

# FOR LEASE



1701 SANTA ROSA AVE  
SANTA ROSA, CA 95404

Alex Tannous  
(707) 413-8233  
[alextannousre@gmail.com](mailto:alextannousre@gmail.com)  
Lic. #01927778

Tony Tannous  
(707) 972-8294  
[tannous.t34@gmail.com](mailto:tannous.t34@gmail.com)  
Lic. #02236754



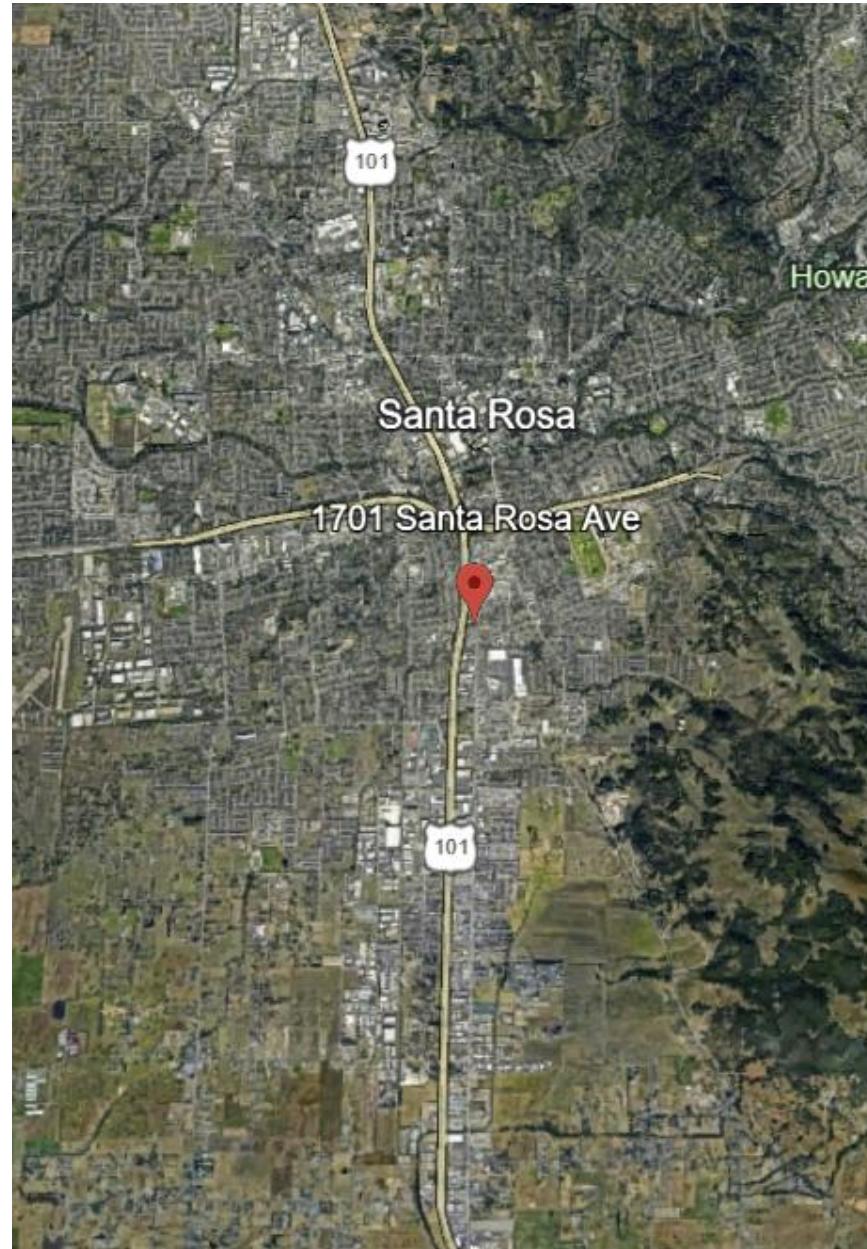
The above information, while not guaranteed, has been secured from sources we believe to be reliable. An interested party should verify the information herein.

