



# PARK PLAZA PROFESSIONAL OFFICE BUILDING FOR SALE

1160 N DUTTON AVE, SANTA ROSA, CA 95401

9240 OLD REDWOOD HIGHWAY, #114 | WINDSOR, CA 95492 | WCOMMERCIALRE.COM

OFFICE BUILDING FOR SALE



PRESENTED BY:

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CALDRE #01855818

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PRESENTED BY

**Michael Langhals, REALTOR®**

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October 19, 2023

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## PROPERTY INFORMATION

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$7,800,000
Building Size:	31,092 SF
Lot Size:	1.72 Acres
Number of Units:	47
Price / SF:	\$250.87
Cap Rate:	5.92%
NOI:	\$461,625
Year Built:	1986
Zoning:	BP-SA

## PROPERTY OVERVIEW

Park Plaza consists of a unique, steel frame, architecturally distinctive two story multi-tenant professional office building. The property totaling approximately 31,000 rentable square feet features a central landscaped open air atrium courtyard. The property offers abundant onsite parking, great ingress and egress onto Dutton Ave, next door to Parkpoint Athletic Club, and is located in the Santa Rosa Business Park. The current configuration includes 8 spaces upon the first floor and 6 spaces upon the second floor, spaces ranging in size from 500 +/- sqft to 6,900 +/-sqft. The floors are able to accommodate single and multi-tenant occupancy. Both floors also feature mens and womens restrooms along with a serviced elevator.

# PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

This property is centrally located within the Santa Rosa Business Park, a 70 acre, master planned development comprising a mix of office, light industrial/flex, and supportive commercial projects. The property is located next to the Parkpoint Health Club. There is great access via Dutton. Dutton Ave intersects with College Avenue at the south boundary of the Santa Rosa Business Park, with convenient access to U.S. Highway 101 via College Ave.

## SITE DESCRIPTION

Park Plaza consists of a unique, steel frame, architecturally distinctive two-story multi-tenant professional office building. The property totaling 31,000 rentable square feet features a central landscaped open air atrium courtyard. The property offers abundant onsite parking, great ingress and egress onto Dutton Ave, next door to Parkpoint Athletic Club, and is located in the Santa Rosa Business Park. The current configuration includes 8 spaces upon the first floor and 6 spaces upon the second floor, spaces ranging in size from approximately 500 +/- sqft to 6,900 +/- sqft. The floors are able to accommodate single and multi-tenant occupancy. Both floors also feature men's and women's restrooms along with a serviced elevator.

## PROPERTY HIGHLIGHTS

- 2 Story Multi-Tenant Office Building
- Large Open Courtyard Garden Setting
- Elevator Serviced
- Abundant On-site parking
- Monument Signage
- Excellent Location-Next to Parkpoint Athletic Club, Across the Street From Redwood Credit Union
- 1/4 Mile to US Highway 101 from College Avenue On/Off Ramp

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# PROPERTY DETAILS

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Sale Price	<b>\$7,800,000</b>
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## LOCATION INFORMATION

Building Name	Park Plaza
Street Address	1160 N Dutton Ave
City, State, Zip	Santa Rosa, CA 95401
County	Sonoma

## BUILDING INFORMATION

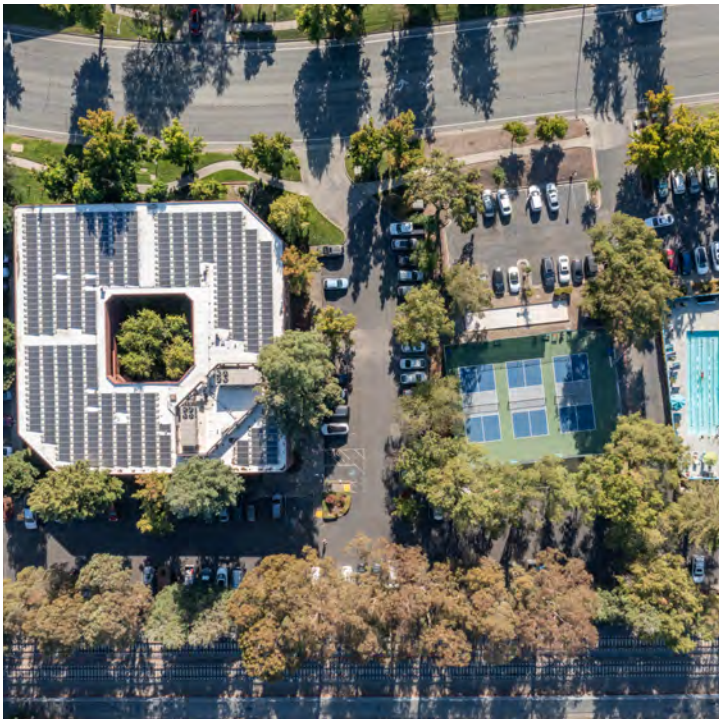
Building Size	31,092 SF
NOI	\$461,625.34
Cap Rate	5.92
Building Class	A
Number of Floors	2
Year Built	1986
Number of Buildings	1

