

FOR SALE - AVAILABLE NOW

205 5TH STREET

SANTA ROSA, CA 95403



STEPHEN SKINNER

Office: 707-591-0570

Cell: 707-694-1619

SSkinner@wrealestate.net

CALDRE #02020207

11,758 SF Multi-Tenant Retail Building

205 5TH STREET

OFFERING SUMMARY



W Commercial is thrilled to bring 205 5th St to market for sale as a fully leased investment opportunity. Positioned on a 0.54-acre lot in Historic Rail Road Square, the two-story retail building features a large private parking lot and is conveniently located near hospitality and complimentary retail amenities. Don't miss out on your chance to own a high-identity building with notable tenants in one of the most dynamic and rapidly evolving pockets of Sonoma County.



SALE PRICE
\$4,100,000



SALE TYPE
Leased Investment



BUILDING TYPE
Retail/Freestanding



YEAR BUILT
1995



BUILDING SIZE
11,758 SF



LOT SIZE
0.53 AC



TENANCY
Multi



STORIES
2

PROPERTY HIGHLIGHTS



TENANTS



Americana
Restaurant



Neva B Interior Design



Joon Hair Salon



Primp Skin Studio



The Z Room



AC Hotel Santa Rosa
Sonoma Wine Country



Sunkissed Swimwear



EVgo Charging Station

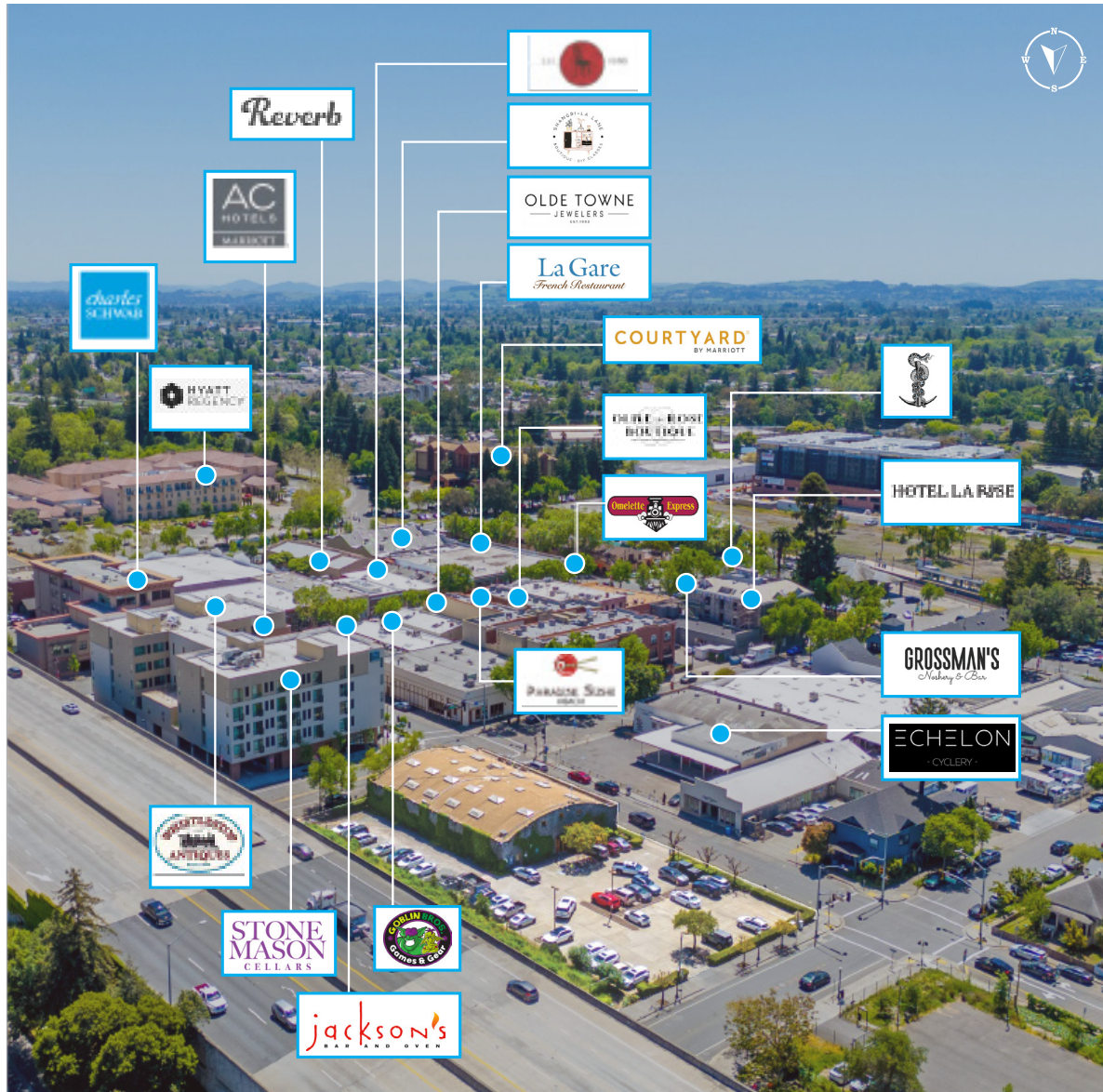
Tenant	Unit	SF	Lease Start	Lease End	Base Rent	CAM/Utilities	Total Rent	Lease Type
Americana Bistro	A+ Hall	2,100.12 SF	1/1/25	12/31/29	\$5806.91	\$1,580.88	\$7,387.79	MG
Americana Bistro	B	338.94 SF	1/1/25	12/31/29	\$587.31	\$262.69	\$850.00	MG
Neva B Interior Design	C	1141.56 SF	1/1/24	12/31/25	\$2991.1	\$547.2	\$3,538.36	MG
JOON Hair	D	3248.28 SF	2/1/22	01/31/26	\$6690.88	\$1,559.04	\$8,249.92	MG
David Ocegueda The Shop	E	564.48 SF	10/1/24	9/30/26	\$1,445.28	\$270.72	\$1,716.00	MG
Americana Bistro	F	84.42 SF	1/1/25	12/31/29	\$459.68	\$40.32	\$500.00	MG
Rod Wallace	Q	463.68 SF	4/1/25	3/31/26	\$1,309.48	NA	\$1,309.48	Gross
