

1700 Piner Road

SANTA ROSA, CA 95403

FOR
SALE



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CALDRE #02020207

PROPERTY DESCRIPTION

W Commercial is please to present to the market for sale the property at **1700 Piner Road** in Santa Rosa California. The property is a multi tenant industrial building along Piner Road. Currently occupied by multiple tenants with short term leases.

OFFERING SUMMARY

- **Sale Price:** \$1,950,000.00
- **Price Per Square Foot:** \$216
- **Sale Type:** Investment/ Owner User
- **Available Square Feet:** 2,800



LOT SIZE
17,859 SQF
0.40 ACRES



BUILDING SIZE
8,432 SQF



YEAR BUILT
1972



ZONING
IL - LIGHT INDUSTRIAL



CLEARANCE HEIGHT
14'-16'



ROLL UP DOORS
4



PARKING SPACES
16



POWER
600 AMPS
3 PHASE



HVAC
NONE



GAS
YES



SPRINKLERS
YES



RESTROOMS
3

PROPERTY HIGHLIGHTS

Owner User/ Income Opportunity: This property offers an ideal combination for an owner user to occupy the property while taking advantage of the existing income the leases will generate.

Current Tenants: All Tenants are on short-term leases, below market rates and no options.



Vehicles Per Day (VPD): 21,000

TENANT INFO

Romero Auto Detailing - Customer Reviews:

- Very honest family-owned mechanic/electric work. Located conveniently downtown Santa Rosa. Providing service in the same location for 20 years.

- Luis Romero is the kind of mechanic you dream of that you never expect to find. A good friend referred me to him about 7 years ago and he is still my #1 go to mechanic without fail. He is smart, hardworking, truly HONEST whole always being extremely fair priced.



Tenant	Square Feet	Expiration	Rent
WCP	1,513	June 30, 2026	\$1,664.39 Plus CAM
Romero Auto	2,918	August 31, 2025	\$3,130.00 Plus CAM
A&A Auto	1,938	July 31, 2027	\$1,996.00 Plus CAM

KEY BUSINESSES

SHOPPING

- Walgreens
- Costco
- The Home Depot
- Kohls

RESTAURANTS

- Jack in the Box
- Mary's Pizza Shack
- Royal China

ENTERTAINMENT

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

AUTOMOTIVE

- Wayne & Sons Automotive Repair
- North Bay Bavarian BMW
- Cline Collision Center
- Don's Car Clinic

DEVELOPMENTS

- Coffee Park
- Fountaingrove



TRAVEL DISTANCES GOING NORTH



NORTH

CITIES

- Windsor – 7 miles
- Healdsburg – 12 miles
- Clearlake – 53 miles
- Ukiah – 58 miles

AIRPORTS

- Sonoma County Airport (STS) – 5 miles
- Healdsburg Municipal Airport (KHES) – 18 miles
- Ukiah Municipal Airport (UKI) – 56 miles

FREEWAYS

- US Hwy 101 – 2 miles

TRANSIT

- SMART Train Station – 7 miles



SOUTH

TRAVEL DISTANCES GOING SOUTH



SOUTH

CITIES

- Rohnert Park – 12 Miles
- Petaluma – 21 Miles
- Napa – 43 Miles
- San Francisco – 58 Miles
- Oakland – 61 Miles
- Sacramento – 100 Miles
- San Jose – 102 Miles

AIRPORTS

- San Francisco Int. Airport (SFO) – 71 miles
- Oakland Int. Airport (OAK) – 71 miles
- San Jose Mineta Int. Airport (SJC) – 102 miles

FREEWAYS

- US Hwy 101 – 1 mile
- Hwy 12 – 3 miles

TRANSIT

- SMART Train Station – 3 miles



NORTH

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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DISCLAIMER

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