

FOR SALE

26,336+/- SQ. FT. OFFICE BUILDING

1330 N. DUTTON AVE, SANTA ROSA, CA 95401

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PRICING

Asking Price:	\$4,950,000
Price per Sq. Ft.:	\$187.95 per Sq. Ft.

BUILDING

Building Sq. Ft. (GBA):	26,336+/- Sq. Ft.
Rentable Sq. Ft.	24,289+/- Sq. Ft.
Year Built:	1983 / Renovations in 2017
Stories:	2
Occupancy:	Entire upstairs to be vacant Feb. 25th, 2025 (approximately 13,168+/- square feet).
HVAC:	Ductless
Fire Suppression:	Yes
Elevator:	Yes

SITE

APN:	036-252-009
Lot Size:	See Common Parcel Map
Zoning & General Plan:	BP-SA
Parking:	107 Spaces
Water & Sewer:	City of Santa Rosa
Utilities:	PG&E

PROPERTY SUMMARY



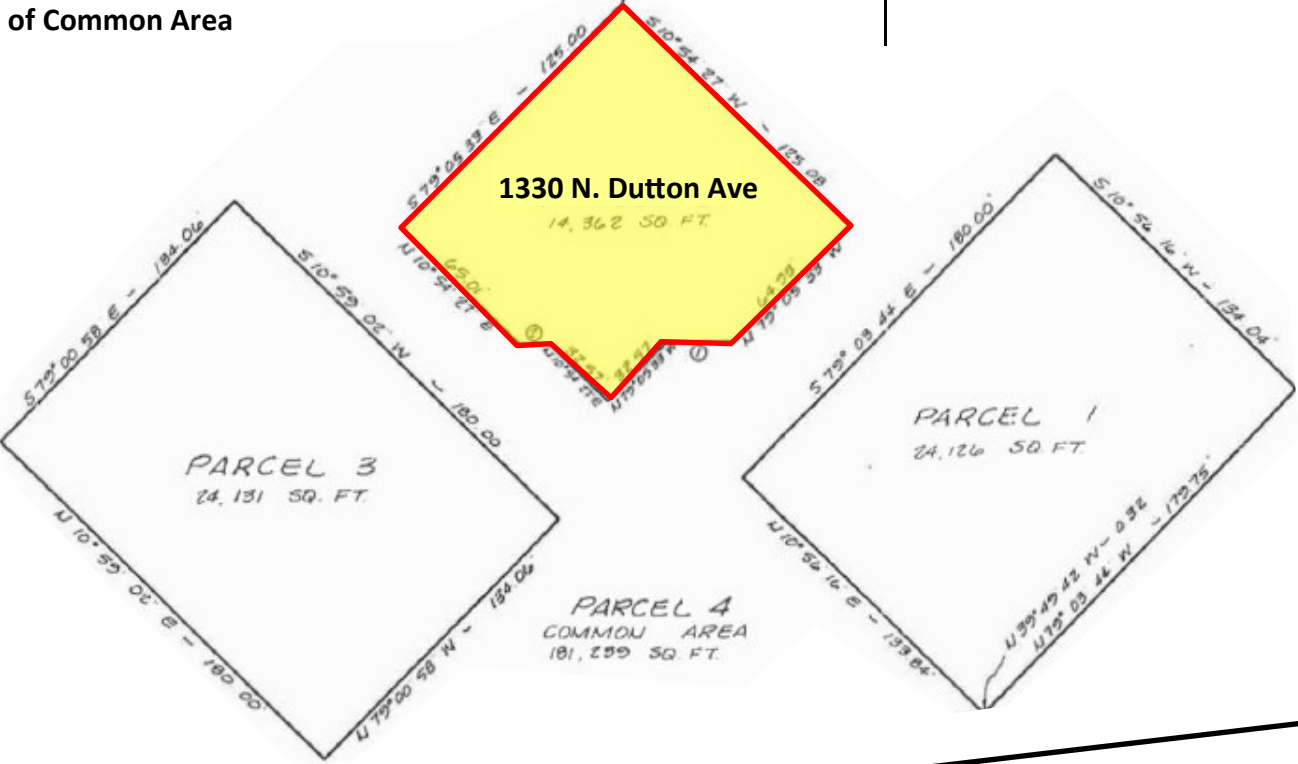
Great owner-user opportunity to acquire an amazing centrally located Santa Rosa office building consisting of approximately 26,336+/- square feet. This two-story office building consists of approximately 13,000+/- square feet on each floor. Completely remodeled in 2017 with large glass lines and contemporary finishes, this building is the perfect location for many professional users. The ground floor is currently occupied by several different tenants: BC Foods, Granite Construction, and Ed Ritch Insurance. The second floor is approximately 13,168+/- square feet of recently updated office space that will be available for new owner/user after tenant AMWINS vacates by February 28, 2025. Upstairs has newer carpet, paint, and a break room with stone countertops. The second floor offers approximately 18 perimeter offices, a large conference room, production space, break room, a main bullpen configured for about 16 workstations, a restroom core, and additional office space. The second floor can easily be demised into 2 suites of approximately 2,278+/- square feet and 8,582+/- square feet respectively. The entire building had other cosmetic updates to common areas including flooring, lights, and paint. The HVAC system was replaced with more efficient mini-split HVAC units, providing more control of climate within each suite. The building gross rent with the 2nd floor vacant is about \$19,062/month. BC Foods, a long-term tenant, has recently extended their lease through November 2028. The subject property is one of three properties that is part of the commercial office development named "Park Campus" and shares parking and exterior common areas. Parking is abundant. The property is centrally located in Santa Rosa, minutes to US Hwy 101, and within Santa Rosa Business Park which has been home to hundreds of businesses over the last 40 years.