## 1701 SANTA ROSA AVE | SANTA ROSA, CA 95404

Located near the center of Santa Rosa, a little over one mile from downtown Santa Rosa, approximately 60 miles north of San Francisco, this well-positioned property offers exceptional visibility from Santa Rosa Ave. The site benefits from direct freeway access to both Northbound and Southbound 101, Santa Rosa Ave and Hwy 12.

The property is a few blocks from a major retail plaza which includes businesses such as Costco, Target, Trader Joes, Best Buy, Chipotle, and Panda Express.

1701 Santa Rosa Avenue benefits from strong daily traffic counts and easy accessibility, the property is well-positioned to attract consistent customer and client activity. The flexible layout and general commercial zoning makes it well suited for a variety of uses, including conversion to a high-profile retail space, showroom, or service-oriented business, while also supporting continued use as professional offices. Its prominent street frontage, signage potential, and central location within Santa Rosa enhance its appeal for owner-users seeking a versatile commercial opportunity in a highly trafficked area.



## PROPERTY DETAILS

- About 2,000 Sq Ft
- APN #037-180-028
- Zoned General Commercial (CG)\*
- 100 ft+ frontage of Santa Rosa Ave
- City water | sewer
- Downstairs (~1,200ft<sup>2</sup>): Front desk, 5 desks (3 private offices), storage closet and a Bathroom.
- Upstairs (~800ft<sup>2</sup>): 3 Private offices, break room and a Bathroom.

\* CG (General Commercial) district. The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants. The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.

