



FOR SALE

825 College Avenue
SANTA ROSA, CA

8.04% Pro Forma Cap Rate
Multi-Tenant Office Investment
Owner-User Opportunity



HL Commercial Real Estate
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DISCLOSURE STATEMENT



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals.

The prospective purchaser/lessee should independently verify all information. 1/22/26

INFORMATION/FEATURES

LOCATION:	825 College Ave Santa Rosa, CA 95404
APN:	180-790-016
TOTAL BUILDING RENTABLE SQUARE FEET:	4,297 +/- sq. ft.
TOTAL SQ. FT OF LAND:	12,780 +/- sq. ft.
ELEVATOR:	No
PARKING:	10 unreserved spaces
YEAR CONSTRUCTION:	1922 +/-
TYPE OF CONSTRUCTION:	Wood Frame/Stucco
STORIES:	2
FIRE SPRINKLERS:	No
SOLAR:	Yes
HEATING AND AIR CONDITIONING:	Yes, Central
FLOOD ZONING DESIGNATION:	X
ZONING:	L-O-P-PD

1. Uses Permitted. Uses to be permitted in this area shall be commercial and industrial uses limited to storage, wholesaling, distribution, and service uses which are primarily non-retail, non-manufacturing, and non-processing in character; are free from excessive noise, dust, odor, heavy traffic, or other factors not compatible with surrounding residential uses as determined by use permit; and are accessory to and serviceable to the residential or business uses of the community.
2. Other Uses Permitted. In addition to the basic professional office uses permitted in this district, low intensity, commercial uses may be permitted in original neighborhood structures of historical or architectural significance. Such commercial reuse is only appropriate along major streets. Commercial reuse is not appropriate on local or primarily residential streets. Restoration, signing, and landscaping shall be approved by the Design Review Board. Signing shall be compatible with nearby office uses.

OFFERING SUMMARY

ASKING PRICE
\$1,295,000
 PRICE PER SQ. FT.
\$301
 CAP RATE
8.04%

HIGHLIGHTS

- BEAUTIFUL INTERIOR DESIGN
- CORNER LOCATION
- PRIVATE PARKING LOT
- SOLAR EQUIPPED
- PROFESSIONALLY MANAGED¹

¹ All existing leases have early termination provisions which would allow a potential purchaser to occupy all or a portion of the property within approximately a year.



SANTA ROSA HISTORY

Santa Rosa, located in the heart of Sonoma County, has grown steadily from its early agricultural roots into a key regional city in Northern California. The area was originally inhabited by the Coast Miwok, Pomo, and Wappo peoples before Spanish settlers arrived in the early 19th century. Following California's statehood in 1850, Santa Rosa developed quickly and was officially incorporated in 1868.

In its early years, Santa Rosa served as a center for farming and ranching. Its fertile land supported vineyards, orchards, and hop fields, making it an important part of the region's agricultural economy. The city also became known for its connection to Luther Burbank, a prominent horticulturist whose work in plant breeding attracted international attention in the early 20th century.

The 1906 earthquake caused significant damage to Santa Rosa, particularly its downtown area. Recovery was slow but steady, and over the decades, the city gradually modernized. After World War II, population growth accelerated alongside suburban expansion, and Santa Rosa evolved into a regional center for retail, healthcare, and public services.

Today, Santa Rosa has a population of over 175,000 and plays a central role in Sonoma County's economy. While agriculture—especially wine production—remains influential, the city's economic base has diversified to include healthcare, education, tourism, and some light manufacturing. It also serves as the county seat and a transportation corridor along Highway 101.

Santa Rosa has faced a number of challenges in recent years, particularly from wildfires and housing pressures. In response, there has been ongoing redevelopment, especially in the downtown core and along transit corridors. Commercial real estate activity reflects both this growth and the broader shifts in Northern California's economy.

