

**Retail Space
For Lease**

W COMMERCIAL

3751 Sebastopol Rd , Santa Rosa, CA 95407



STEPHEN SKINNER

Office: 707-591-0570

Cell: 707-694-1619

SSkinner@wrealestate.net

CALDRE #02020207

COOPER FOX

Office: 707-591-0570

Cell: 707-570-9844

Cooper@wrealestate.net

CALDRE #02208039

PROPERTY ADDRESS

3751 Sebastopol Rd
Santa Rosa, CA 95407



OFFERING SUMMARY

Lease Rate: \$2.25 Gross

SF Available: 1,647-5,896

Space Type: Ground Floor Retail

PROPERTY DESCRIPTION

W Commercial is excited to bring to market 3751 Sebastopol Rd, Santa Rosa, CA 95407 for lease. This ±10,029 SF ground floor retail space is positioned under the 100-unit Park Lane Villas apartment complex. Located in west Santa Rosa, adjacent to the 1.96-acre Village Green Park and near the SRJC Roseland Campus, this property offers an exceptional opportunity for businesses seeking high visibility and foot traffic. The extensive glass line and street-front location, combined with the surrounding housing developments, make this a prime spot for a thriving retail presence.

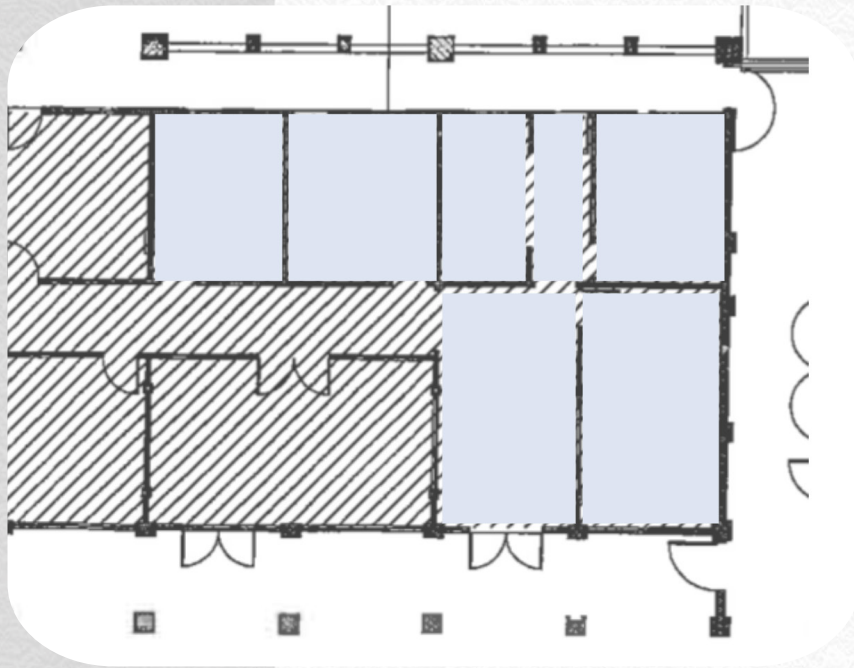
BUILDING HIGHLIGHTS

- APN: 035-920-023
- Power: Yes
- Zoning: Commercial
- Building Size: 105,082 SF
- Gas: Yes
- Condition: Warm Shell
- Lot Size: 3.3 Acres
- HVAC: Yes
- Restrooms: Common Area
- Year Built: 2008
- Parking: Shared/Street
- Sprinklers: Yes