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	BP-SA
Lot Size	1.72 Acres
APN #	036-252-012

## PARKING & TRANSPORTATION

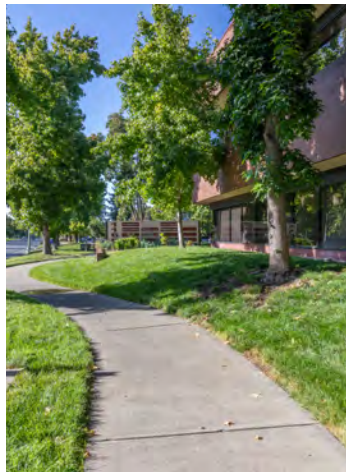
Parking Type	Surface
Parking Ratio	3.8



# ADDITIONAL PHOTOS

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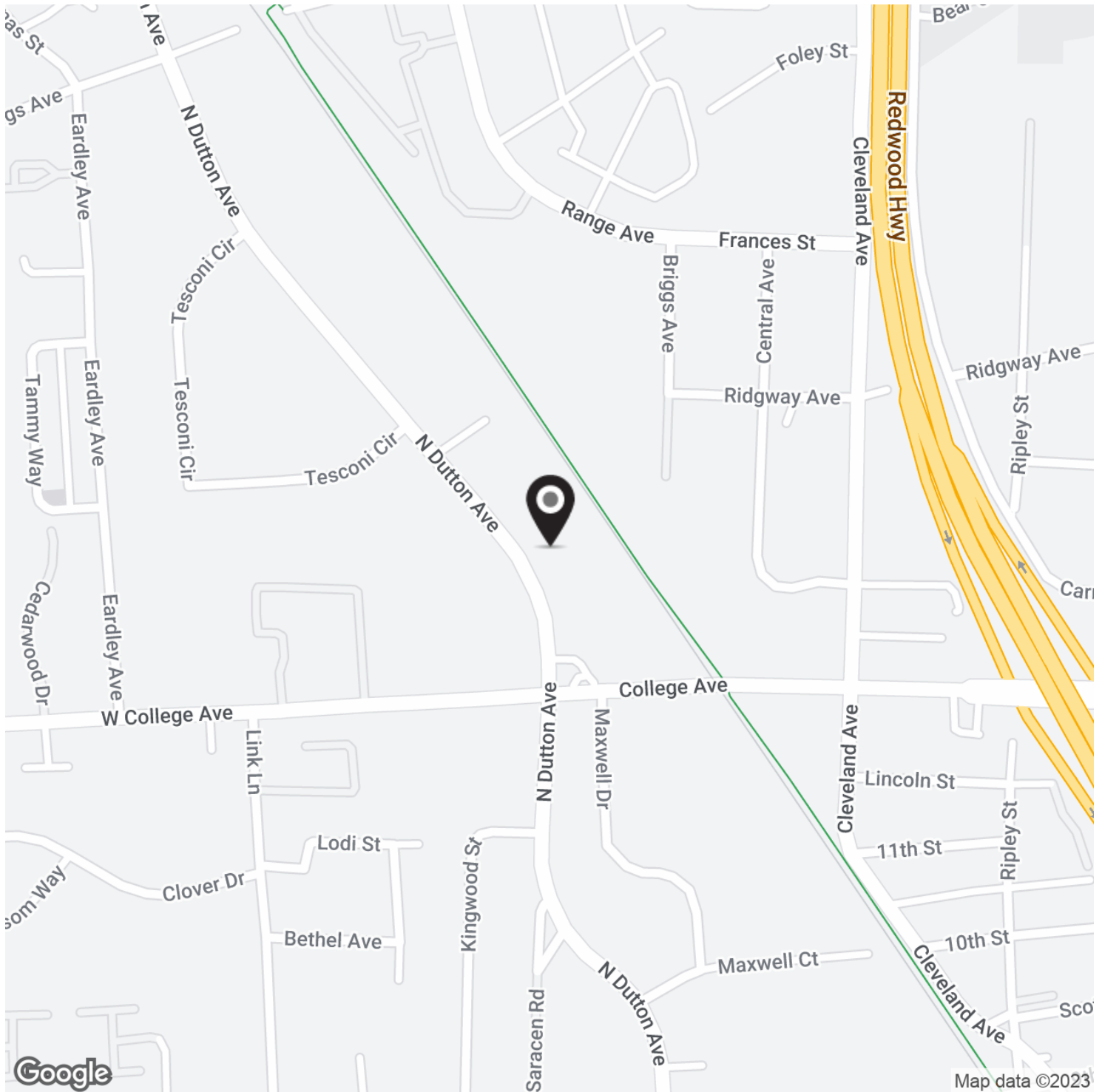
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# LOCATION MAP