The city's proximity to the Bay Area, its role as a service hub, and its recovering urban infrastructure make it a stable, mid-sized market with ongoing development activity. Santa Rosa's trajectory continues to be shaped by both its historical roots and the practical needs of a growing, diversifying population.





PROPERTY OVERVIEW

825 College Avenue is a charming two-story office building located just minutes from Downtown Santa Rosa and Santa Rosa Junior College. Built in 1922, the building blends historic character with modern functionality, offering a unique and welcoming environment for professionals.

The property is fully leased, primarily by long-term tenants in the therapy and counseling fields, creating a quiet and professional atmosphere. The building features a shared reception area and two common kitchenettes, one on each floor, for tenant convenience. Three restrooms are available, including two ADA-compliant restrooms located on the ground floor.

Tenants enjoy access to multiple balconies and patios off their suites, as well as a spacious private parking lot in the rear of the property. The building is equipped with rooftop solar, helping to offset energy use and reduce operating costs.

This professionally maintained property offers a comfortable and functional setting for office users in a highly accessible location with a steady tenant base and excellent proximity to Highway 101 and key city destinations.

LOCATION OVERVIEW

825 College Avenue is ideally situated in the heart of Santa Rosa, offering excellent access to major thoroughfares, educational institutions, and local amenities. The property is located just minutes from Downtown Santa Rosa and within close proximity to Santa Rosa Junior College, making it a convenient location for both professionals and their clients.

The building benefits from its central placement along College Avenue, a well-traveled corridor with a mix of residential, commercial, and institutional uses. Highway 101 is easily accessible, providing direct routes to surrounding Sonoma County communities and the greater Bay Area. Public transportation options are also nearby, supporting ease of access for tenants and visitors alike.

Santa Rosa is known for its thriving healthcare, education, and professional services sectors, all of which contribute to strong demand for small office space. The neighborhood surrounding 825 College Avenue offers a walkable environment with restaurants, cafes, and service businesses that add to the property's appeal.

This location combines visibility, accessibility, and the charm of Santa Rosa's historic character, making it a strong choice for stable occupancy and long-term value.



INCOME & EXPENSES

GROSS SCHEDULED RENTAL INCOME	\$	147,120
PLUS CAM REIMBURSEMENTS	\$	13,573
LESS VACANCY ALLOWANCE (2%)	\$	(5,885)
GROSS OPERATING INCOME	\$	154,808
ANNUAL OPERATING EXPENSES		
Est. New Property Taxes (Base Equals 1% of Sale Price)	\$	12,950
Est. Tax Bill Add On Assessments	\$	1,620
Insurance	\$	2,500
PGE	\$	5,640
Water	\$	2,500
Garbage	\$	1,804
Internet	\$	1,572
Janitorial Service Contract	\$	8,160
Landscaping	\$	3,000
Repair & Maintenance Allowance	\$	4,000
Management	\$	6,960
TOTAL OPERATING EXPENSES	\$	50,706
NET INCOME	\$	104,102

NOTE: Above Income and Expense distribution is not guaranteed. Buyer to investigate, verify and satisfy itself prior to close of escrow.