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COMMON PARCEL MAP

	Based on Public Records:	Based on Recorded Parcel Map & Owners Association:
Lot Size:	12,682+/- Sq. Ft.	14,362+/- Sq. Ft.
36% Ownership of Common Parcel (181,209+/- Sq. Ft.) :	65,235+/- Sq. Ft.	65,235+/- Sq. Ft.
Approximate Total Lot plus Share of Common Area	77,917+/- Sq. Ft.	79,597+/- Sq. Ft.

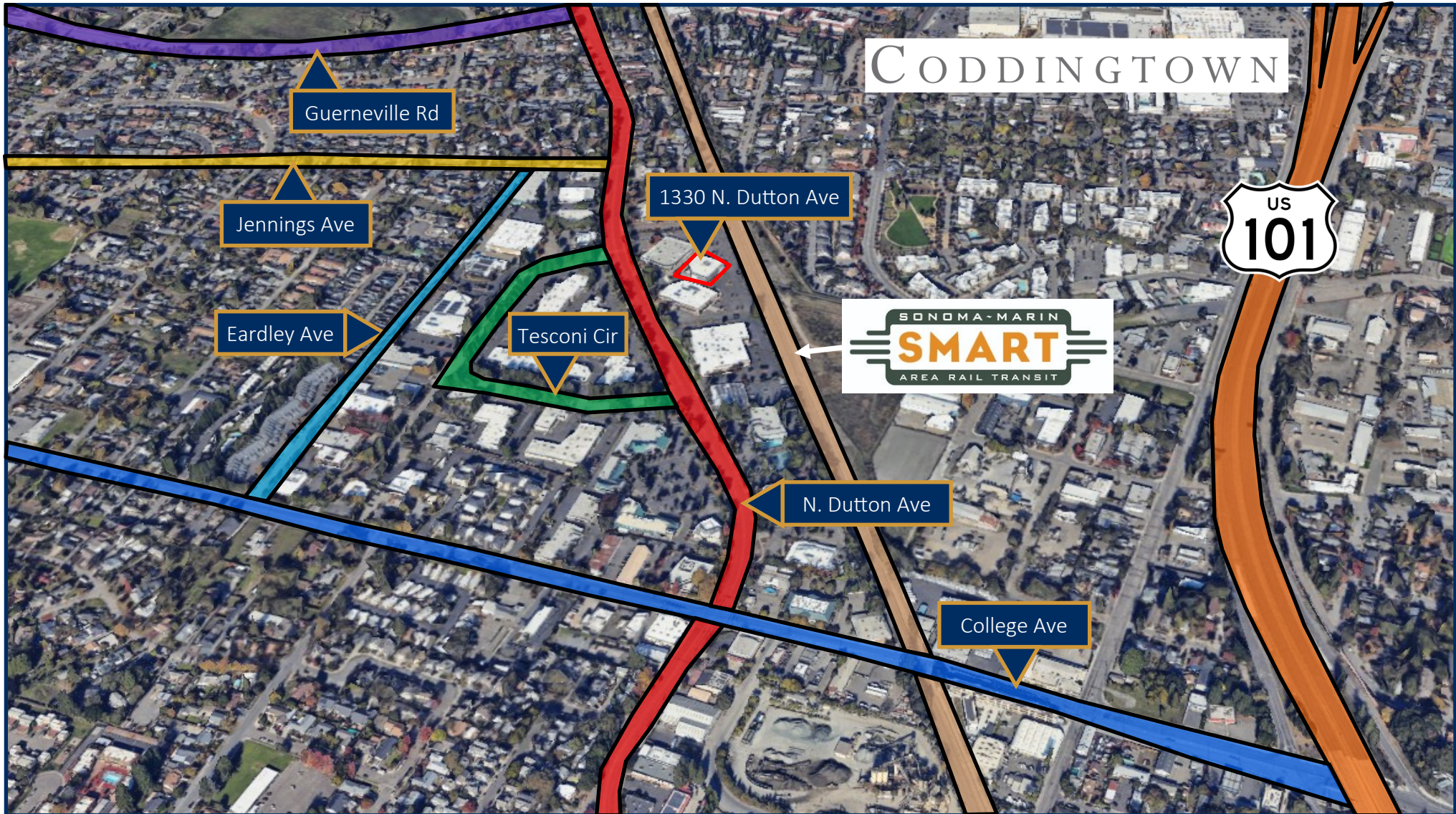




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STREET MAP AERIAL



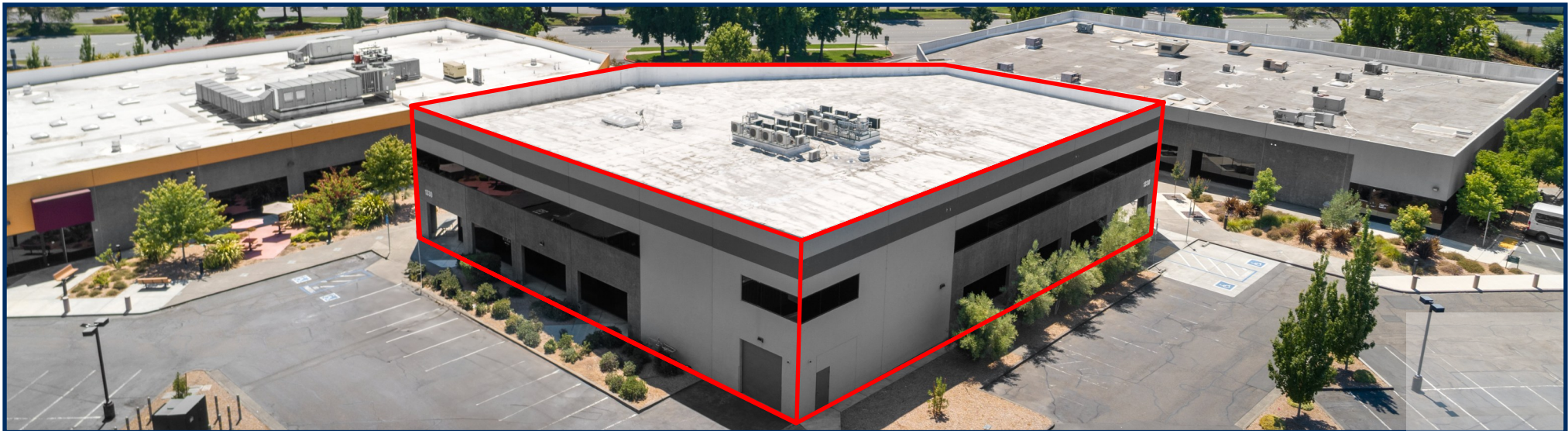
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RENT ROLL

