

# 285 Sutton Place

SANTA ROSA, CA 95407

**FOR SALE &  
FOR LEASE**



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CALDRE #02020207

# PROPERTY DESCRIPTION

W Commercial is pleased to present to the market for sale and for lease the property at **285 Sutton Place** in Santa Rosa. This is a multi tenant industrial building offering favorable industrial zoning and loading docks. With a combination of vacancy and leased income, this is an ideal property for an investor or user/owner.

## OFFERING SUMMARY

- **Sale Price:** \$6,900,000
- **Price Per Square Foot:** \$200
- **Sale Type:** Investment/ Owner User
- **Lease Rate:** \$1.10 PSF Gross
- **Available Square Feet:** 5,000 - 23,000



LOT SIZE  
**111,949 SQF**  
**2.57 ACRES**



BUILDING SIZE  
**34,520 SQF**



YEAR BUILT  
**1972**



ZONING  
**M2 -HEAVY INDUSTRIAL**



CLEARANCE HEIGHT  
**18'-20'**



ROLL UP DOORS  
**4 GRADE LEVEL**  
**7 DOCK HIGH**



PARKING SPACES  
**34**



POWER  
**1,200 AMPS**  
**3 PHASE, 480V**



HVAC  
**NO**



GAS  
**YES**



SPRINKLERS  
**YES**



RESTROOMS  
**8**

# 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.

**Current Tenants:** Two Units are currently occupied under long-term leases that expire in 2027.



## TENANT INFO



**Gold Rush Distribution:** Gold Rush delivers the finest ice cream, pizza, and frozen food products throughout California's Bay Area and Central Valley. Our retail trade channels include grocery, drug, convenience, food service, and special events. Gold Rush Distribution services all major independent grocers and provides unmatched category expertise and full-scale reset services.

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



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Tenant	Square Feet	Start Date	Exp. Date	Rent	Increases	Options	Option Increase
Gold Rush LLC	4,606	01/01/23	12/31/27	\$4,988.25	3%	1 (60 Month)	FMW

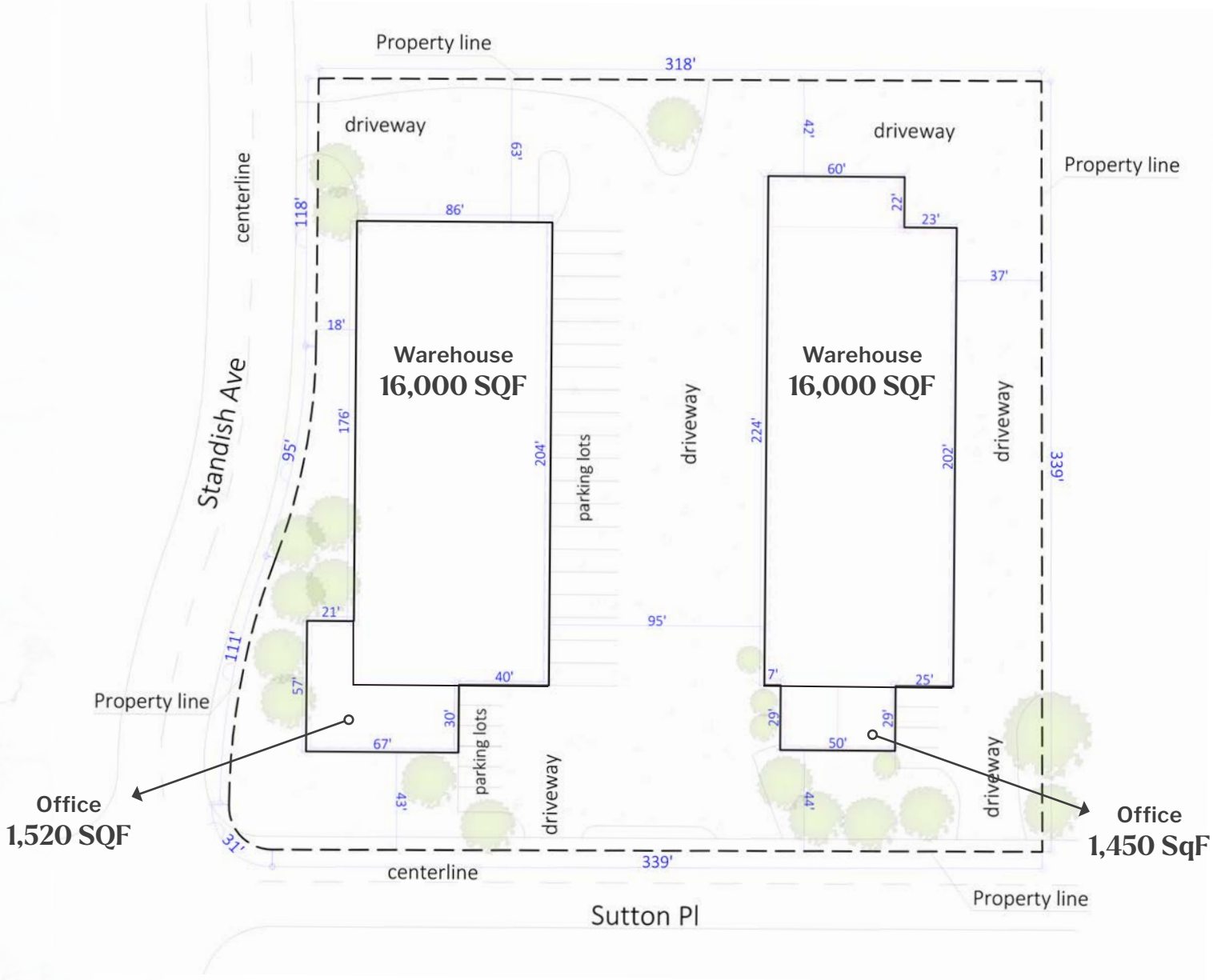
Tenant	Square Feet	Start Date	Exp. Date	Rent	Increases	Options	Option Increase
Fresh Start	6,000	04/01/24	04/30/27	\$6,600	3%	1 (36 Month)	FMW