RENT ROLL AS OF 3/01/2026

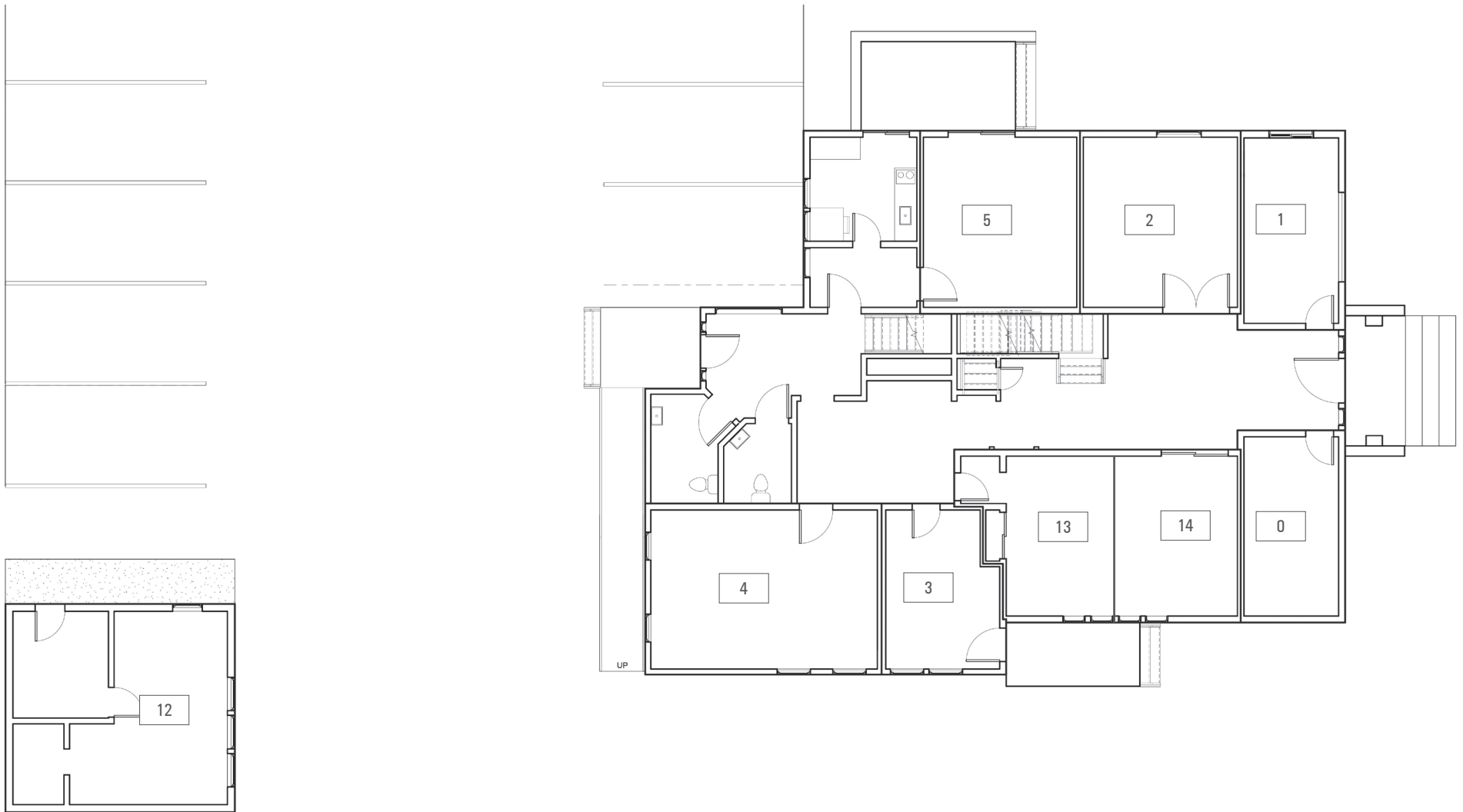
UNIT	*Sq. Ft. +/-	RENT/SF	CURRENT RENT/Mo	CAM CHARGES/Mo.	START DATE	LEASE END
Suite 00	196	\$3.06	\$600.00	\$60.00	12/01/2024	11/30/2026
Suite 01	194	\$3.00	\$581.95	\$57.75	01/01/2023	05/31/2029
Suite 02	303	\$3.05	\$925.00	\$85.00	06/01/2024	01/31/2031
Suite 03	198	\$3.63	\$719.25	\$100.00	11/01/2024	10/31/2029
Suite 04	408	\$2.06	\$840.00	\$89.25	02/01/2025	12/31/2029
Suite 05	302	\$2.90	\$875.50	\$78.75	08/01/2021	02/28/2030
Suite 06	243	\$3.46	\$840.00	\$57.75	05/01/2024	04/30/2029
Suite 07	285	\$2.98	\$849.75	\$78.75	01/01/2025	01/31/2030
Suite 08	342	\$2.29	\$782.78	\$74.09	07/15/2023	07/31/2028
Suite 09	149	\$3.70	\$551.25	\$57.75	03/15/2025	02/28/2030
Suite 10	294	\$3.04	\$892.50	\$63.00	02/15/2025	02/28/2030
Suite 11	347	\$2.90	\$1005.00	\$79.00	01/01/2023	02/28/2030
Suite 12	444	\$2.25	\$999.00	\$100.00	07/15/2025	07/31/2030
Suite 13	233	\$3.91	\$899.00**	\$75.00**		
Suite 14	233	\$3.91	\$899.00**	\$75.00**		