Tenant	Unit	Start Date	End Date	Base Monthly Rent	Rentable Sq. Ft.	Percent of Subject	Base \$ per Sq. Ft. per month	\$ per Sq. Ft./Yr per year	Security Deposit	Options	Comments
BCFoods, Inc.	100	11/1/2015	11/30/2028	\$ 12,078.86	7,302	30.06%	\$ 1.65	\$ 19.85	\$ 6,612.50	One (1), Sixty (60) Month Option	
Ed Ritch	103	1/1/2017	at-will	\$ 1,007.08	484	1.99%	\$ 2.08	\$ 24.97	\$ 850.00	None	
Granite Construction Company	104, 101 & Whse	6/1/2021	5/31/2025	\$ 5,976.74	3,487	14.36%	\$ 1.71	\$ 20.57	\$ -	Two (2), Twelve (12) Month Options	
AMWINS Access Insurance Services LLC	200 & 105	6/1/2018	2/28/2025	\$ 38,128.00	13,016	53.59%	\$ 2.93	\$ 35.15	\$ -		Tenant vacating at end of lease (02/28/2025)
Monthly Totals:				\$ 57,190.68	24,289	100.00%	\$ 2.35	\$ 28.26	\$ 7,462.50		
Gross Potential Income:				\$ 686,288.16			Avg / Mo.	Avg / Yr.			

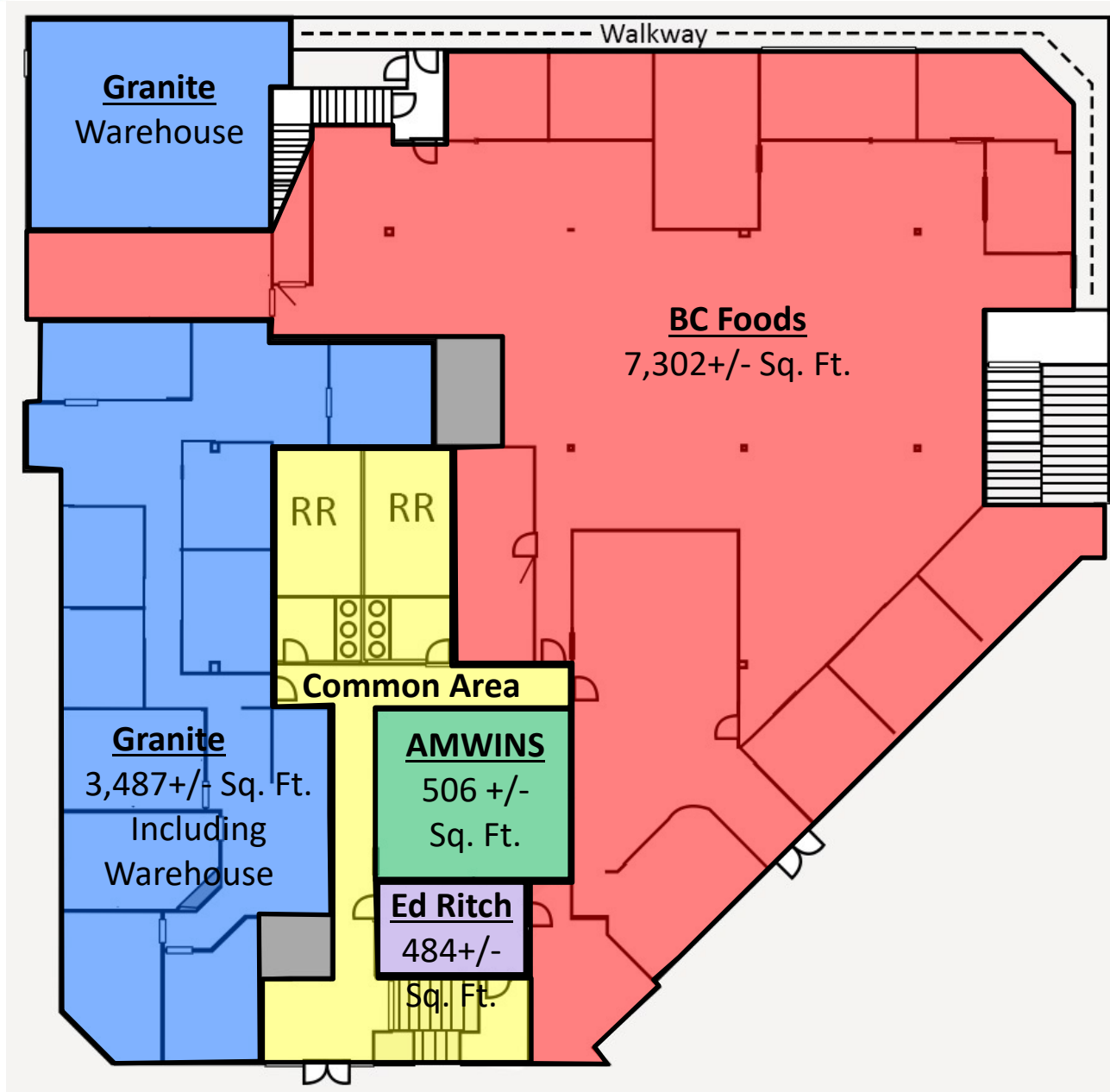
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FIRST FLOOR PLAN