Primp LLC	M	941.22 SF	10/1/24	9/30/26	\$2,099.76	NA	\$2,099.76	Gross
City205 MGMT	G	395.64 SF	9/1/09	8/31/25	\$889.22	NA	\$889.22	Gross
Chic Pinky	X	378.00 SF	8/1/23	8/1/2025	\$900.00	NA	\$900.00	Gross
Link Creative	J	1,081.08 SF	4/1/24	3/31/26	\$1,889.65	NA	\$1,889.65	Gross
Zroom	Z	945.00 SF	1/1/24	12/31/26	\$1,500.00	NA	\$1,500.00	Gross
CT Training Systems	T	874.44 SF	4/1/24	3/31/26	\$1854.45	\$419.52	\$2,273.97	MG
Green Light Staffing	S	279.72 SF	2/1/25	1/31/26	\$816.00	NA	\$816.00	Gross
TOTAL		12,837 SF			\$29,239.78	\$3,710.85	\$33,920.15	

SITE PLAN



HISTORIC RAIL ROAD SQUARE

SURROUNDING BUSINESSES



HISTORIC RAIL ROAD SQUARE

Historic Railroad Square is Santa Rosa's old town, listed on the National Register of Historic Places, offering visitors a walkable, family friendly atmosphere full of international dining, vintage shopping, award winning theater and more. The district is within minutes of world-class wineries and at the center of a burgeoning craft beer industry.

TENANTS

- Omelette Express
- Paradise Sushi
- Jackson's Bar & Oven
- La Gare French Restaurant
- Hotel La Rose
- Hyatt Vineyard Creek Hotel and Spa
- Courtyard by Marriott
- Echelon Cycle & Multi Sport
- Furniture Depot
- Goblin Bros. Games & Gear
- Lucky Rock Wine Co.
- Old Towne Jewelers
- Olive + Rose
- Shangri-La Lane
- Star Guitars Music Store
- Whistlestop Antiques

NEARBY BUSINESSES



SURROUNDING DEVELOPMENTS



420 MENDOCINO AVE DEVELOPMENT

The approved project includes redevelopment of a 0.64-acre site with an 8-level building containing 168 studio, one, and two-bedroom units, ground floor commercial space and amenities, and a rooftop terrace. On-site vehicle parking will be provided by a 100-space mechanical parking garage.

