

DEVELOPED PARCEL FOR SALE Santa Rosa

Oak Valley Business Center



EXCLUSIVELY MARKETED BY:

Shawn Johnson

707.528.1400 ext. 238

Brian Keegan

707.528.1400 ext. 249

James Nobles

707.528.1400 ext. 247

50 BASIN STREET
PROPERTIES EST. 1974



DEVELOPED PARCEL FOR SALE **Santa Rosa**

Oak Valley Business Center



499 Aviation Boulevard
Santa Rosa, CA 95403
APN# 059-350-101

Type:
Office/R&D/Warehouse

Address:
**499 Aviation Boulevard
Santa Rosa, CA**

Parcel
2.27 Acre Parcel

Zoning
MP Industrial Park

DESCRIPTION

2.27 Acre parcel including approximately 1.20 acres of improved and completed driveway/parking and landscaping. The building pad was designed to accommodate a single story office/flex building approximately 34,369 SF, however an alternate design shows potential warehouse use of 32,808 SF.

The parcel is within Oak Valley Business Center a fully developed business park consisting of 4 existing buildings approximately 159,000 SF.

LOCATION

Ideally located in North Santa Rosa in the Airport Business Center. Just a few blocks to the Sonoma County Airport with air service provided by Alaska Airlines, United, American Airlines, and Avelo Airlines.

It has easy access to Hwy 101 via Airport Blvd and Skylane Blvd to Shiloh Road and to the West County via Slusser Road to River Road. The park has commanding views of surrounding hills and Mount St. Helena. Large redwoods and mature oak trees are nestled throughout the park. Over 50 acres of vineyards, dedicated as scenic easements, front along U.S. Highway 101.

AMENITIES

RECREATION

Airport Health Club, Windsor Golf

FOOD SERVICES

Starbucks, Kaffe Mocha, Carl's Jr.,
Masala Express, Mi Tierra, Subway etc.

ENTERTAINMENT

Airport Stadium Cinema, 50+ SoCo
Regional Parks

TRANSPORTATION ACCESS

SONOMA COUNTY AIRPORT

Direct Flights to 13 Cities

SMART TRAIN

Regional Commuter Rail Line

HIGHWAY 101

Direct Access via Airport Blvd. and Skylane Blvd
to Shiloh Road

LISTING PRICE

\$1,300,000



EXCLUSIVELY MARKETED BY:

Shawn Johnson
DRE#: 00835502

Brian Keegan
DRE#: 01809537

James Nobles
DRE#: 01988349

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DRIVING DISTANCE 	
AIRPORT	4 MINS
DOWNTOWN SANTA ROSA	12 MINS
PETALUMA	30 MINS
NAPA	1 HR
SAN FRANCISCO	1 1/2 HRS
BY AIR 	
LOS ANGELES	1 1/2 HRS
BURBANK	1 1/2 HRS
ORANGE COUNTY	1 1/2 HRS
SAN DIEGO	1 1/2 HRS
PALM SPRINGS	1 1/2 HRS
LAS VEGAS	1 1/2 HRS
PHOENIX	2 HRS
DALLAS	3 1/2 HRS
PORTLAND	2 HRS
SAN DIEGO	1 3/4 HRS
SEATTLE	2 HRS
BEND	1 1/2 HRS
DENVER	2 HRS



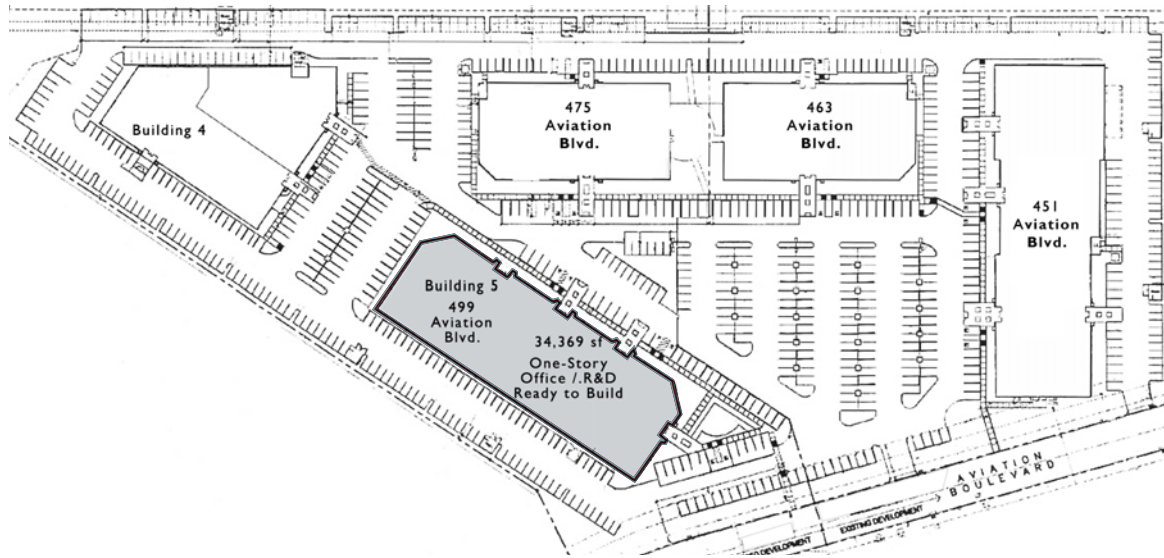
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499 Aviation Boulevard | 2.27 Acre parcel