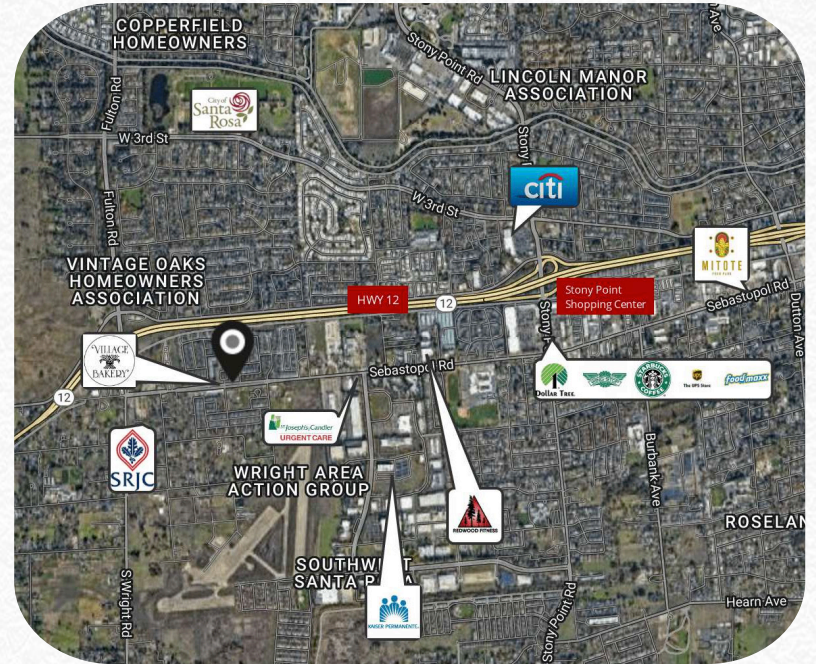


960 Doubles Dr Floor Plan

± 2,486 SF

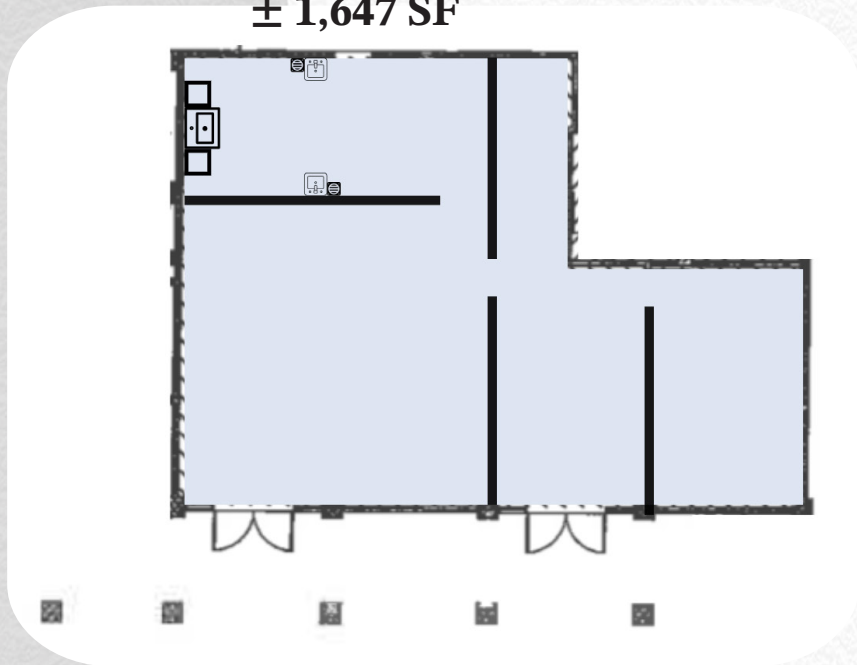


Location Map



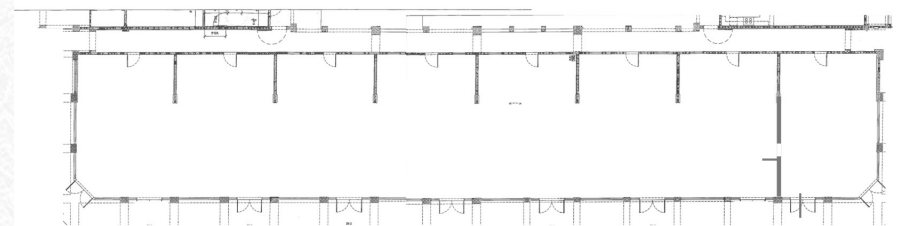
980 Doubles Dr Floor Plan

± 1,647 SF



3751 Sebastopol Rd Floor Plan

± 5,896





980 Doubles Dr - Kitchen Improvements

- 2 Floor Drains
- 3 Compartment Sink
- Mop Sink
- Wipeable Walls
- Ducting for Hood
- Shelving
- Hand Sink



SANTA ROSA, CALIFORNIA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within

driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

We work closely with owner-users, investors, and developers to identify opportunities and meet specific requirements. By conducting in-depth analyses, we maximize property valuations and ensure our clients achieve optimal returns on their investments.