**FOR LEASE**  
**\$5000/M**  
\$2.5 per sq ft

Street view: Santa Rosa Ave



# AERIAL: What's Nearby (North)



Highway 101

101

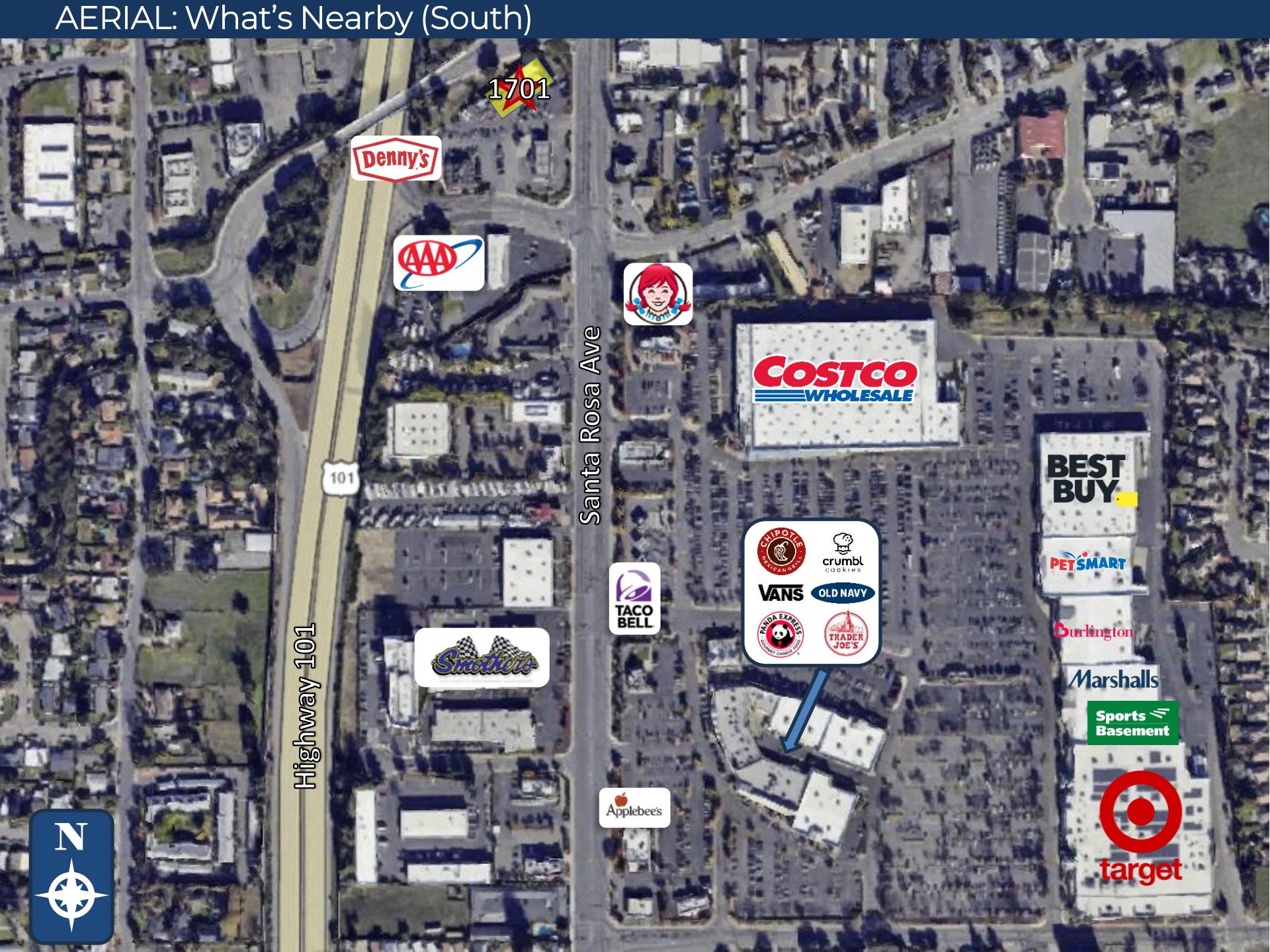
1701



Santa Rosa Ave

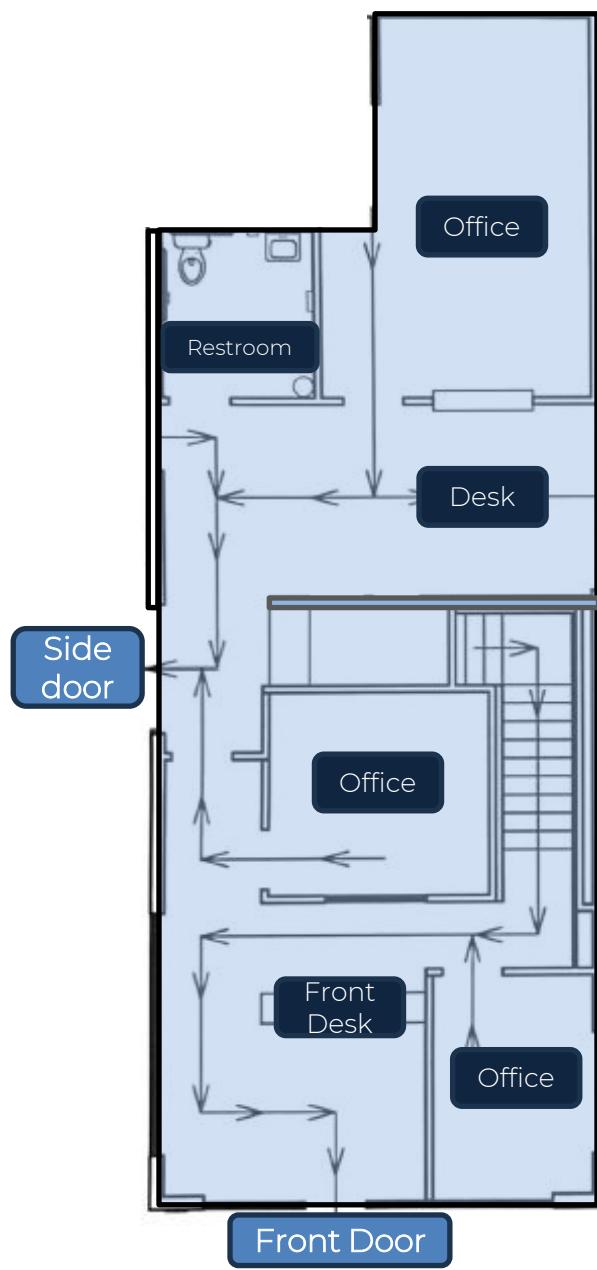


# AERIAL: What's Nearby (South)

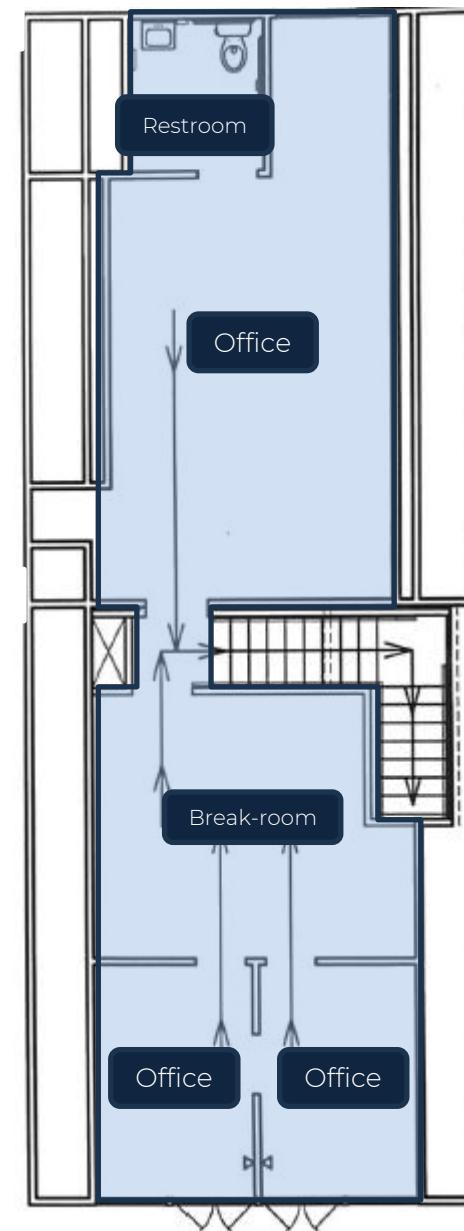


