

# FOR SALE

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

### 1330 N. DUTTON AVE, SANTA ROSA, CA 95401

*Northern California's Premier Commercial Real Estate Firm*



**NORTH BAY**  
PROPERTY ADVISORS

**PROPERTY  
WEBSITE**

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## PRICING

Asking Price:	<b>\$4,950,000</b>
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

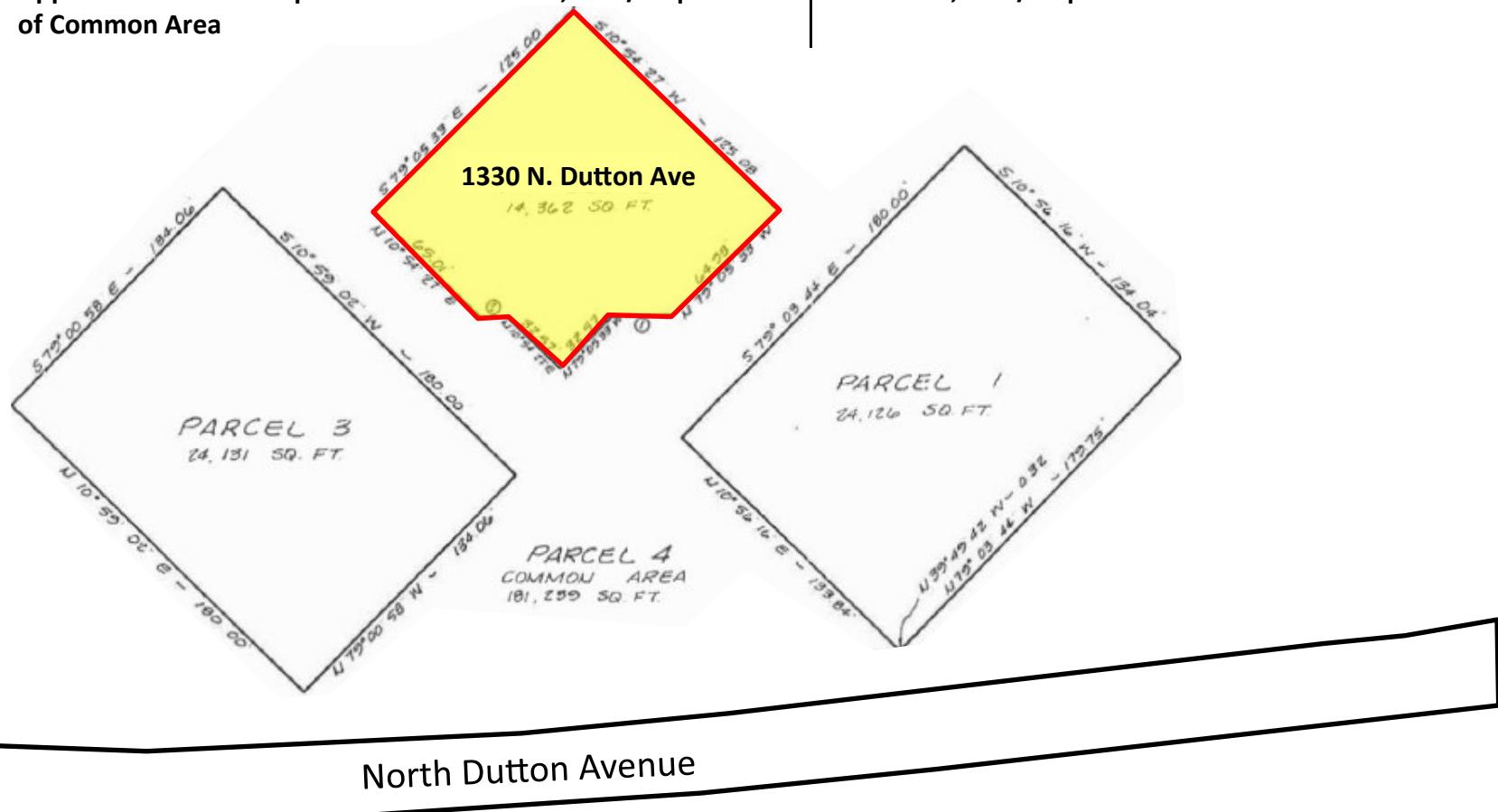


Great owner-user opportunity to acquire an amazing centrally located Santa Rosa office building consisting of approximately 26,336+/- square feet. This two-story office building consists of approximately 13,000+/- square feet on each floor. Completely remodeled in 2017 with large glass lines and contemporary 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.