1160 N DUTTON AVE, SANTA ROSA, CA 95401

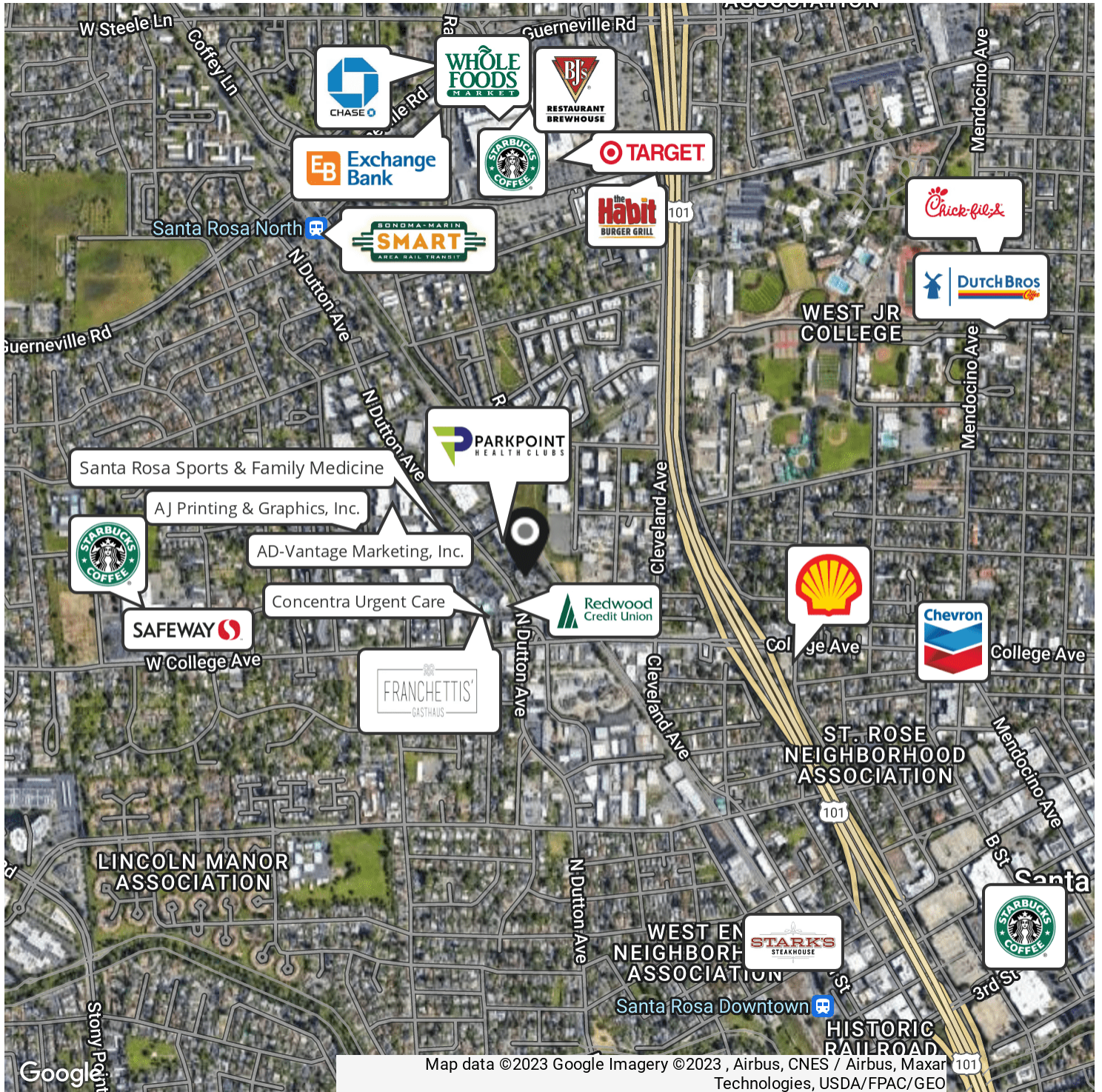
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# RETAILER MAP