* All measurements are approximate and should be independently verified by the buyer.

** Base Rent and CAM Expenses reflect projected amounts; the suite is scheduled to be vacated on January 31, 2026.

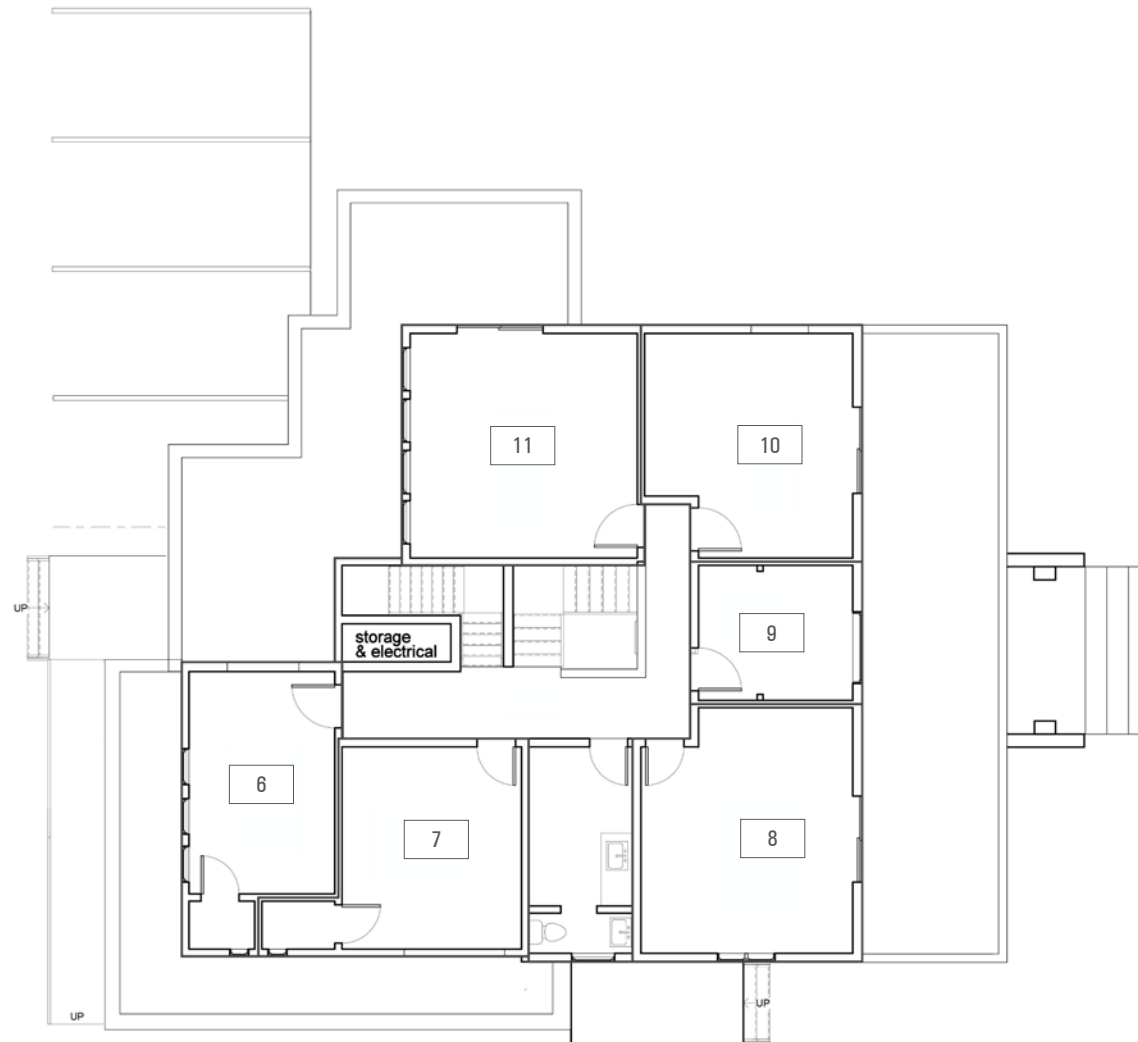
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FLOOR PLAN