# COMMON PARCEL MAP

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



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# PARCEL MAP

Cl. Map No. 391

84 IN BK. 358, MAPS, POS. 48-49

PARKPOINT  
REC. 09-22-83 IN BK. 351, MAPS, PCS. 01-03

1. Map No. 395

84 ON BK. 361, MAPS, PCS. 18-19

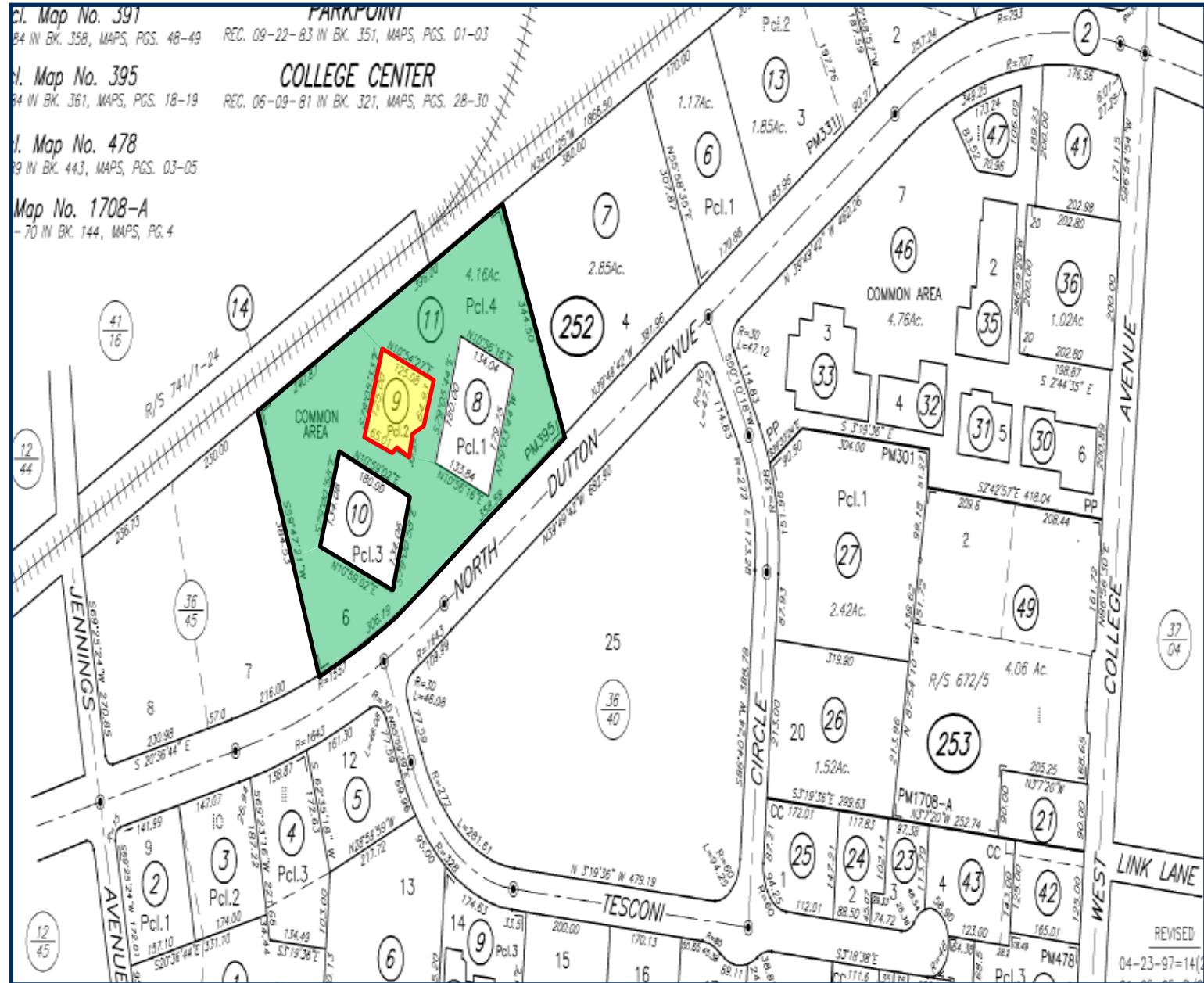
PARKPOINT

1. Map No. 478

99 W BK. 443, MAPS, PGS. 03-05

Map No. 1708-A