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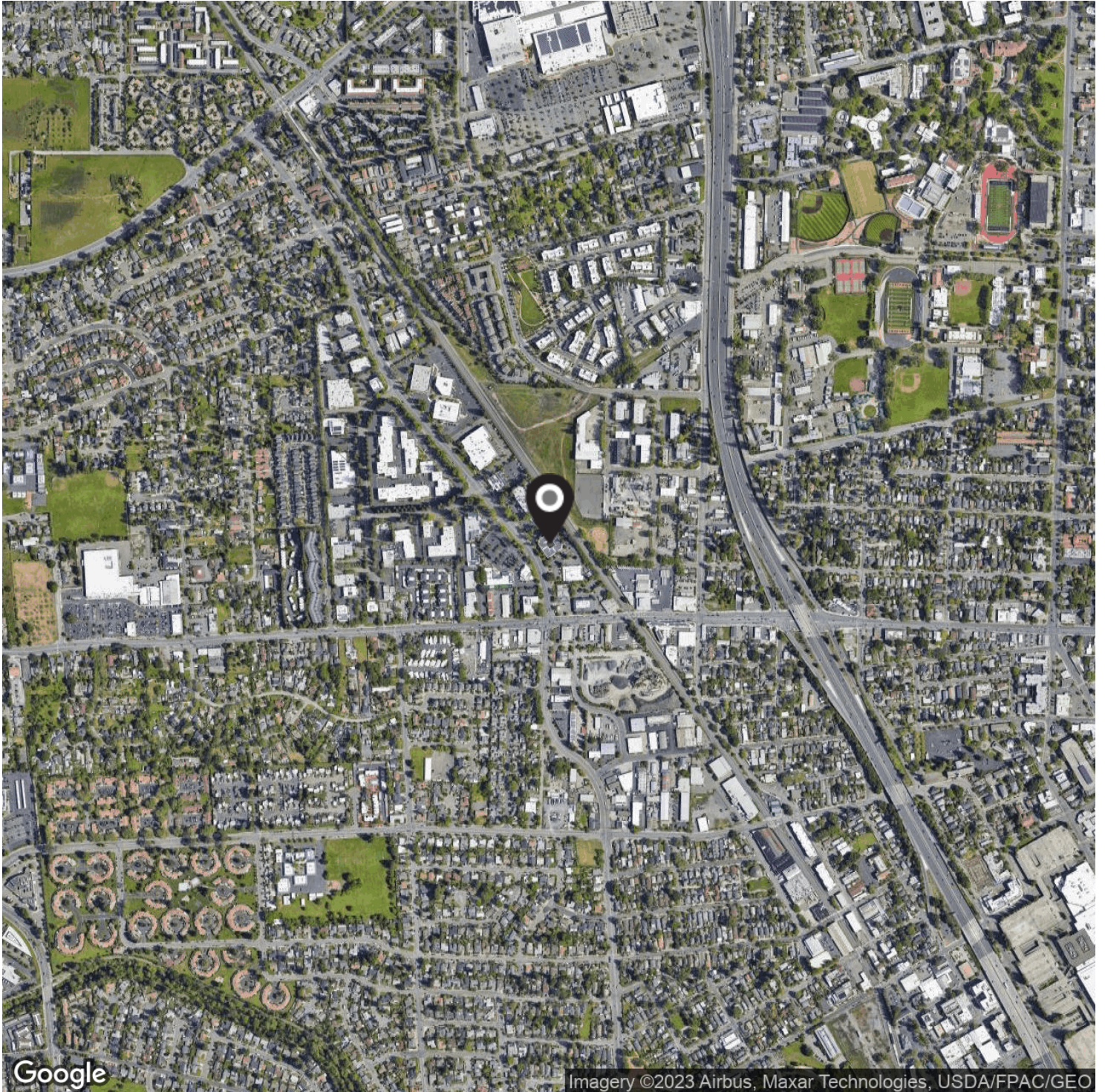