Tenant:	Sq. Ft.
BCFoods, Inc.	7,302+/- Sq. Ft.
Ed Ritch	484+/- Sq. Ft.
Granite Construction	3,487+/- Sq. Ft.
AMWINS Access Insurance Services LLC	506+/- Sq. Ft. (1st Floor)
Common Area	





SECOND FLOOR PLAN

AMWINS
13,016+/-
Sq. Ft.

RR RR

**Common
Area**

Tenant:

Sq. Ft.

AMWINS
Access Insurance
Services LLC

13,016+/-
(2nd Floor)

Common Area





PHOTOS



Exterior



Exterior Separate Warehouse



Entrance



Entrance



SUITE 104 PHOTOS





SUITE 104, 100, & COMMON AREA RESTROOM



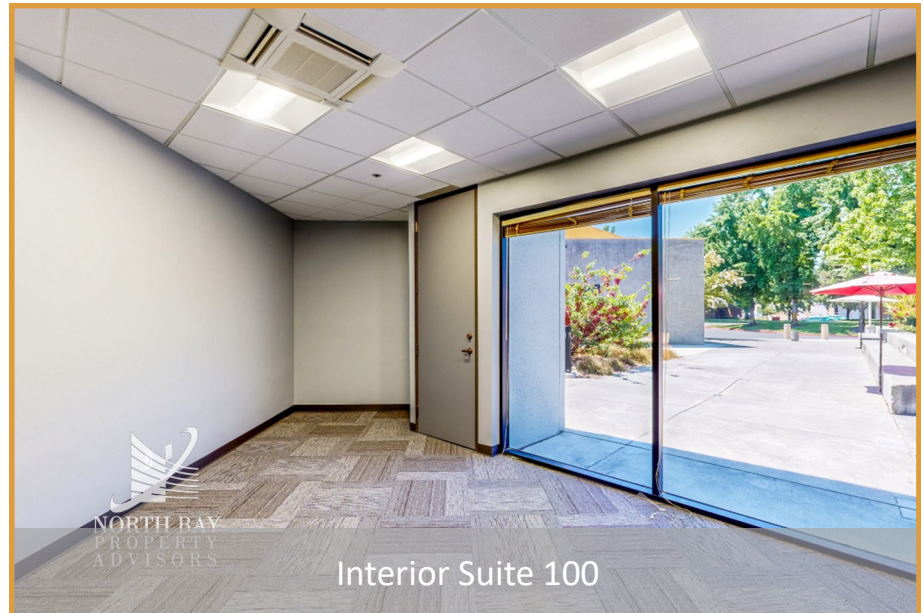
Interior Suite 104



Common Area Restroom



Interior Suite 100



Interior Suite 100

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SUITE 100 & 103 PHOTOS



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SUITE 200 PHOTOS





SUITE 200 PHOTOS



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SUITE 200 PHOTOS



Suite 200 Conference Room



Suite 200 Cubicles



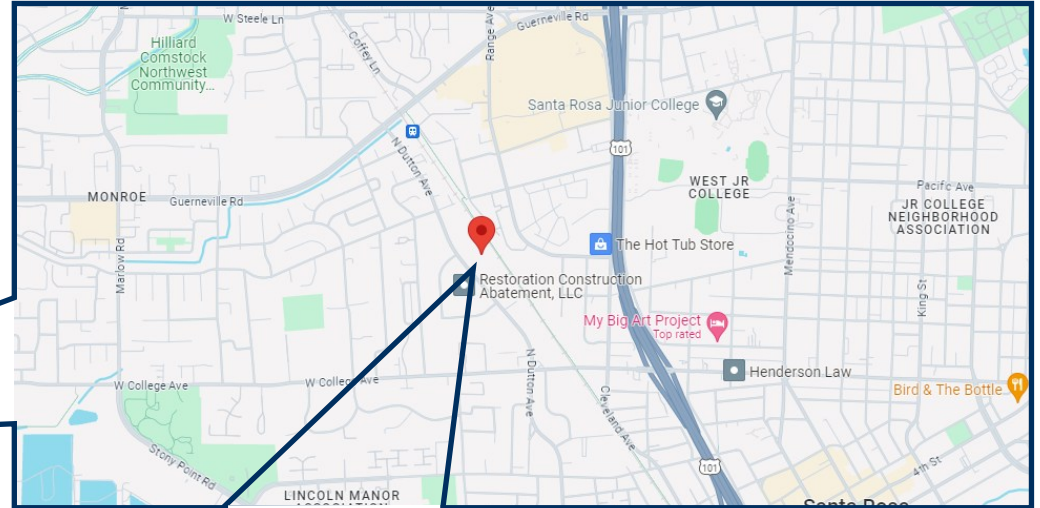
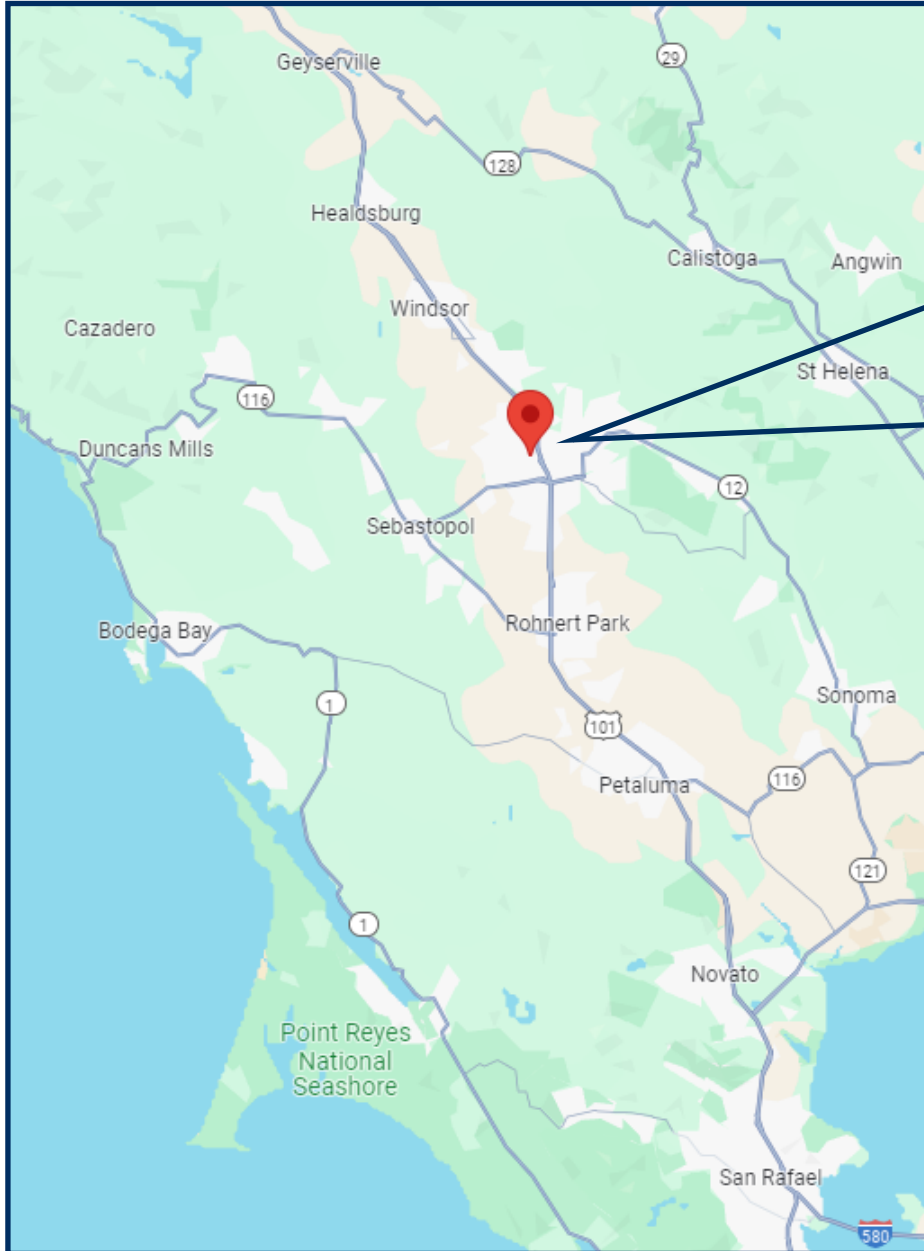
Suite 200 Office