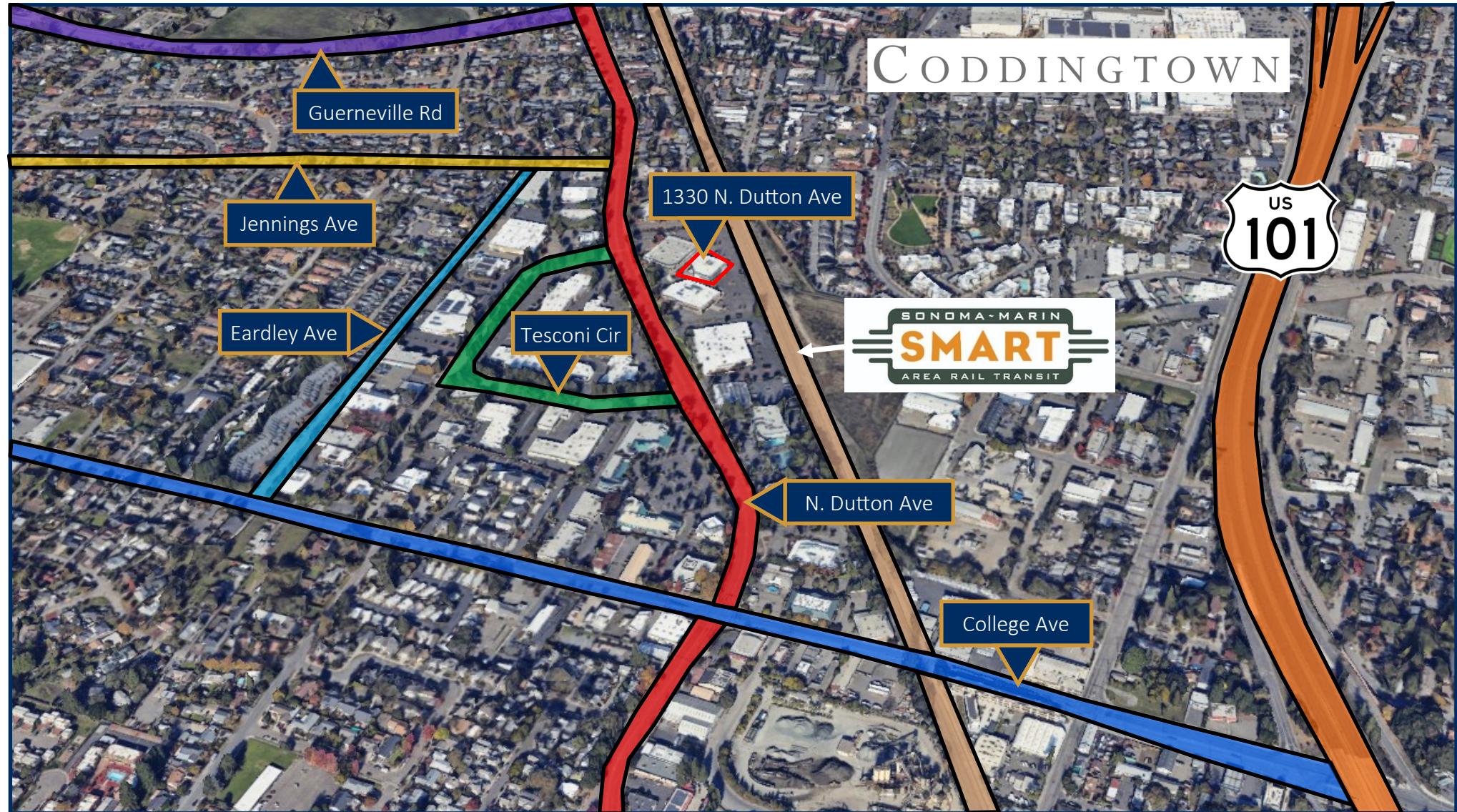
-70 MV BK 144, MAPS, PG. 4



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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./Yr per year	Security Deposit	Options	Comments
							\$ per Sq. Ft. per month	\$ per Sq. Ft./Yr per year				
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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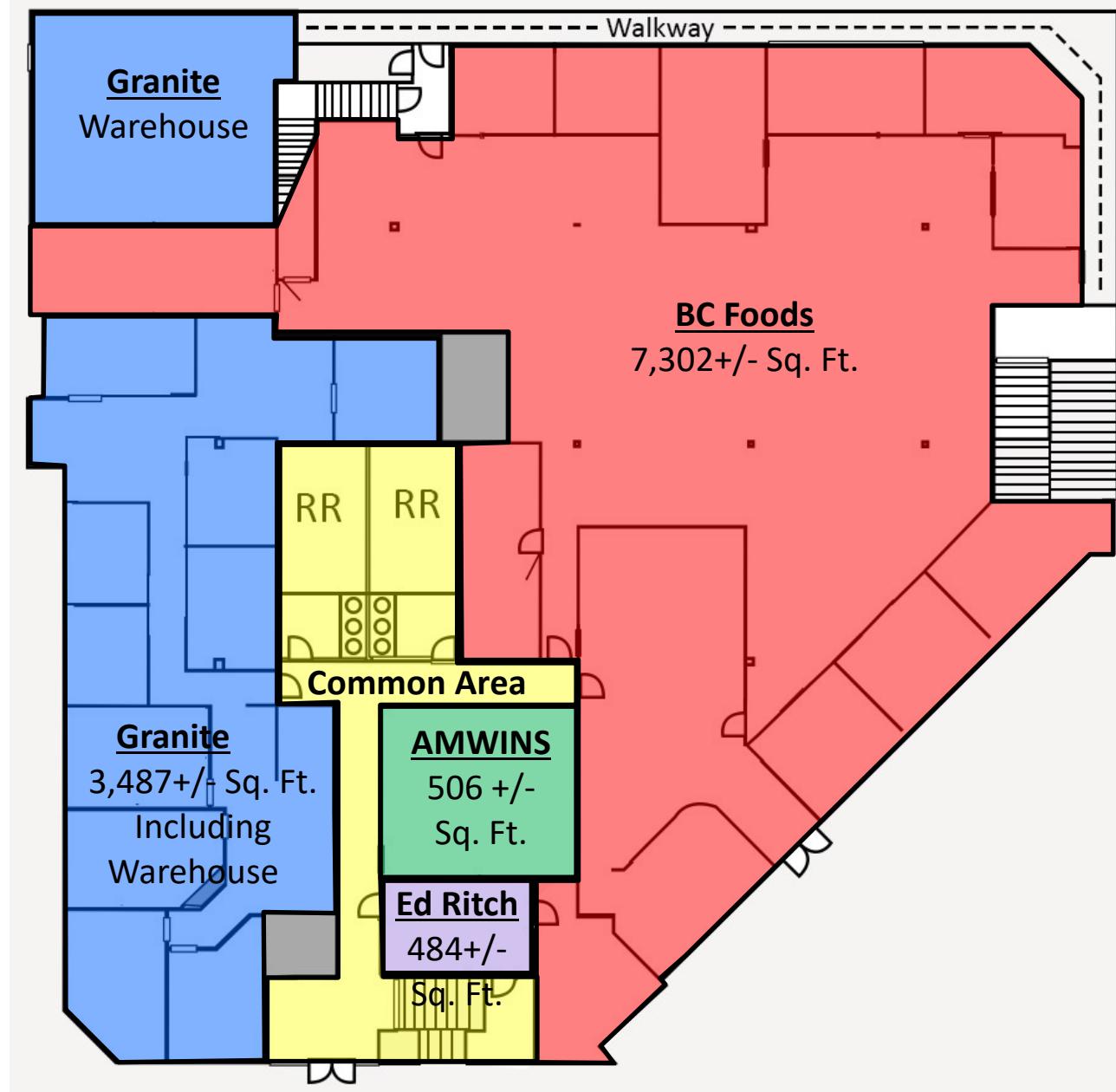