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# AERIAL MAP

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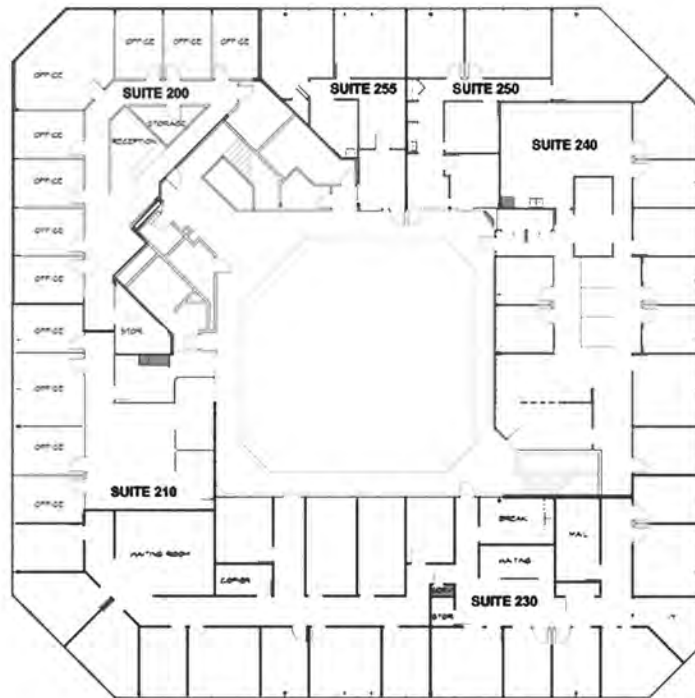
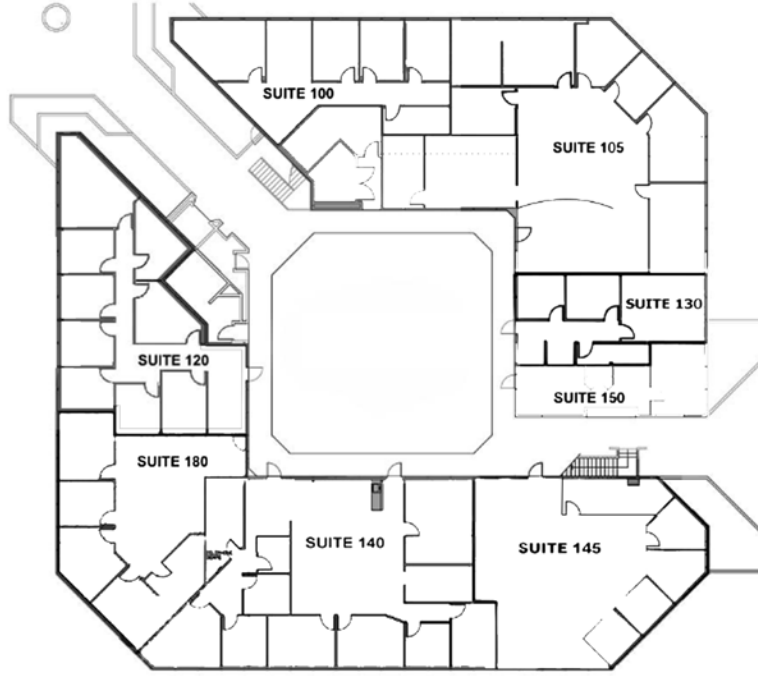


