

FOR SALE & FOR LEASE

# 3315 AIRWAY DRIVE

SANTA ROSA, CA 95403



STEPHEN SKINNER

Office: 707-591-0570

Cell: 707-694-1619

SSkinner@wrealestate.net

CALDRE #0202027

**23,500 SF Multi-Tenant Industrial Building**

# OFFERING SUMMARY



**W Commercial** is pleased to present to the market 3315 Airway Drive, Santa Rosa, as an opportunity to lease or purchase. This versatile property offers a blend of office, warehouse, and yard space, making it an excellent choice for a diverse range of business needs. The existing office infrastructure can be seamlessly transformed into shell warehouse space, with provisions for multiple roll-up doors to facilitate a multi-tenant building. The enclosed yard space ensures secure and private storage options for distributors or supplies. Landlord is open to discussing tenant improvement allowances or offering complimentary rent periods for tenants meeting certain qualifications and lease durations.



**SALE PRICE**  
\$4,950,000



**PRICE PER SF**  
\$210



**SALE TYPE**  
Investment/Owner Use



**LEASE RATE**  
\$1.25 PSF NNN



**AVAILABLE SF**  
4,000 - 23,500

# PROPERTY HIGHLIGHTS



**LOT SIZE**  
67,953 SF  
1.56 acres



**BUILDING SIZE**  
23,500 SF



**YEAR BUILT**  
1987



**ZONING**  
IL-Light Industrial



**CLEARANCE HEIGHT**  
18'



**ROLL UP DOORS**  
4



**PARKING SPACES**  
80+



**RESTROOMS**  
7



**HVAC**  
Yes



**GAS**  
Yes



**SPRINKLERS**  
Yes



**POWER**  
1,600 AMPS,  
3-PHASE

# PROPERTY HIGHLIGHTS



## Owner User/ Income Opportunity

The property offers an ideal combination for an owner user to occupy the property while taking advantage of the existing income the leases generate.



## Seller Financing Available

Depending on credit and terms.



## Conversion Potential

Originally constructed as a manufacturing building, the property can be converted back to shell warehouse condition. The parking lot can be gated to create a secure yard space.

