

INDUSTRIAL BUILDING FOR SALE

1236 BRIGGS AVENUE

SANTA ROSA, CA 95401



STEPHEN SKINNER

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CALDRE #02020207

6,664 SF Industrial Building

OFFERING SUMMARY



W Commercial is pleased to present **1236 Briggs Avenue**, an owner-user industrial sale opportunity located in central Santa Rosa. Zoned IL-SA (Light Industrial – Scenic Avenue), the property is well suited for a range of industrial users seeking a functional facility with convenient access to major transportation corridors, including Highway 101. This offering provides a rare opportunity for an owner-user to secure a centrally located asset in one of Sonoma County’s most established industrial submarkets.



SALE PRICE
\$1,650,000



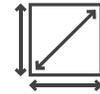
PRICE PER SF
\$247



SALE TYPE
Owner
User/Investor



LOT SIZE
0.32 Acres



PROPERTY SIZE
6,664 SF (ground floor)
1,000 SF (2nd floor)

PROPERTY HIGHLIGHTS



LOT SIZE
0.32 Acres



PROPERTY SIZE
6,664 SF



YEAR BUILT
1985



ZONING
IL/SA - Light Industrial
/ Station Area



**CLEARANCE
HEIGHT**
18'



**ROLL UP
DOORS**
1 (16'X14')



Parking
8 Fenced Spaces



POWER
400 AMPS
3-phase, 208V



HVAC
4 - 10 Ton
Ground Units
5 - 3 Ton
Roof Units



CONSTRUCTION
METAL



SPRINKLERS
YES



RESTROOMS
2 - ADA Compliant

PROPERTY HIGHLIGHTS



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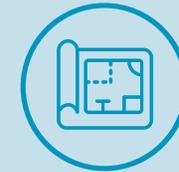
Premise Configuration

The property is ideally suited for an owner-user seeking turnkey space with a functional warehouse-to-office ratio. The building is fully insulated and fully sprinklered, and is supported by 400 amps of power to accommodate a wide range of operational needs. A small office/retail component provides a professional front while maximizing warehouse efficiency.



Location

Centrally located in Santa Rosa with convenient access to multiple freeway exits. Situated near a regional mall, junior college, and surrounding residential neighborhoods, the location is ideal for a wide range of service-based businesses seeking strong visibility and accessibility.



Turn Key Improvements

Previously operated as a cannabis facility, the property is built to support true turnkey operations for a traditional industrial user. The building is ADA compliant and features significant infrastructure upgrades, including enhanced power capacity and modernized HVAC systems to accommodate intensive operational needs. The site also offers a fenced and secure parking area, providing controlled access and added functionality. This configuration allows a new user to step in and become operational with minimal additional improvements.

