFICE/CUSTOMER WAITING AREA AND 882 SF UPSTAIRS CURRENTLY BUILT OUT AS LIVING QUARTERS. TWO ROLL UP DOORS **(LEASED BUT ALSO AVAILABLE FOR OWNER USER)**
- CARPORT WITH SEWAGE FILTRATION SYSTEM

### **BUILDING 2:**

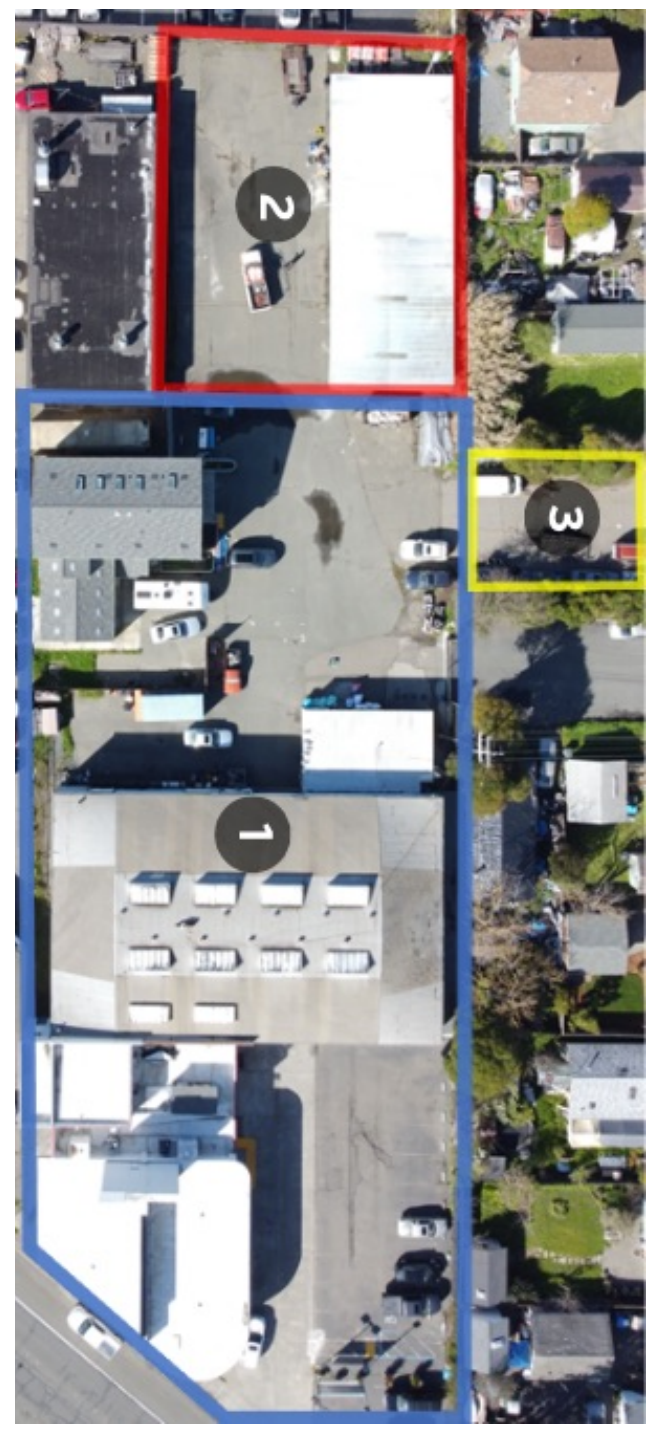
- 1,500 SF WAREHOUSE / AUTOMOTIVE SPACE WITH TWO ROLL UP DOORS
- 1,500 SF 3 BED/3 BATH APARTMENT WITH 2 CAR GARAGE
- CURRENTLY UNDER CONSTRUCTION BUT NEARING COMPLETION