# Floor Plan

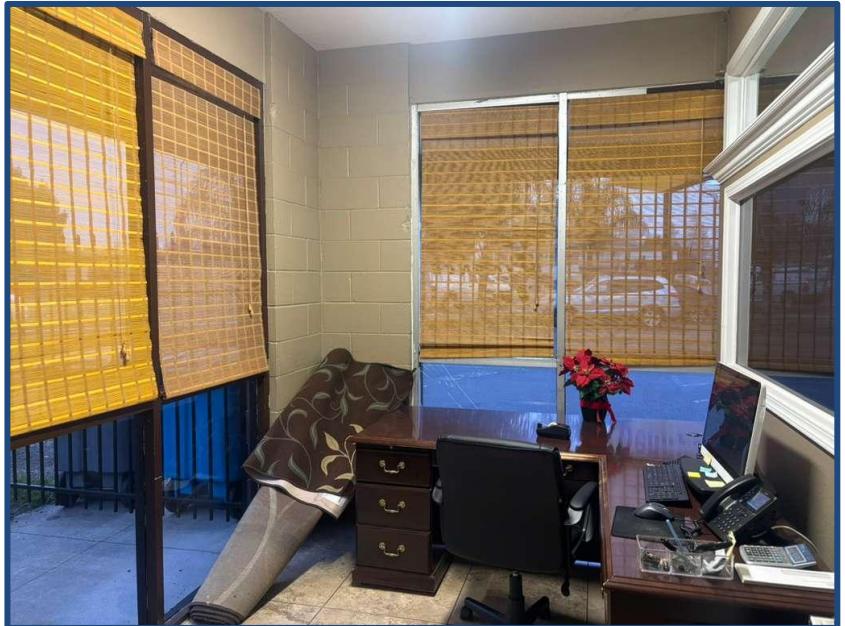
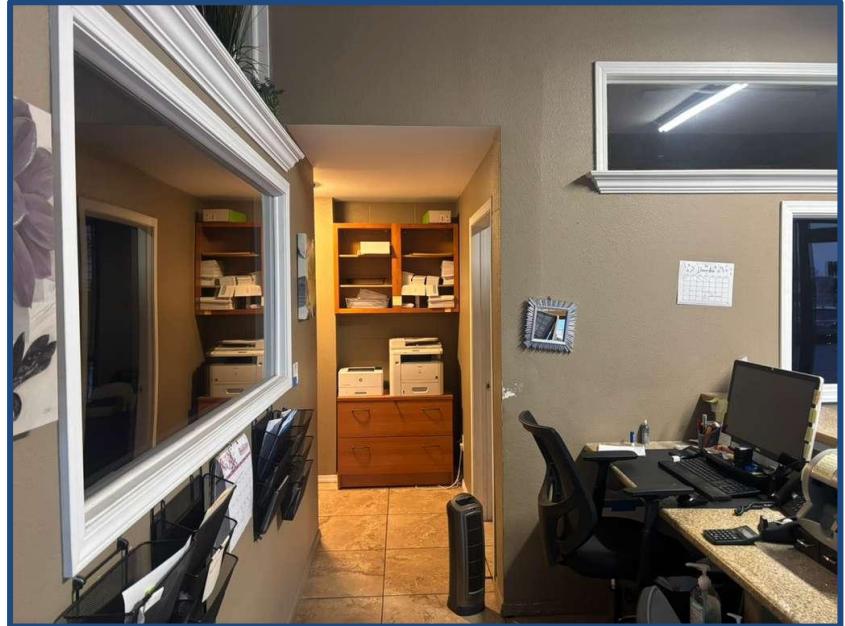
## First Floor ~1200ft<sup>2</sup>