SITE PLAN

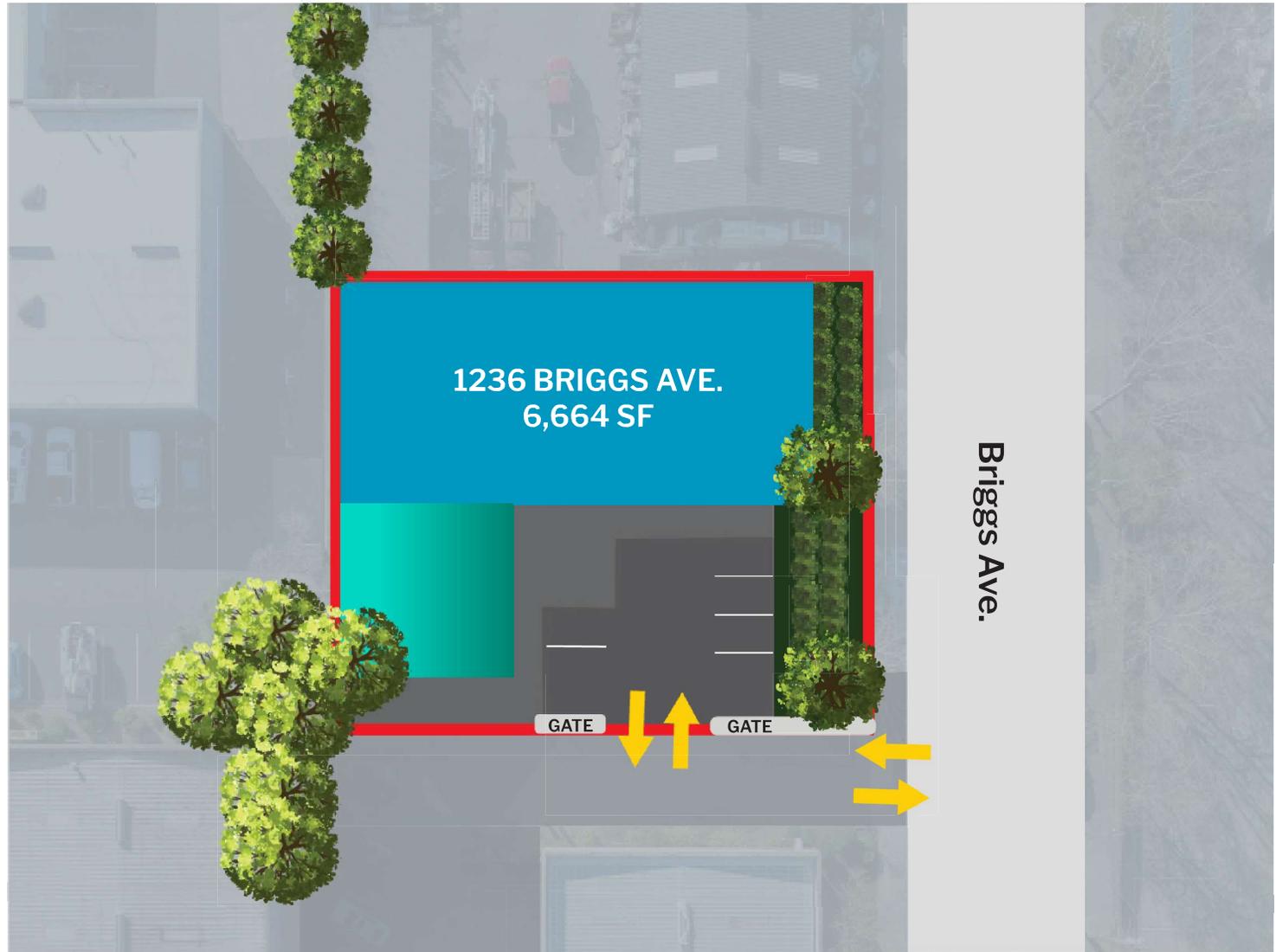


Scale 1"=50'