## PARCEL 2

- .29 ACRE LOT SIZE
- ZONING CG [COMMERCIAL GENERAL]
- 30' X 100' CARPORT

## PARCEL 3

- .14 ACRE LOT SIZE
- ZONING R2 [MEDIUM DENSITY RESIDENTIAL MULTIFAMILY]
- READY FOR DEVELOPMENT



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PHOTOS



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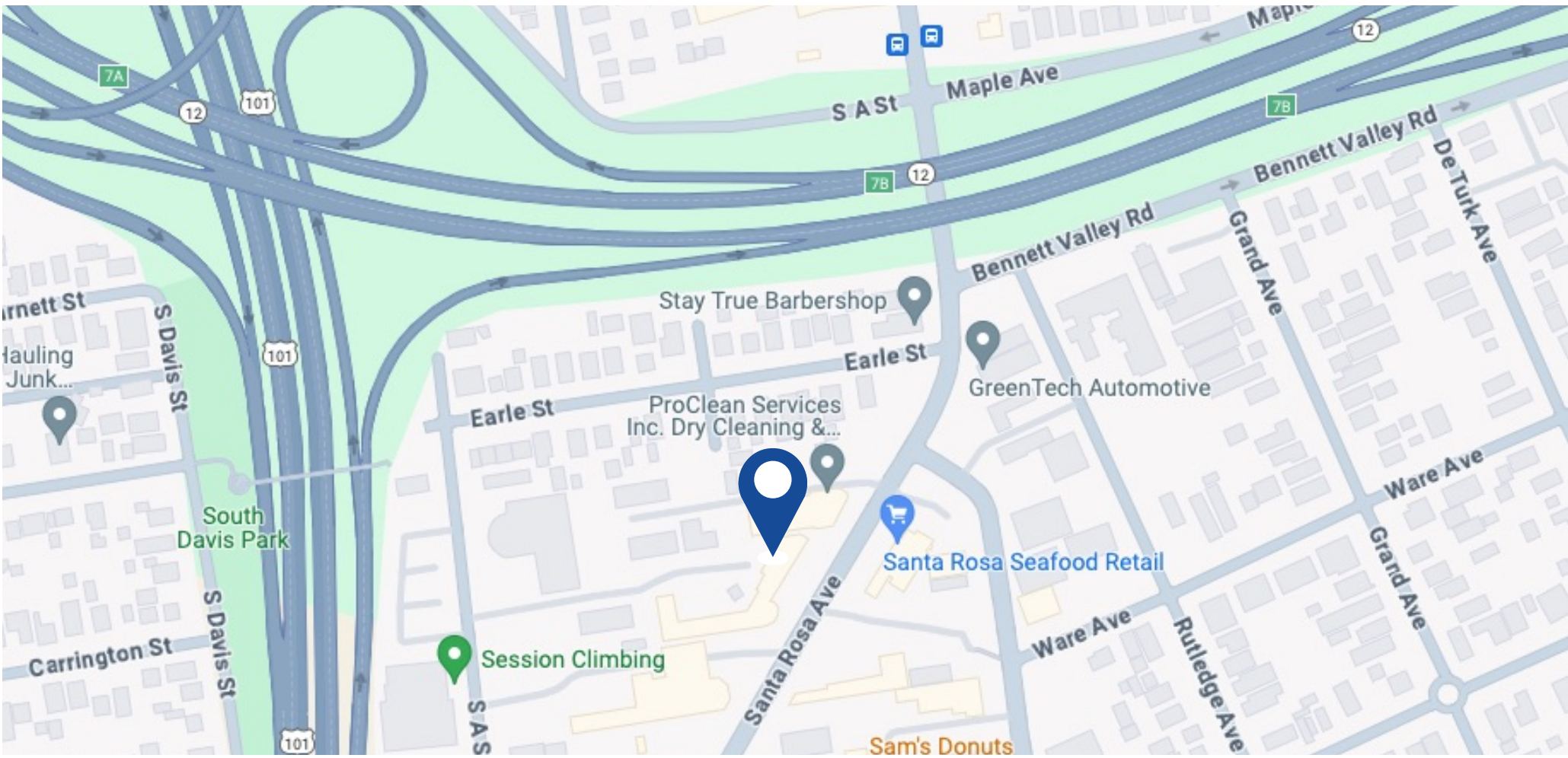


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# LOCATION



## Demographics

	1 Mi	3 Mi
Population	23,115	134,499
Households	7,494	48,200
Average Age	35.40	37.50
Median HH Income	\$55,977	\$63,269
Daytime Employees	16,195	73,426

## Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Santa Rosa Ave	Petaluma Hill Rd ...	20,704	2017	0.06 mi
Santa Rosa Ave	Earle St S	35,650	2017	0.08 mi
Sebastopol Rd	Santa Rosa Ave E	85,208	2012	0.10 mi
State Rte 12	Sebastopol Rd E	82,005	2015	0.10 mi
State Rte 12	Santa Rosa Ave E	74,000	2017	0.10 mi

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AERIAL MAP



Downtown Santa Rosa

Highway 101

Highway 12

Highway 12

Santa Rosa Ave

Highway 101

Santa Rosa Ave

Petaluma Hill Rd