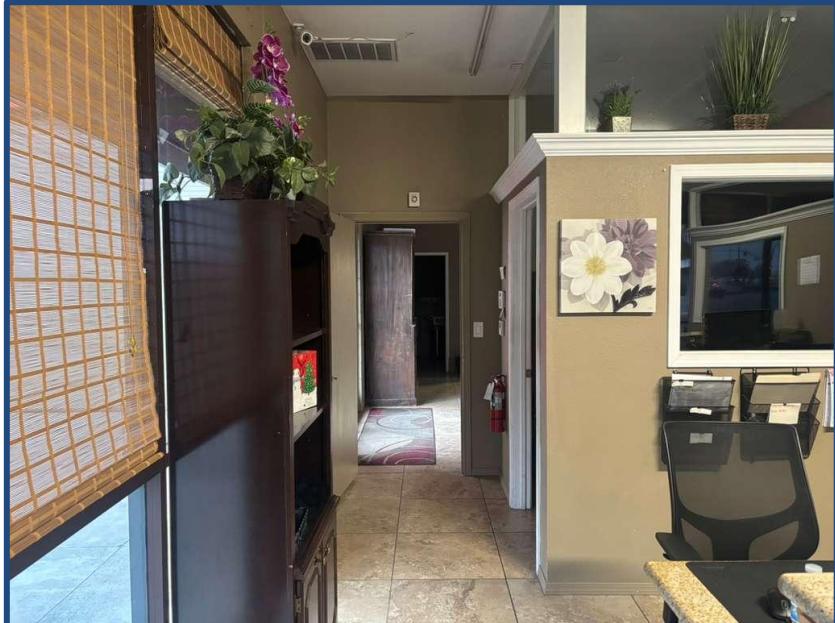
## Second Floor ~800ft<sup>2</sup>



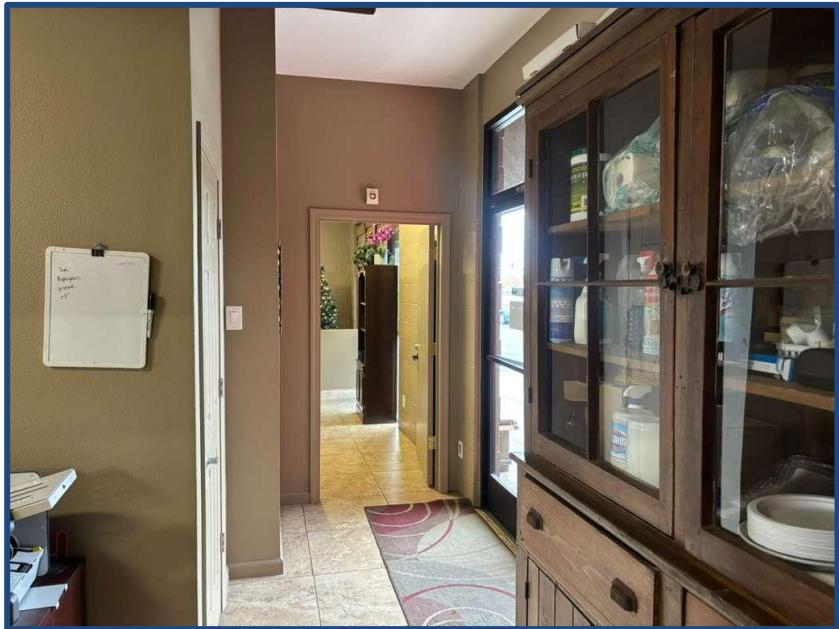
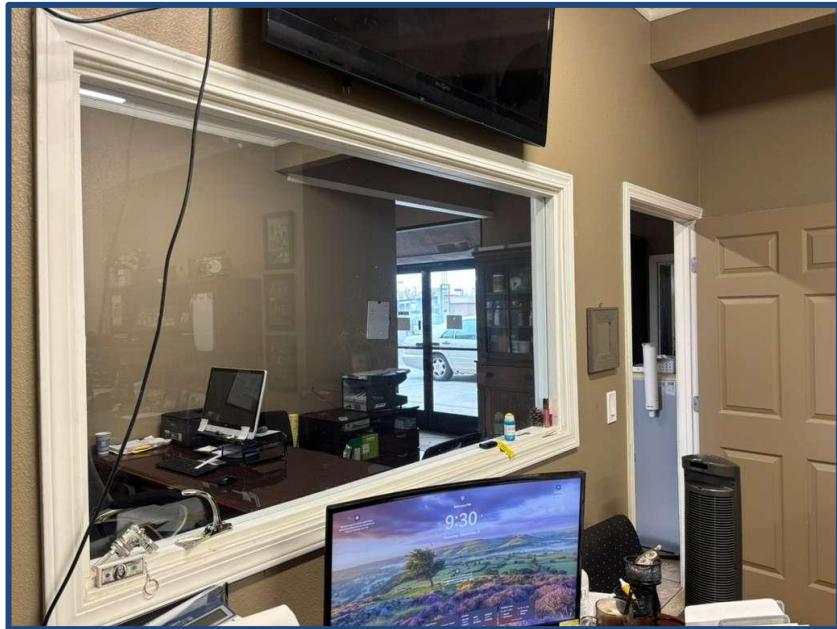
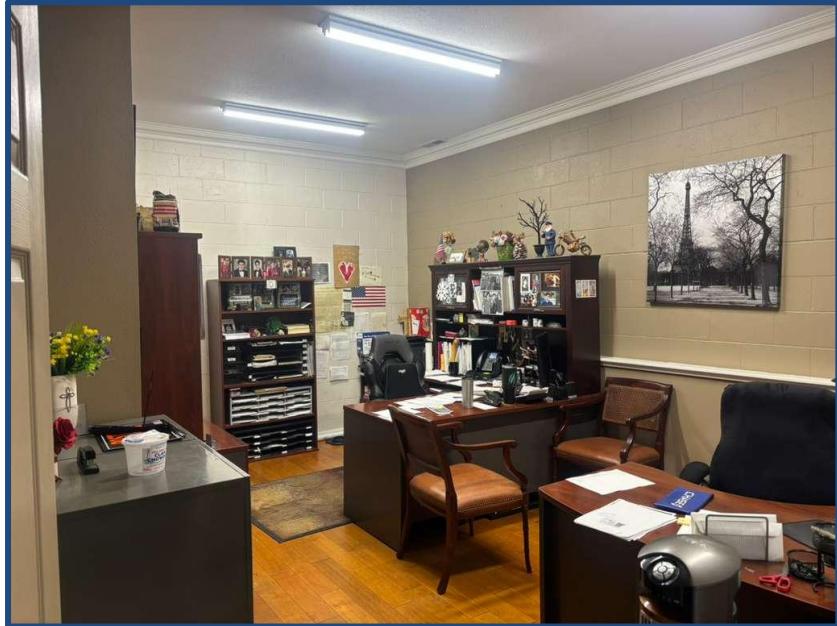
# 1701 Santa Rosa Ave: Front Desk & Offices