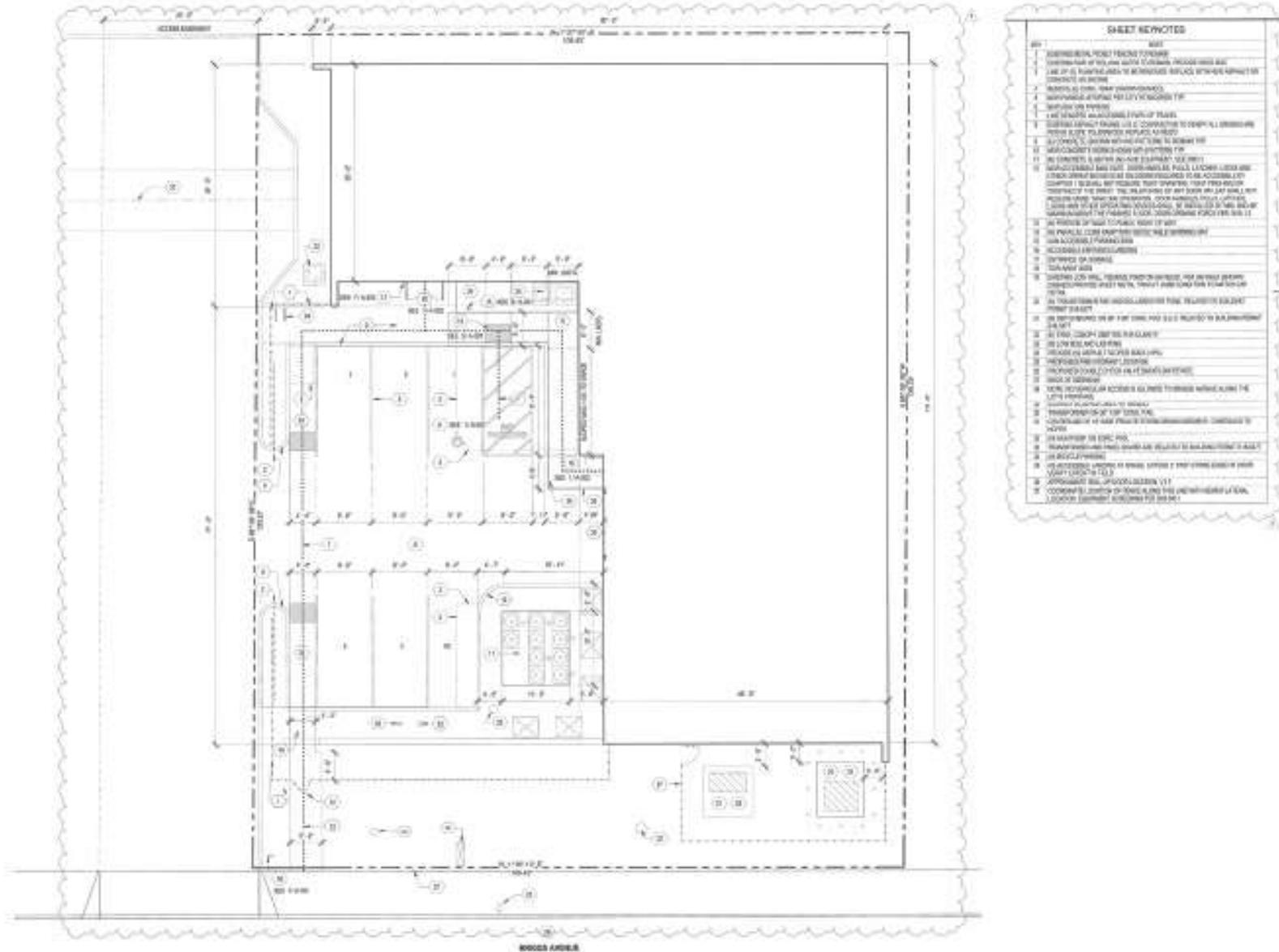
1236 Briggs Ave.
Santa Rosa, CA 95401

Parcel ID:
012-083-009

Lot Size:
0.32 Acres



FLOOR PLAN



KEY BUSINESSES

- Anadel Apartment Community
- Finali Park
- Crunch Fitness
- Firestone Auto Care
- USPS Post Office
- Xfinity
- Coddington Shopping Center
(Target, Whole Foods, Macy's, JC Penny's, Chipotle, Nick The Greek, Starbucks, BJ'S, Sea Noodle bar)
- Dicks Sporting Goods
- Meyers Restaurant Supply
- Crossings at Santa Rosa
- Habit Burger
- Santa Rosa Junior College
- Mendocino Marketplace
(Safeway, Starbucks, Dave's Hot Chicken, Panda Express, 5 Guys, AT&T, TeaforU, Jamba Juice)
- Sonoma County Administration Offices/Courthouse
- Kaiser Permanente
- Home Depot