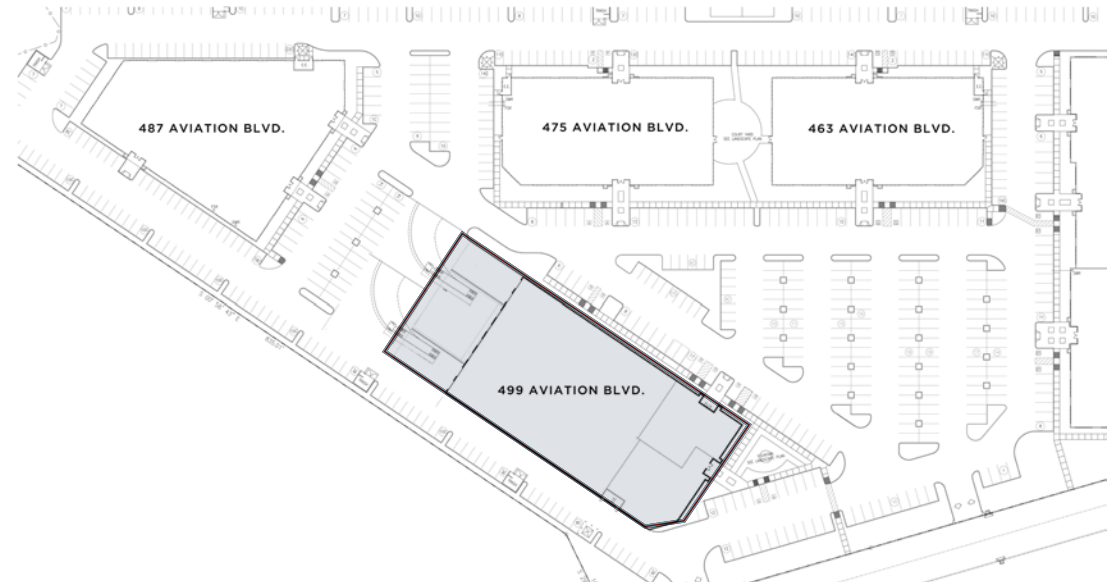


ALTERNATIVE 1

- 34,369 RSF
- Single story flexible Office/R&D

ALTERNATIVE 2

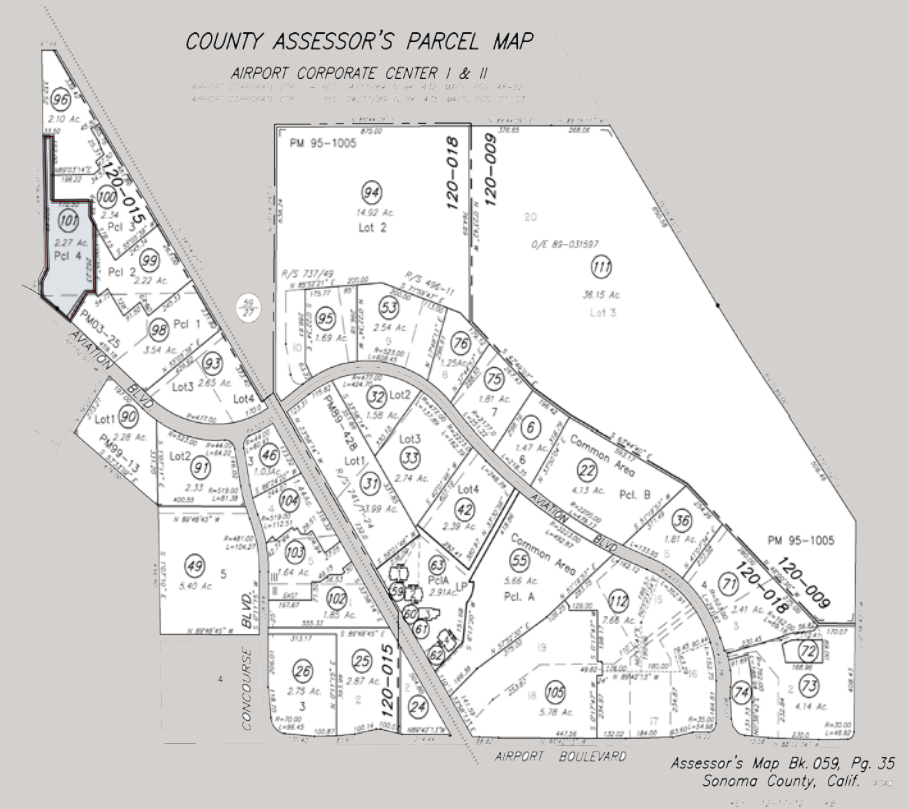
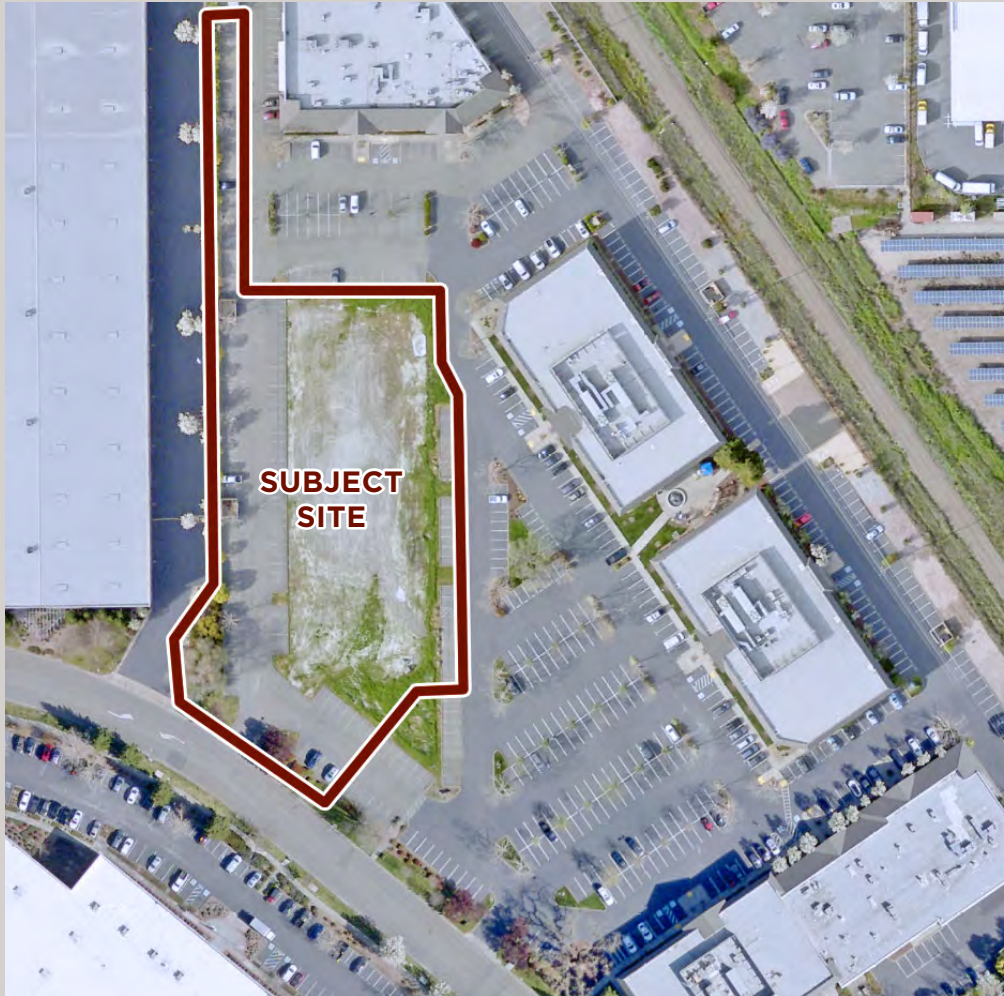
- 32,808 RSF
- Single story Warehouse
- Designed for dock high truck doors



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2.27 Acre parcel includes +/-1.20 acres of improved parking, circulation, and landscaping.



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