First Floor Plan

Not to Scale, for Illustration Only



Second Floor Plan

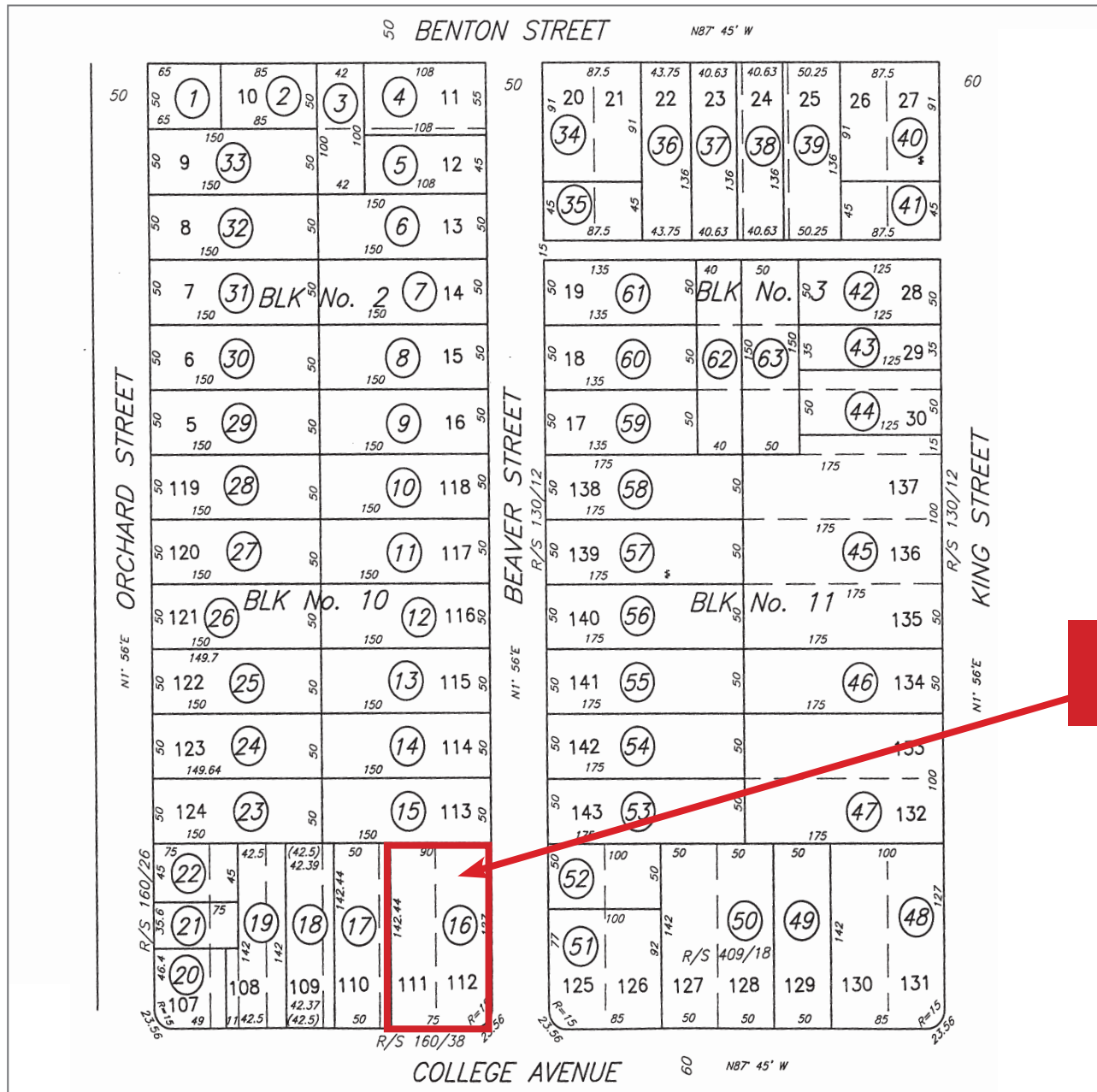
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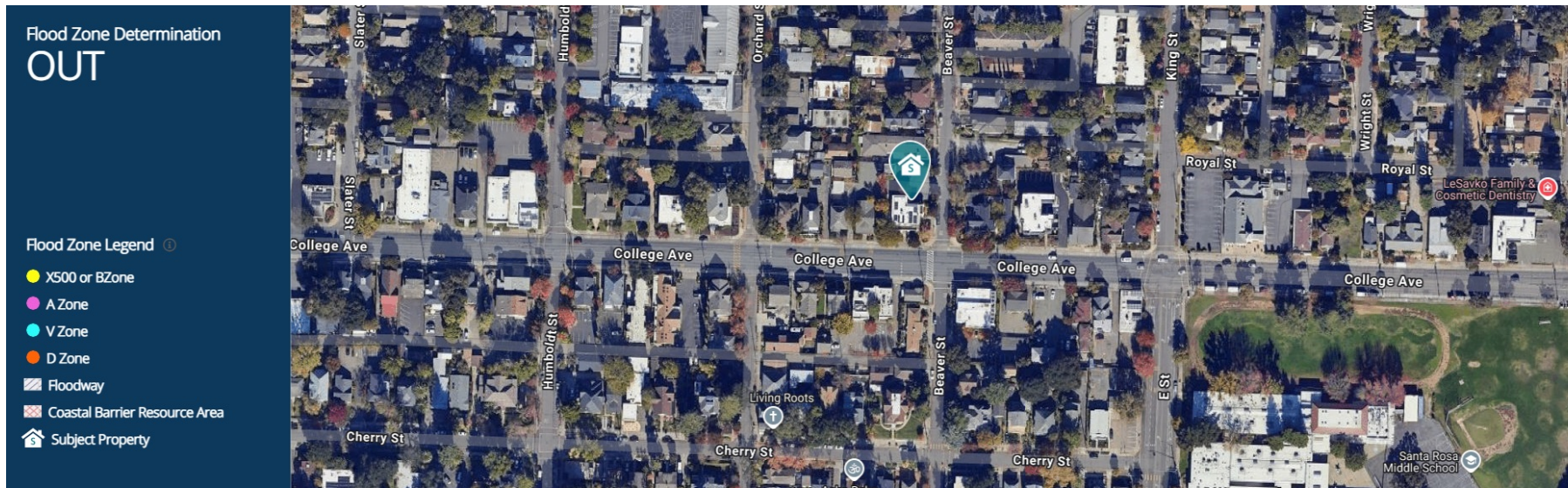


[CLICK HERE TO VIEW IN GOOGLE MAPS](#)

ASSESSOR'S PARCEL MAP



**SUBJECT
PROPERTY
180-790-016**



SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	-1 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	060381-0729E
FLOOD ZONE CODE	X
PANEL DATE	12/2/2008
COUNTY	Sonoma
ORIGINAL PANEL FIRM DATE	8/31/1981
FIPS CODE	06097
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	Santa Rosa, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