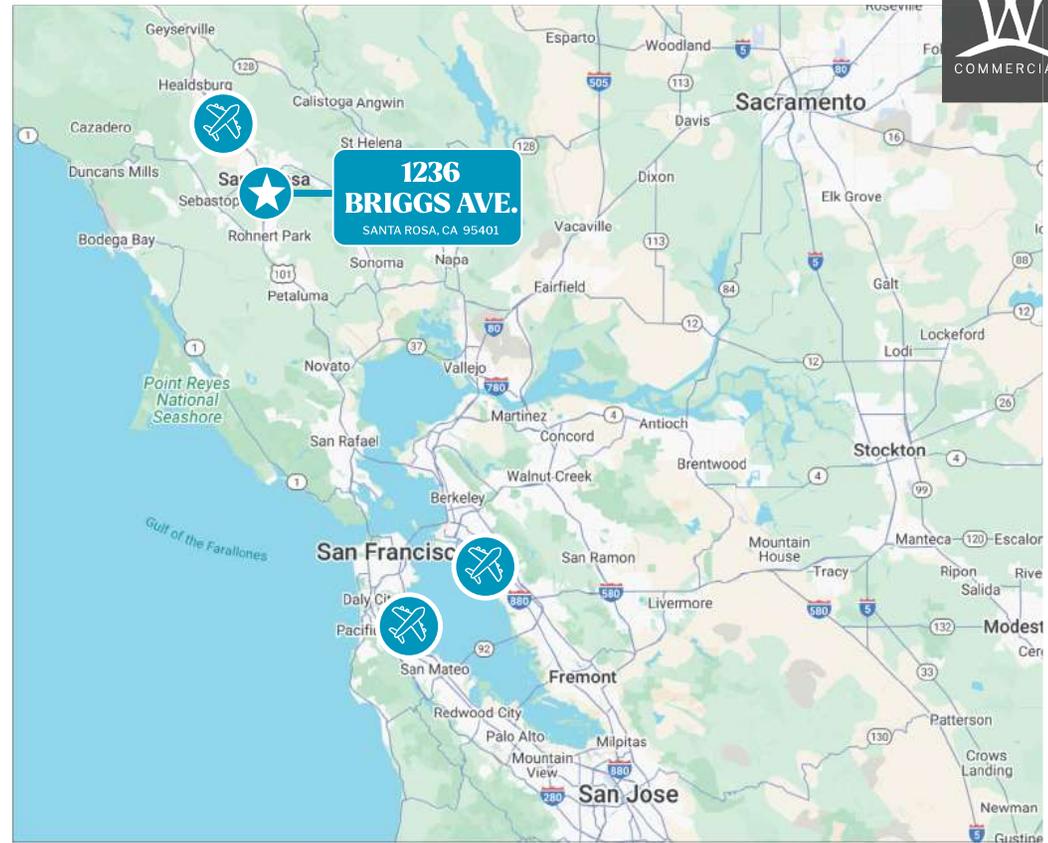
KEY BUSINESSES

- Land and Water Coffee
- Fogbelt Brewing
- Superior Supplies Inc.
- Factory Powersports
- 888 Apartments
- Downtown Santa Rosa
- Providence Santa Rosa Memorial Hospital
- Santa Rosa Marketplace (Costco, Target, Best Buy, Bevmo, Trader Joes, Crumblcookies, Sportsman Basement)
- Railroad Square
- The Cannery Apartments
- The Felix Apartments
- 7/11
- Pullman Apartments



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	24,989	141,548	200,013
 AVERAGE HOUSEHOLD INCOME	\$90,667	\$107,988	\$114,289
 HOUSEHOLDS	9,475	51,561	73,474
 MEDIAN HOUSEHOLD INCOME	\$71,241	\$86,716	\$91,400
 MEDIAN AGE	37	40	41
 OWNER/RENTER OCCUPIED	31% 69%	51% 49%	54% 46%
 EMPLOYMENT	13,423	76,405	106,265



 **CITIES**

Santa Rosa (downtown)	2 miles
San Francisco	55 miles
Oakland	59 miles
Sacramento	97 miles
San Jose	100 miles

 **AIRPORTS**

STS – Charles M. Schulz–Sonoma County Airport	7 miles
OAK – Oakland International Airport	69 miles
SFO – San Francisco International Airport	76 miles

 **TRANSIT**

US 101/I-580 (San Rafael interchange)	40 miles
I-80 (Vallejo)	45 miles
I-5 (Tracy junction)	105 miles