# SITE PLAN



Scale 1"=50'

285 Sutton Place  
Santa Rosa, CA 95407  
Parcel ID: 134-102-048  
Lot Size: 2.57 Acres



# KEY BUSINESSES

## AUTO ROW

- Platinum Chevrolet
- Hansel Acura
- Hansel BMW
- Hansel Subaru
- Mercedes-Benz of Santa Rosa
- Smothers European Volvo Cars
- Freeman Lexus
- Manly Hyundai
- Manly Honda

## SHOPPING

- World Market
- Total Wine
- Sports Basement
- Trader Joe's
- Old Navy
- Ulta

## RESTAURANTS

- Taco Bell
- Applebee's
- Crumbl Cookies
- In & Out
- McDonald's
- Starbucks
- Dunkin' Donuts

## ENTERTAINMENT

- Santa Rosa Plaza
- Graton Resort & Casino



# TRAVEL DISTANCES GOING NORTH



## CITIES

- Windsor - 14 miles
- Healdsburg - 19 miles
- Ukiah - 65 miles
- Clearlake - 60 miles
- Eureka - 221 miles
- Redding - 224 miles

## AIRPORTS

- Sonoma County Airport (STS) - 12 miles
- Healdsburg Municipal Airport (KHES) - 24 miles
- Ukiah Municipal Airport (UKI) - 63 miles

## FREEWAYS

- US Hwy 101 - 0.8 miles
- Hwy 12 - 2.5 miles

## TRANSIT

- SMART Train Station - 11 miles



# TRAVEL DISTANCES GOING SOUTH



## CITIES

- Rohnert Park - 6 miles
- Petaluma - 15 miles
- San Francisco - 52 miles
- Sacramento - 95 miles
- Napa - 37 miles
- San Jose - 96 miles
- Modesto - 133 miles
- Reno, NV - 225 miles
- Fresno - 230 miles
- Los Angles - 427 miles

## AIRPORTS

- San Francisco Int. Airport (SFO) - 73 miles
- Oakland Int. Airport (OAK) - 65 miles
- Sacramento Int. Airport (SMF) - 95 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



# PROPERTY PHOTOS





# PROPERTY PHOTOS



# PROPERTY PHOTOS



# ABOUT SANTA ROSA, CA

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.



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.

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.

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