# SITE PLAN

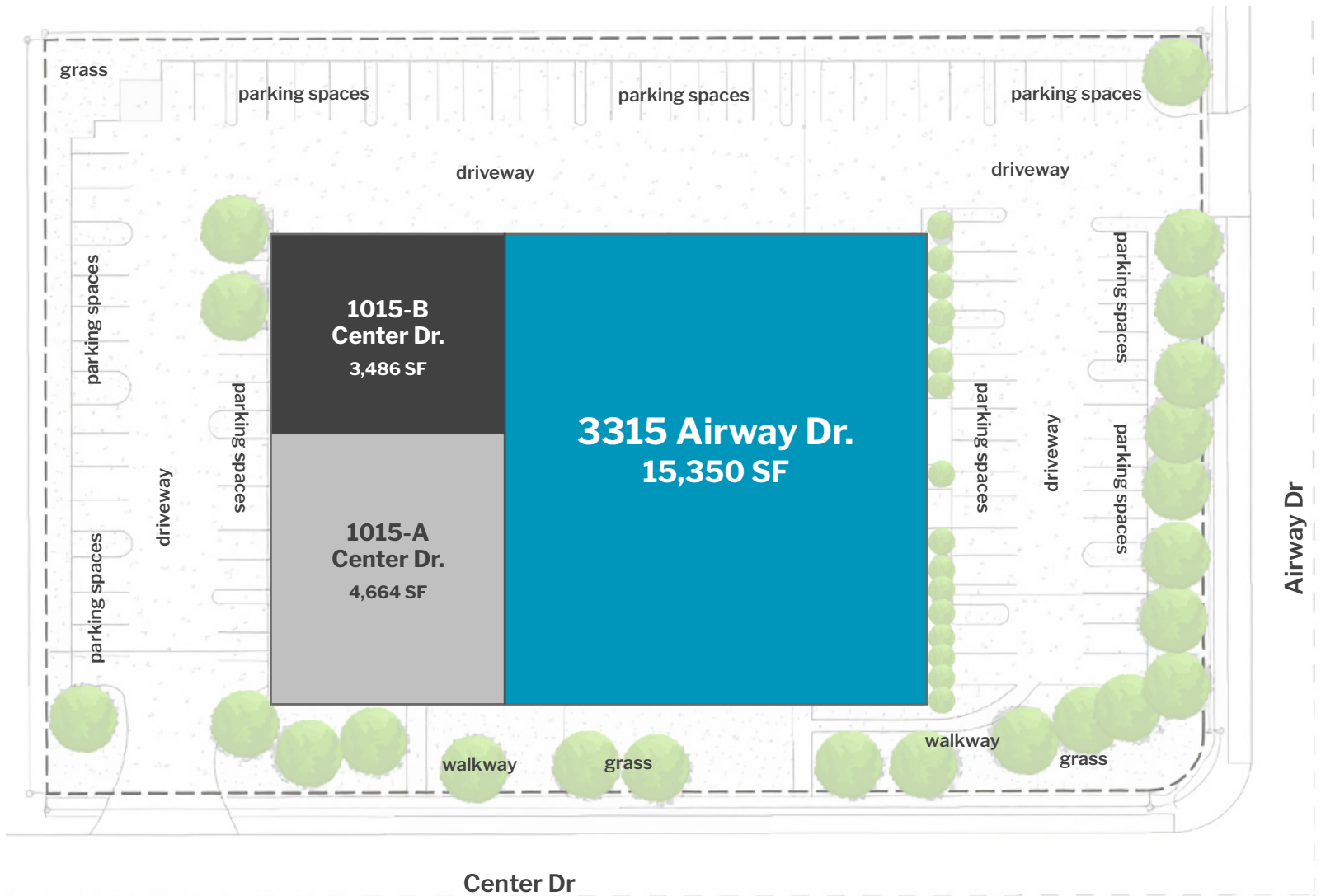


Scale 1"=40'

3315 Airway Drive  
Santa Rosa, CA 95403

Parcel ID:  
015-670-042-000

Lot Size:  
1.56 Acres



# FLOOR PLAN



Scale 1"=40'

**3315 Airway Drive**  
**Santa Rosa, CA 95403**

**Parcel ID:**  
015-670-042-000

**Lot Size:**  
1.56 Acres



# KEY BUSINESSES

## SHOPPING

- JOANN Fabric and Craft
- The Home Depot
- Safeway
- T.J. Maxx
- Whole Foods
- Target

## RESTAURANTS

- Taco Bell
- McDonald's
- Starbucks
- In-N-Out Burger
- El Pollo Loco
- Mel's Fish & Chips
- Starbucks
- Piner Café
- Simply Vietnam

## ENTERTAINMENT

- Vertex Climbing Center
- Poppy Bank Epicenter
- Coddington Mall
- Charles Schulz Museum

## INDUSTRY

- Moore Home Heating, Air and Plumbing
- Superior Tint
- Golden State Electric



# LOCAL INFRASTRUCTURE

## CITIES

Rohnert Park .....	6 miles
Windsor.....	14 miles
Petaluma .....	15 miles
Healdsburg .....	19 miles
Napa .....	37 miles
San Francisco.....	52 miles
Clearlake.....	60 miles
Ukiah .....	65 miles
Sacramento.....	95 miles
San Jose.....	96 miles
Modesto.....	133 miles
Eureka.....	221 miles
Redding.....	224 miles
Reno, NV .....	225 miles
Fresno .....	230 miles
Los Angeles.....	427 miles

## PORTS

Port of Richmond .....	45 miles
Port of Benicia .....	51 miles
Port of Oakland .....	56 miles
Port of San Francisco.....	60 miles
Port of Stockton.....	107 miles

## AIRPORTS

Sonoma County Airport (STS) .....	12 miles
Healdsburg Municipal Airport (KHES) .....	24 miles
Ukiah Municipal Airport (UKI).....	63 miles
Oakland Int. Airport (OAK).....	65 miles
San Francisco Int. Airport (SFO).....	73 miles
Sacramento Int. Airport (SMF).....	95 miles

## FREEWAYS / ROADS








US Hwy 101.....	0.8 miles
Hwy 12 .....	2.5 miles

## TRANSIT

SMART Train Station .....	11 miles
---------------------------	----------



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	22,969	99,979	189,973
 AVERAGE HOUSEHOLD INCOME	\$98,744	\$111,964	\$113,307
 HOUSEHOLDS	8,238	37,916	69,907
 MEDIAN HOUSEHOLD INCOME	\$81,337	\$90,451	\$90,961
 MEDIAN AGE	38	41	41
 OWNER/RENTER OCCUPIED	45%   55%	51%   49%	54%   46%
 EMPLOYMENT	12,444	53,988	101,565



# ABOUT SANTA ROSA, CA

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.



2024 POPULATION

**175,669**



AVERAGE AGE

**40.4**



AVERAGE HOUSEHOLD INCOME

**\$92,604**

# 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.

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.





**3315 Airway Drive**  
SANTA ROSA, CA 95403  
FOR SALE & FOR LEASE



**FOR SALE & FOR LEASE**



**3315 AIRWAY DRIVE**

**SANTA ROSA, CA 95403**



**STEPHEN SKINNER**

Office: 707-591-0570

Cell: 707-694-1619

SSkinner@wrealestate.net

CALDRE #02020207

500 Bicentennial Way, Ste. 310

Santa Rosa, CA 95403

[www.wcommercialre.com](http://www.wcommercialre.com)

Phone: 707.591.0570

Fax: 707.591.0576

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.