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# FIRST FLOOR PLAN

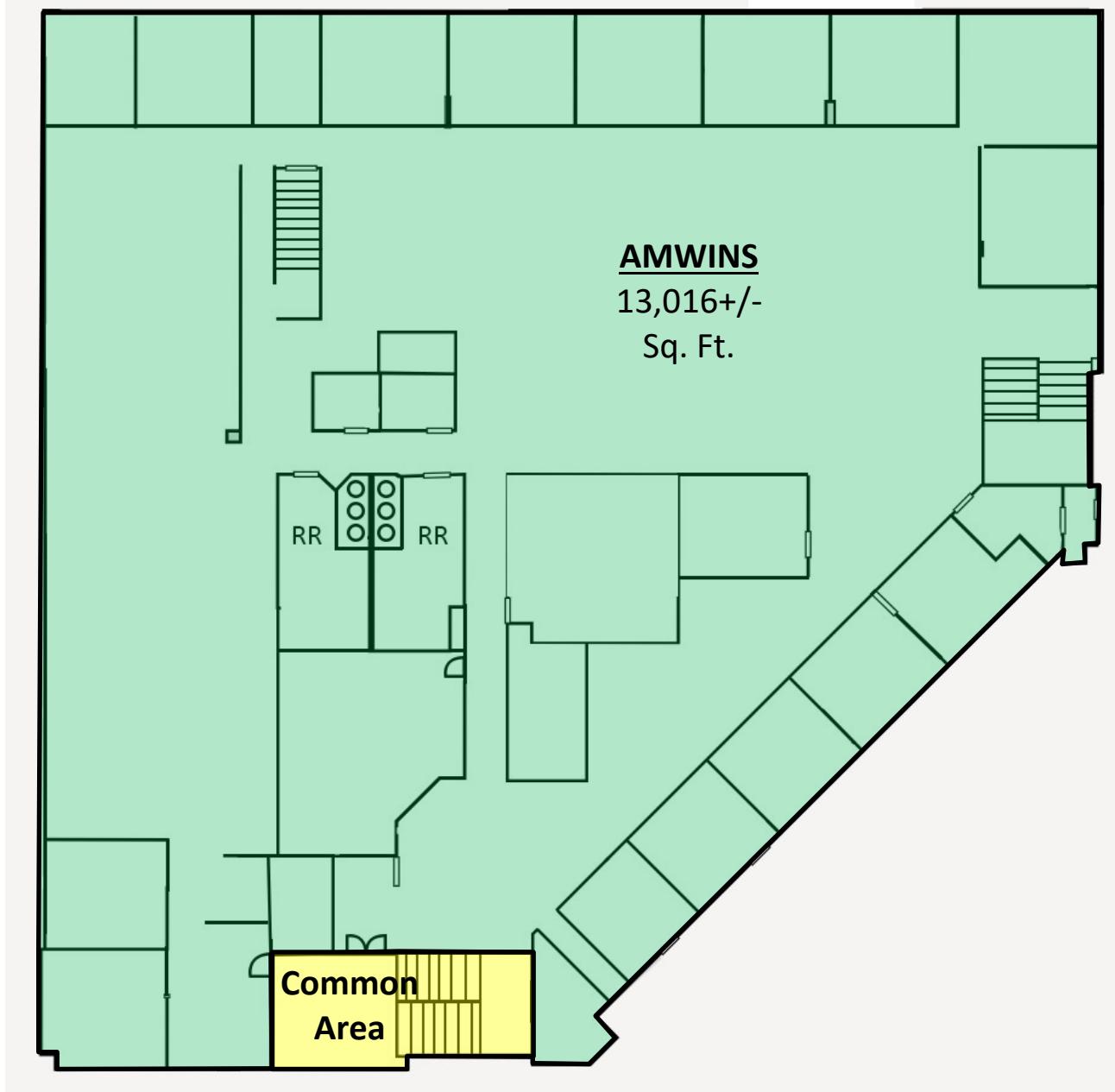


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