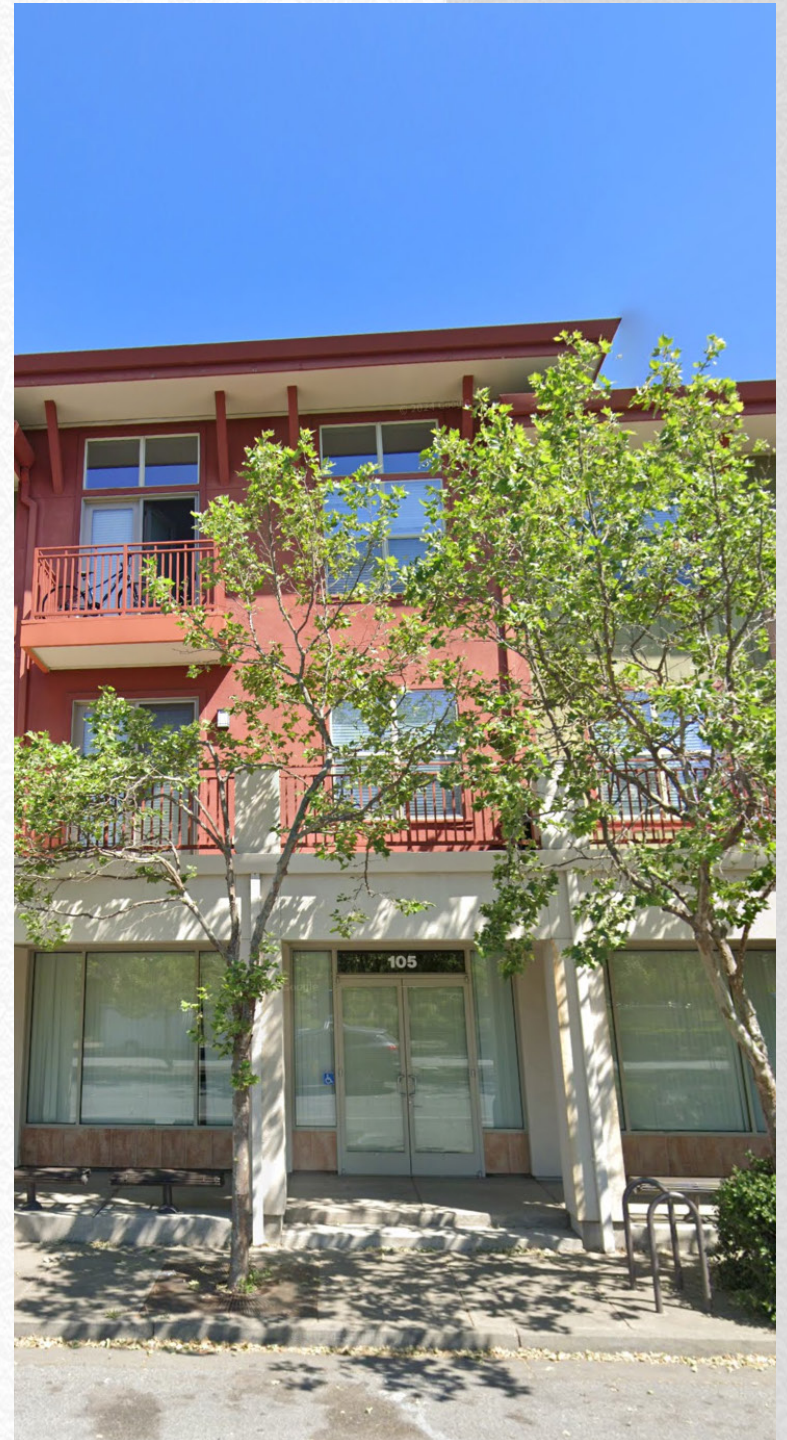
Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

500 Bicentennial Way, Ste 310, Santa Rosa, CA 95403.

www.wcommercialre.com

Phone: 707.591.0570 Fax: 707.591.0576





W

COMMERCIAL

STEPHEN SKINNER

COOPER FOX

707-591-0570

707-570-9844

SSkinner@wrealestate.net

Cooper@wrealestate.net

CALDRE #02020207

CALDRE #02208039

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.