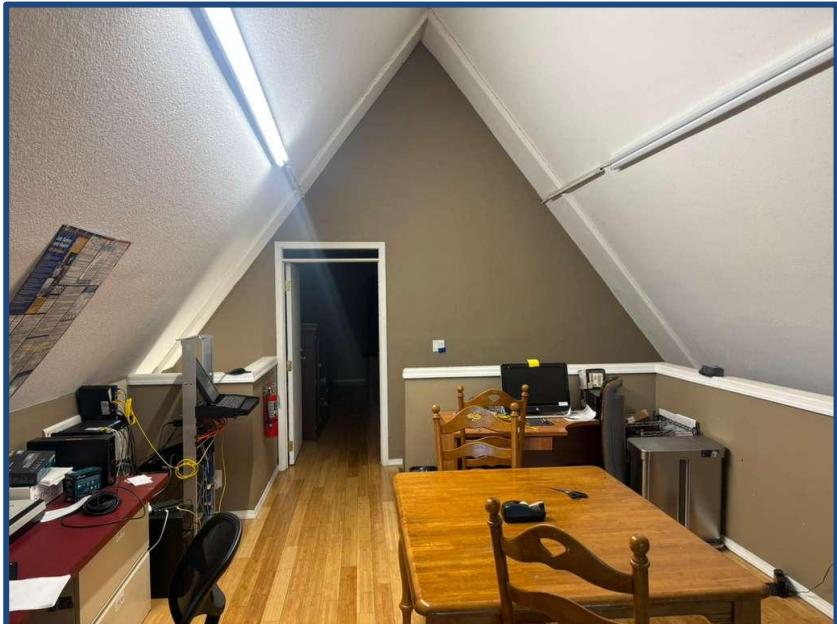
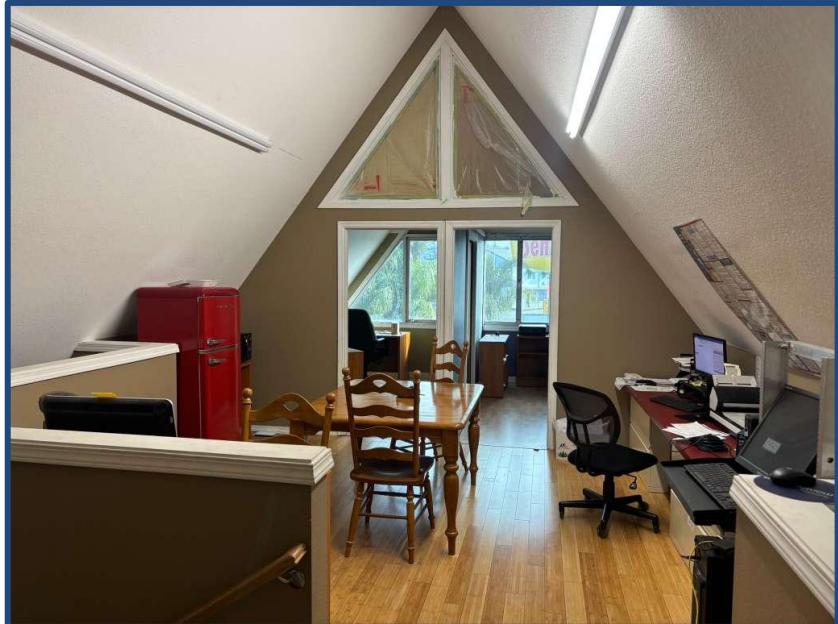
# 1701 Santa Rosa Ave: Back Office, Bathroom and Storage



# 1701 Santa Rosa Ave: Back Office



# 1701 Santa Rosa Ave: Second Floor Rec-Room and Offices



# 1701 Santa Rosa Ave: Second Floor Office and Bathroom