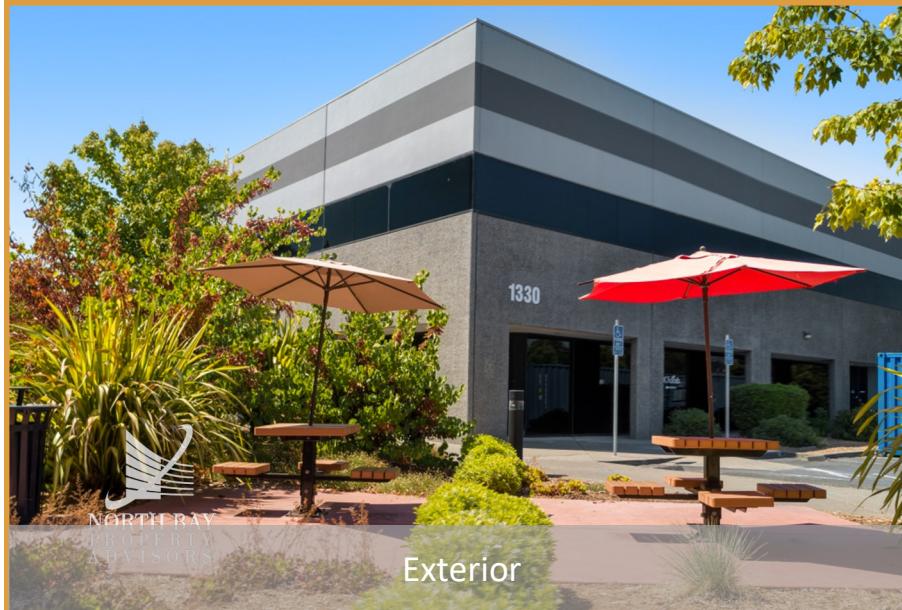
## SECOND FLOOR PLAN



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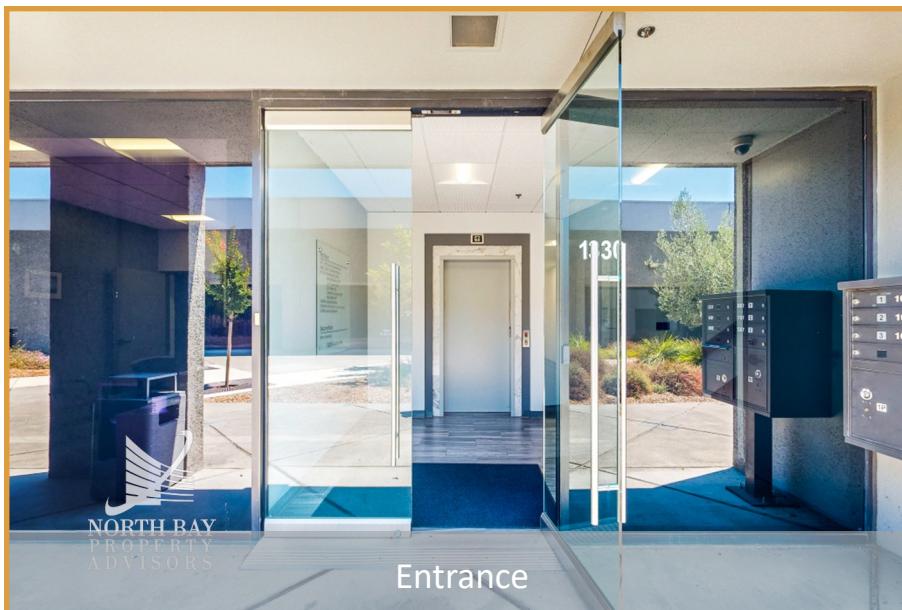
# PHOTOS



