

FOR SALE

3835 CYPRESS DR STE 205

Petaluma, CA 94954



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Property Summary

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PROPERTY DESCRIPTION

3835 Cypress, Unit 205, offers a buyer an opportunity to own in the best office condominium project in Petaluma. The property offers large lobbies and glass lines as well as a beautiful large conference room open to reservations. The unit itself has an exposed ceiling with fantastic clear height. The offices and kitchenette are well built out and furniture can be included, it is a true plug and play opportunity.

PROPERTY HIGHLIGHTS

- Corner Unit with fantastic window lines
- Easy access either through main lobby or direct access on side of building
- Large shared conference room
- High quality common area bathrooms that include showers
- Office furniture can be included
- Association fees approximately \$0.25 per square foot

LOCATION DESCRIPTION

Located in the Oakmead Business Park, the property offers convenient access to both Highway 101 and Interstate 80. The property is located within walking distance to Starbucks and restaurants such as Mr. Pickles deli and Pub Republic.

OFFERING SUMMARY

Sale Price:	\$631,000
Number of Units:	40
Building Size:	±1,857 SF
\$/SF:	\$339.8
Property Type:	Office
Zoning:	BP

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Additional Photos

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Demographics Map & Report

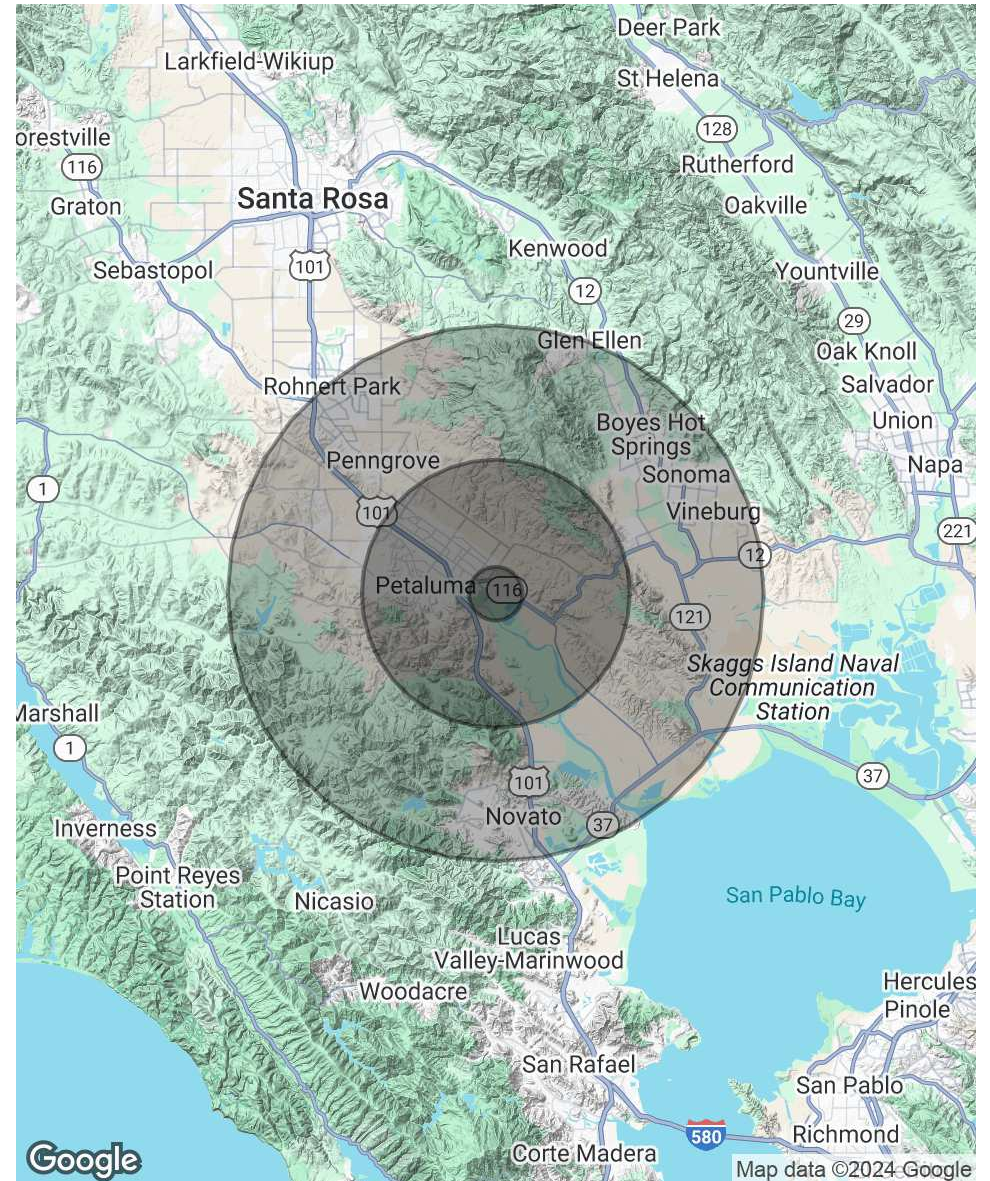
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4	226	3,573
Average Age	39	36	38
Average Age (Male)	39	37	38
Average Age (Female)	39	35	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2	67	1,302
# of Persons per HH	2	3.4	2.7
Average HH Income	\$126,000	\$253,979	\$179,145
Average House Value	\$588,232	\$917,350	\$850,413

Demographics data derived from AlphaMap



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Retailer Map

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Google

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