

# 1700 Piner Road

SANTA ROSA, CA 95403

FOR  
SALE



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CALCRE #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

## ALLOWABLE USES:

- All Cannabis Uses
- Storage
- Warehouse/Distribution/ Wholesaling
- Collision Repair
- Auto Sales
- & Many More!



Tenant	Unit	Square Feet	Start Date	End Date	Rent	Increases	Renewal Options
WCP	A	1,513	July 01, 2021	June 30, 2026	\$1,664.39 Plus CAM	None	None
Romero Auto	B	2,918	September 01, 2020	August 31, 2025	\$3,130.00 Plus CAM	None	None
A&A Auto	C	1,938	August 01, 2022	July 31, 2027	\$1,996.00 Plus CAM	\$100 Annually	None

# SITE PLAN



Scale 1"=30'

**1700 Piner Road  
Santa Rosa, CA 95403**

**Parcel ID 1: 015-390-031-000**

**Lot Area 1: 0.41 Acres**

**Parcel ID 2: 015-053-008-000**

**Lot Area 2: 0.06 Acres**





# 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

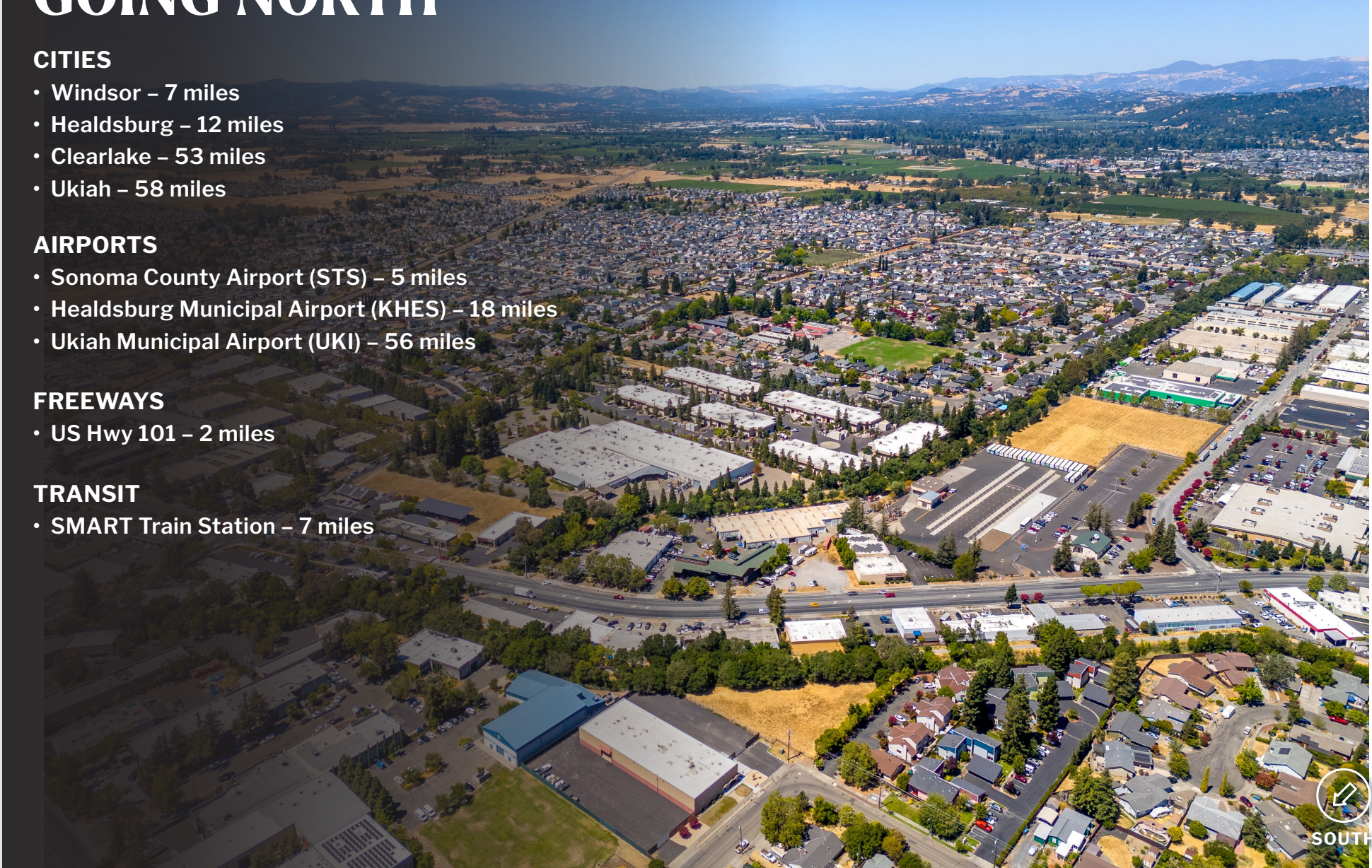
- Sonoma County Airport (STS) – 5 miles
- Healdsburg Municipal Airport (KHES) – 18 miles
- Ukiah Municipal Airport (UKI) – 56 miles

## 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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