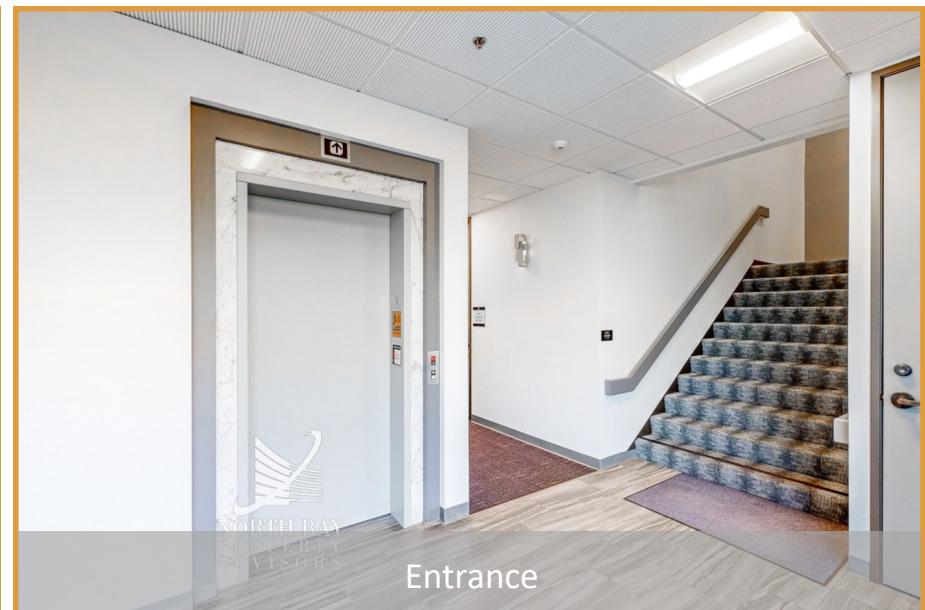
Exterior



Exterior Separate Warehouse



Entrance

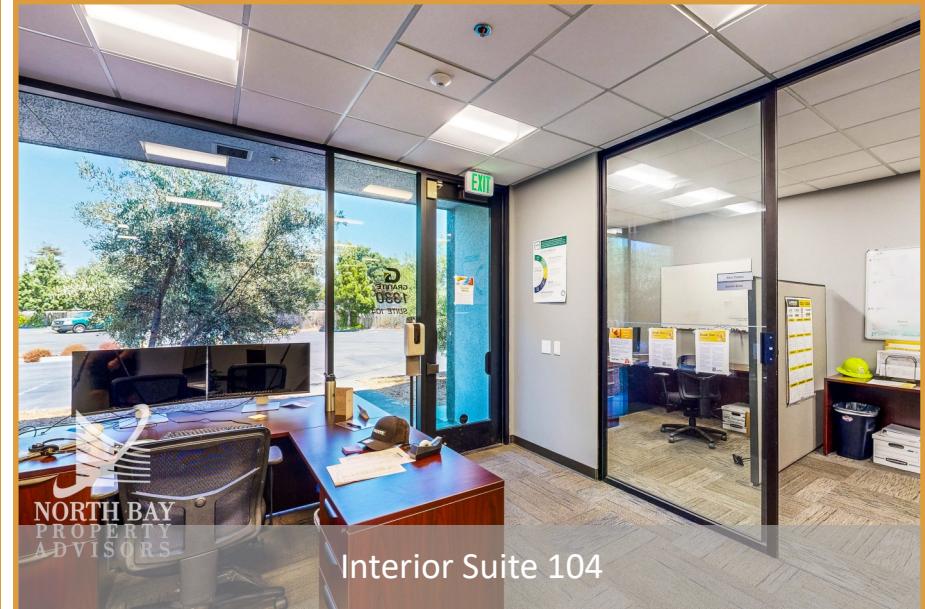
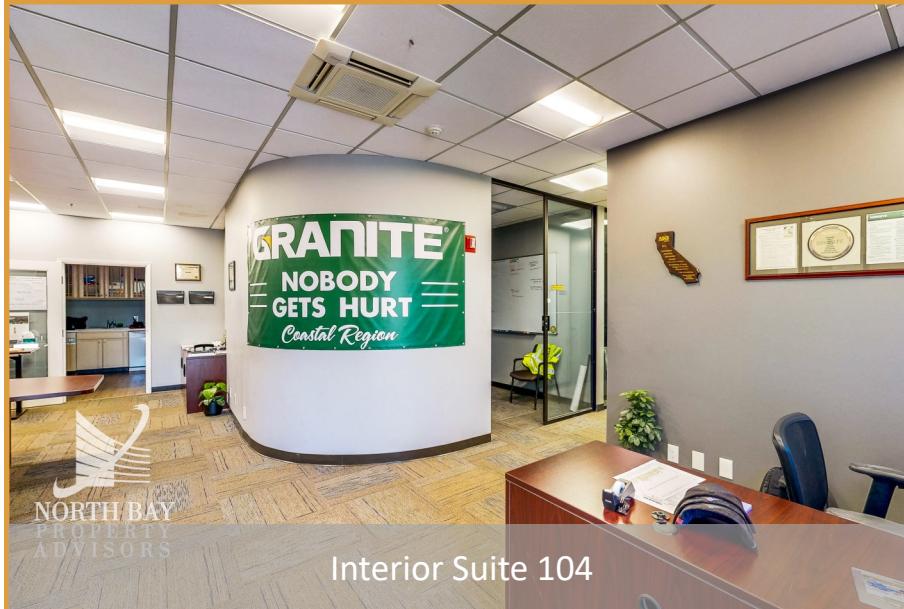


Entrance

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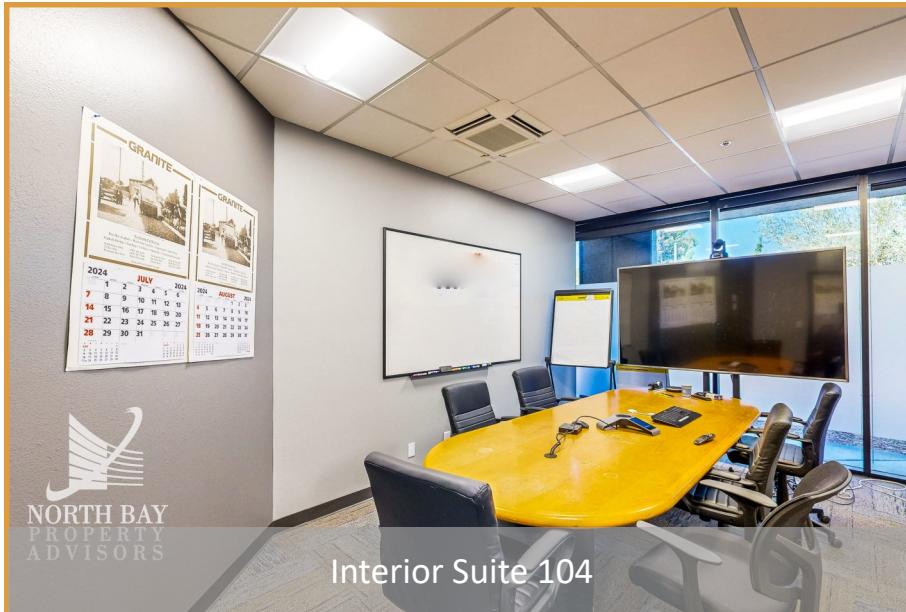
## SUITE 104 PHOTOS