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

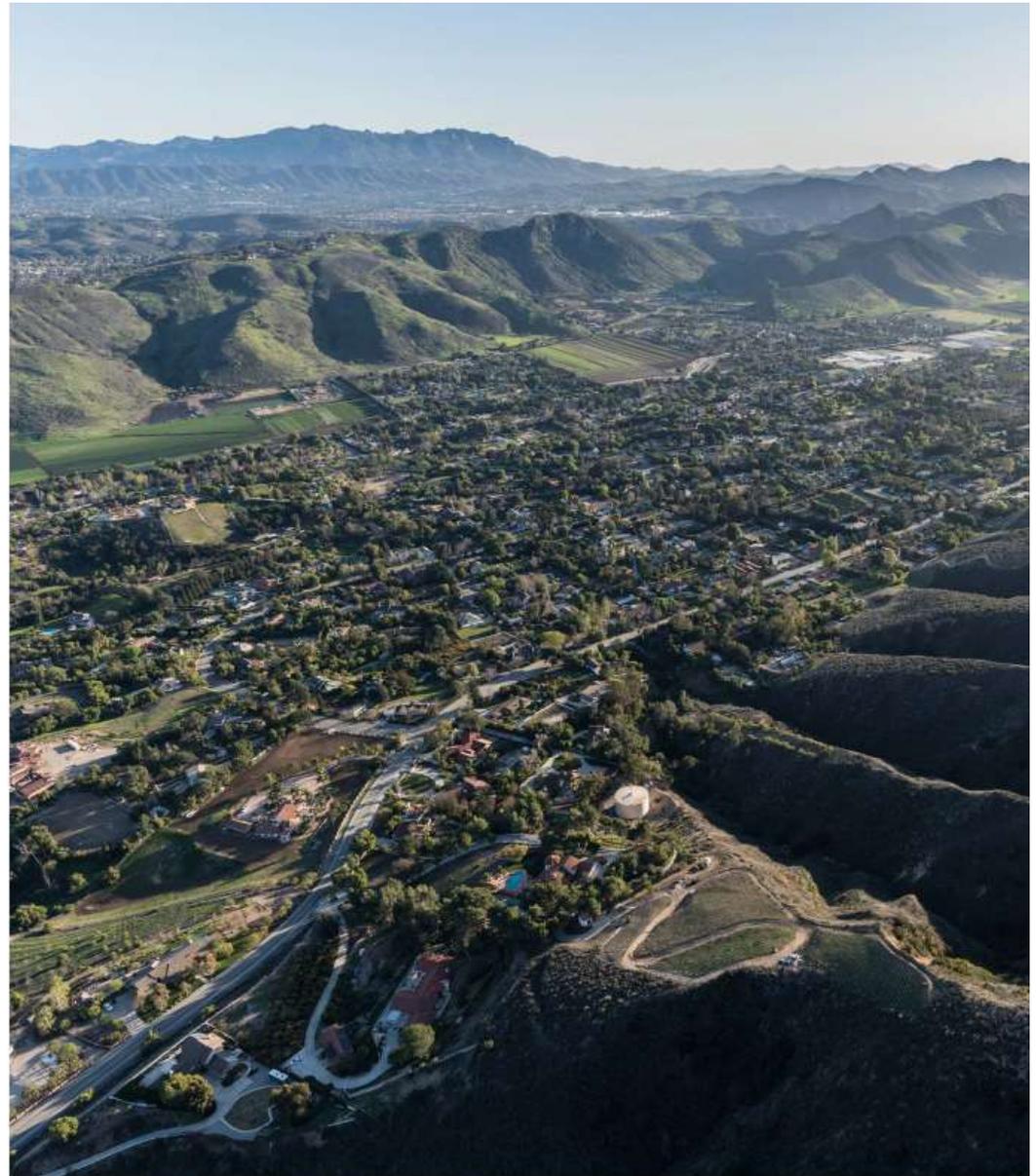
\$92,604

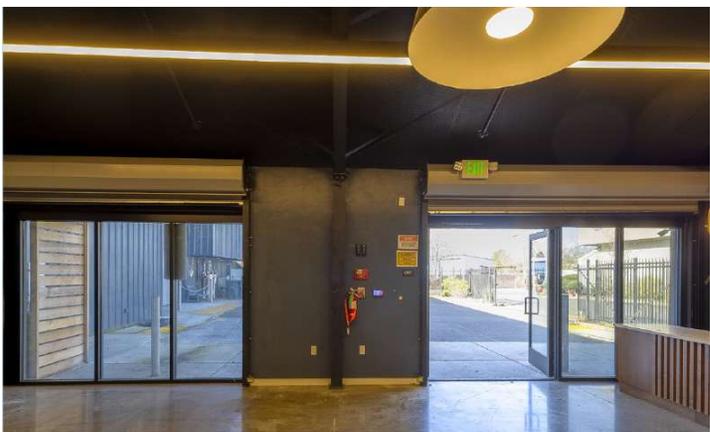
ABOUT W COMMERCIAL

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.





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