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# SITE PLANS

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## DEMOGRAPHICS

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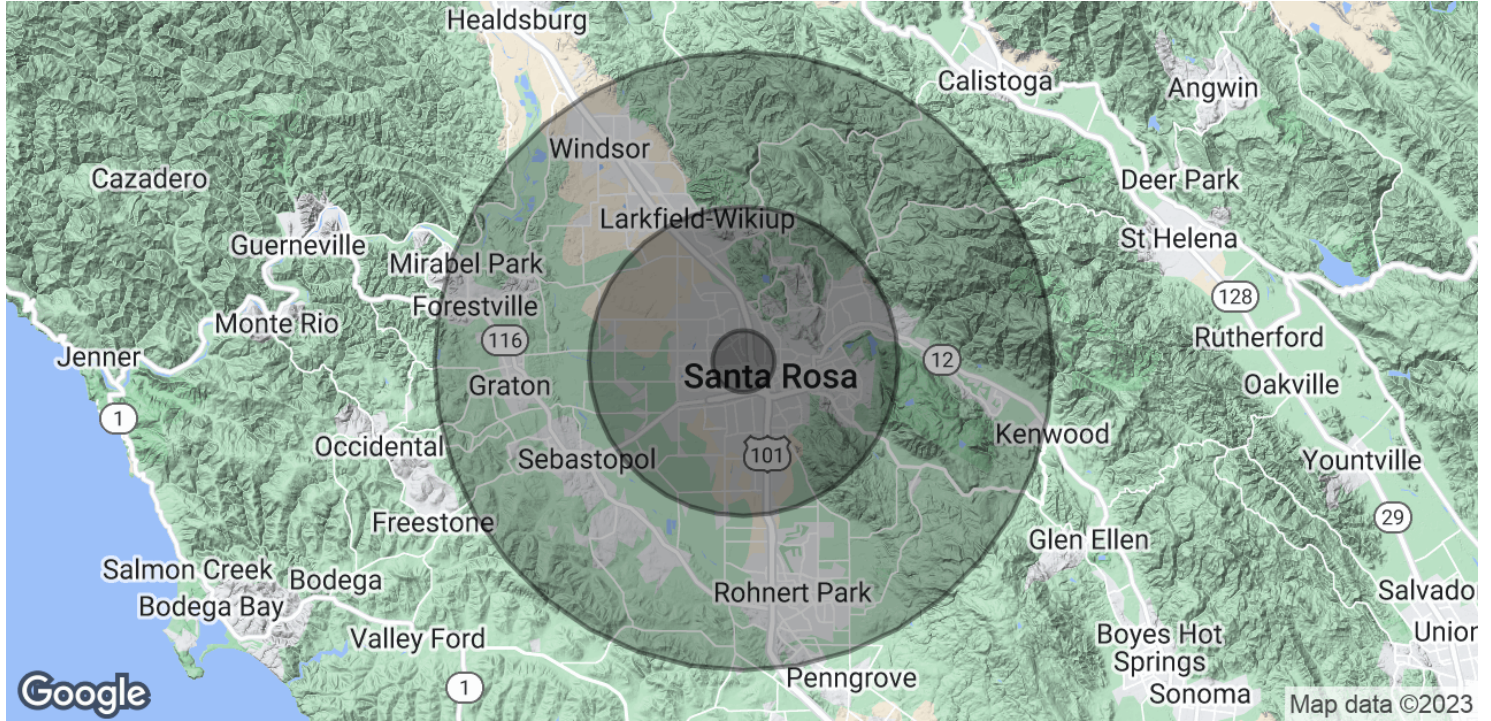
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# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	21,731	194,645	329,290
Average Age	34.4	39.8	41.2
Average Age (Male)	34.4	38.2	40.1
Average Age (Female)	34.9	41.5	42.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	8,405	73,624	128,556
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$75,822	\$96,465	\$100,889
Average House Value	\$390,059	\$534,137	\$588,431

\* Demographic data derived from 2020 ACS - US Census