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# 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



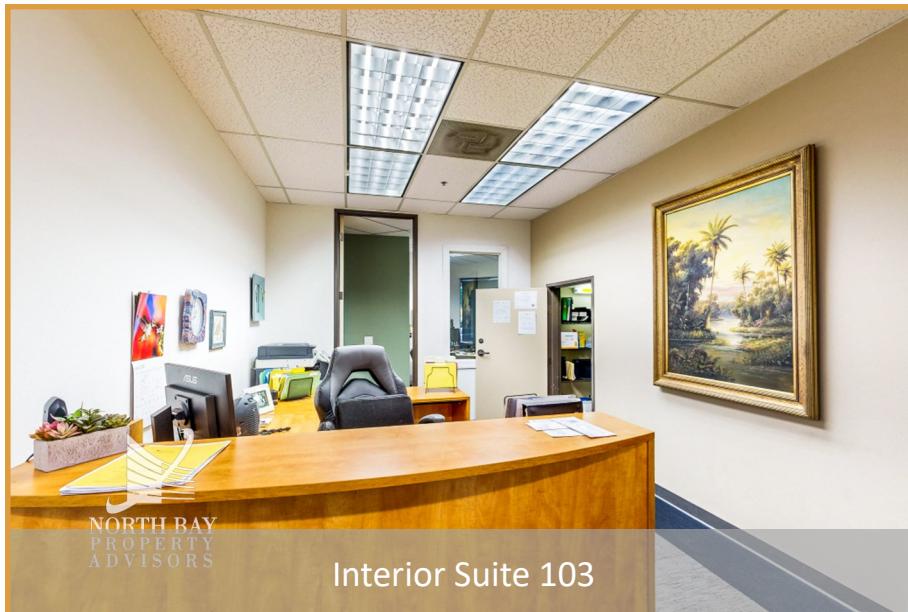
Interior Suite 100



Interior Suite 100



Kitchen Suite 100



Interior Suite 103

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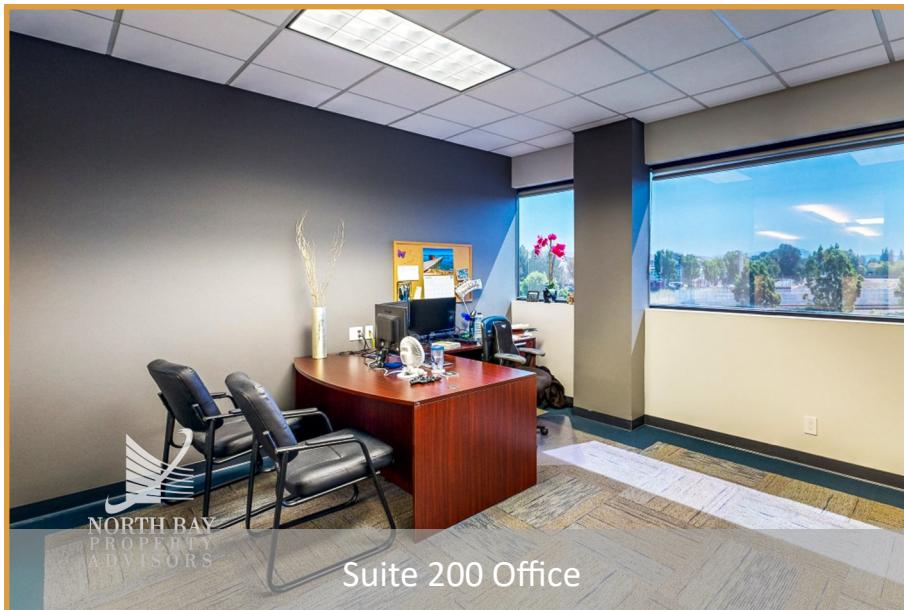
## SUITE 200 PHOTOS