SALES COMPARABLES

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	PROPERTY CITY	BLDG SF	\$ PER SF	TYPE	BUILT
1.	SUBJECT	\$1,295,000	825 College Avenue	Santa Rosa	4,297	\$301	Office	1922
2.	12/16/24	\$ 575,000	611 Humboldt Street	Santa Rosa	1,200	\$479	Office	1925
3.	6/14/24	\$ 950,000	10 Doctors Park Drive	Santa Rosa	2,560	\$371	Office	1966
4.	7/6/22	\$1,225,000	621 Humboldt Street	Santa Rosa	3,188	\$353	Office	1900

1. **Subject Property**
Santa Rosa, CA 95404

Price: \$1,295,000
 Type: Office
 Square Feet: 4,297
 Price Per Sq. Ft.: \$301



3. **10 Doctors Park Drive**
Santa Rosa, CA 95404

Price: \$ 950,000
 Type: office
 Square Feet: 2,560
 Price Per Sq. Ft.: \$ 371
 Sale Date: 6/14/24



2. **611 Humboldt Street**
Santa Rosa, CA 95404

Price: \$ 575,000
 Type: Office
 Square Feet: 1,200
 Price Per Sq. Ft.: \$ 479
 Sale Date: 12/16/24



4. **621 Humboldt Street**
Santa Rosa, CA 95404

Price: \$ 1,225,000
 Type: Office
 Square Feet: 1,900
 Price Per Sq. Ft.: \$ 353
 Sale Date: 7/6/22



COMMERCIAL REAL ESTATE - SONOMA COUNTY

Commercial real estate in Sonoma County is exhibiting resilience and growth across various sectors. The office market, adapting to evolving work patterns, has seen increased demand, particularly in central areas like Santa Rosa and Petaluma. Businesses are attracted to the region proximity to San Francisco. Office and retail spaces in prime locations, such as downtown districts and high-traffic corridors, are highly sought after, driving tenant demand. Commercial properties in Sonoma County present solid investment opportunities, often appreciating in value and offering attractive returns for investors.

With a growing emphasis on local businesses and unique retail experiences, demand for well-located office and retail spaces continues to rise. While the commercial market faced challenges due to economic fluctuations in previous years, the current trend toward stabilization is making office properties increasingly appealing to investors. Sonoma County remains a market where properties can be secured with favorable returns, making it a compelling destination for commercial real estate investments.

COMMERCIAL REAL ESTATE - SANTA ROSA

Santa Rosa, as the largest city in Sonoma County, serves as the commercial and cultural hub of the North Bay. The city's commercial real estate market has shown strong signs of stabilization in 2025, especially within the office and service sectors. Local demand is driven by a combination of small business growth, healthcare and professional services, and a steady influx of companies seeking high-quality space outside of major metropolitan areas.

The office market in Santa Rosa benefits from an increasing number of professionals and businesses seeking quiet workspaces within reach of Downtown and major corridors like College Avenue and Mendocino Avenue. Smaller office suites buildings remain especially popular among medical, wellness, and consulting tenants. Updated spaces with amenities such as shared kitchenettes, private patios, and on-site parking are in high demand.

Santa Rosa's commercial real estate market is also supported by ongoing infrastructure improvements and a strong economy. With interest rates showing signs of stability and limited new inventory, well-located office properties are positioned to attract long-term tenants and offer solid returns for investors. As the city continues to grow, Santa Rosa remains a dependable market for commercial real estate investment.

SANTA ROSA, CA

POPULATION

174,435

MEDIAN AGE

40.5

MEDIAN HOUSEHOLD INCOME

\$97,410

NUMBER OF EMPLOYEES

202,200

MEDIAN PROPERTY VALUE

\$743,920



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance. For a free evaluation or service description, please contact us.



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