Suite 200 Office



MAPS



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LISTING TEAM



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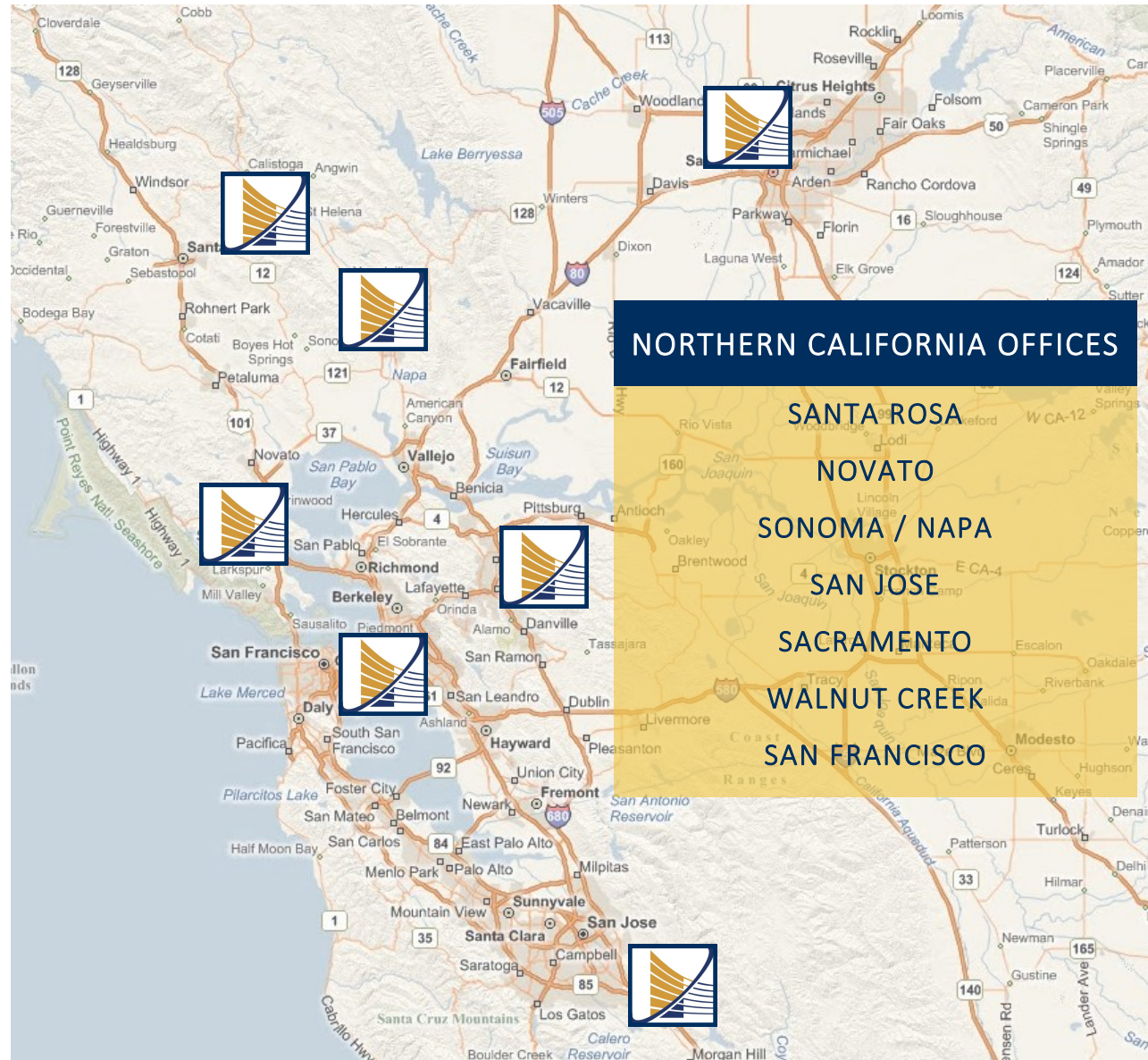
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