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## SUITE 200 PHOTOS



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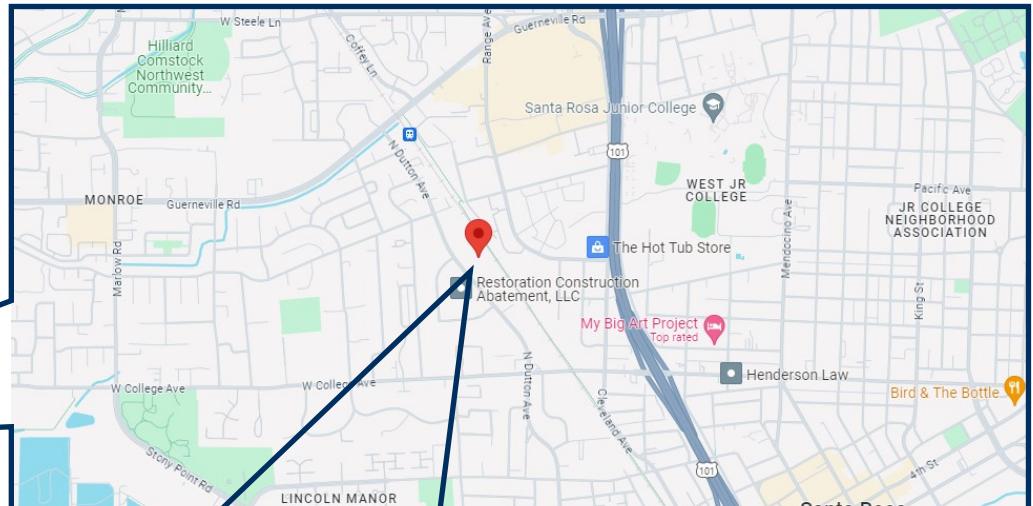
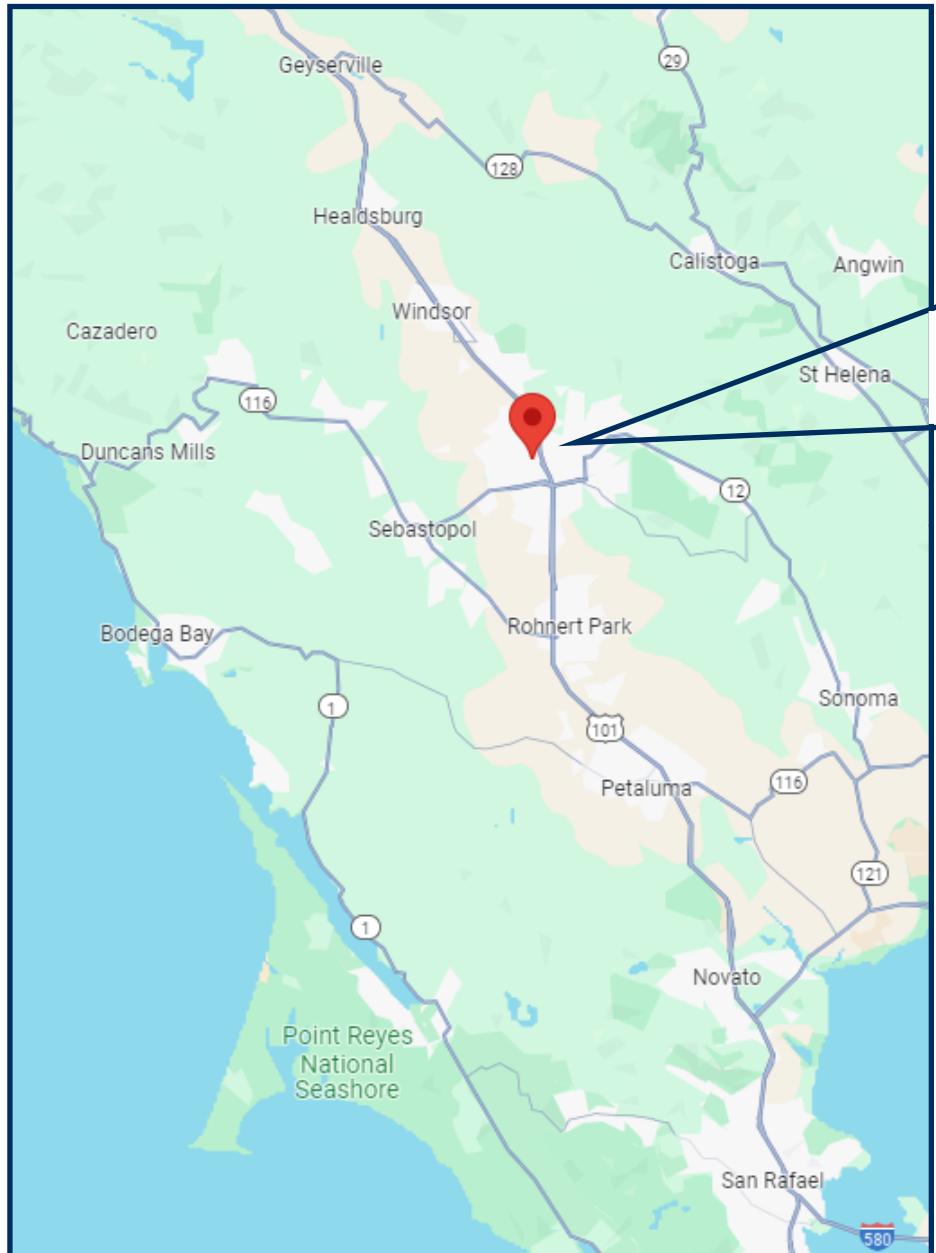
## SUITE 200 PHOTOS



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# MAPS



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## LISTING TEAM



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