3RD ST HOUSING DEVELOPMENT

The SMART Site master plan envisions a series of predominantly residential buildings with ground floor community and retail spaces sited and designed to respond to the Railroad Square and West End Preservation Districts, as well as the historic Cannery Building.

W 9TH ST DEVELOPMENT

Proposed future development of a 5-story, 40-unit, market-rate multi-family residential building with 4% of units reserved for affordable. The proposed project design features four units and five tuck-under parking spaces on the ground floor and nine units located on each of floors 2-5. Unit sizes range from 414-625 square feet. Building C amenities, including a dog run, dog wash station, pool area, gym, bike storage, of-fice, conference room and community lounge, will be shared from Pullman Phase I, which is currently under construction.

TRAVEL DISTANCES



CITIES

Coddington	1.6 miles
Windsor	9.8 miles
Healdsburg	14.8 miles
Petaluma	17.6 miles



AIRPORTS

Sonoma County Airport (STS)	7.7 miles
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FREEWAYS / ROADS

US Hwy 101	.25 miles
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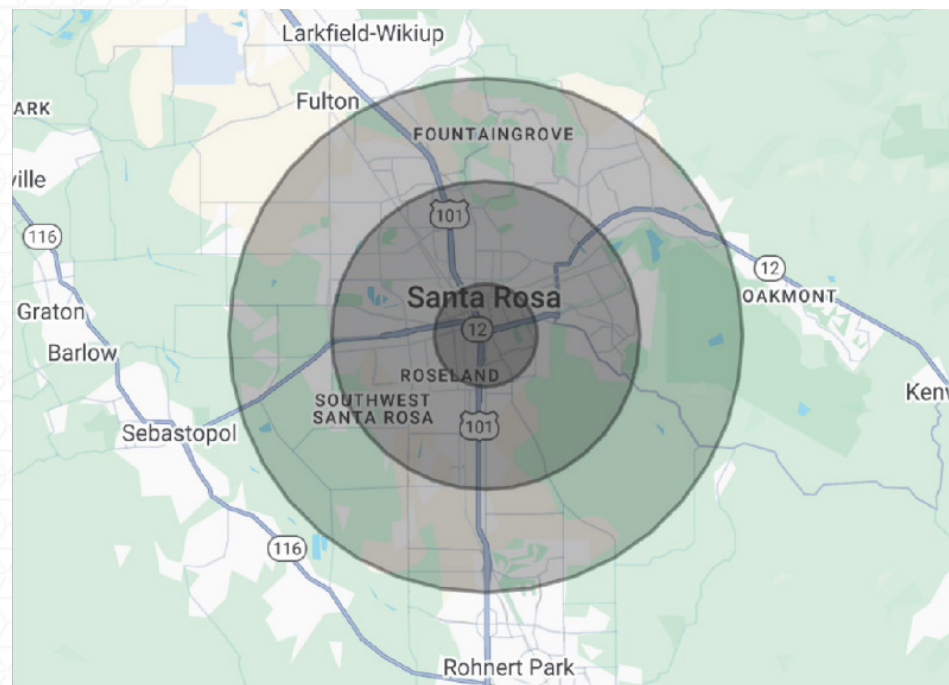


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	21,505	145,754	198,076
 AVERAGE HOUSEHOLD INCOME	\$82,199	\$105,158	\$114,163
 HOUSEHOLDS	8,391	52,847	72,641
 MEDIAN INCOME	\$65,884	\$84,223	\$91,330



	1 MILE	3 MILES	5 MILES
AVERAGE HOUSEHOLD NUMBER	2.40	2.60	2.60
MEDIAN AGE	38	40	41
MEDIAN HOME VALUE	\$606,148	\$684,645	\$722,972
OWNER/RENTER OCCUPIED	32% 68%	49% 51%	54% 46%
EMPLOYMENT	12,444	53,988	101,565



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.

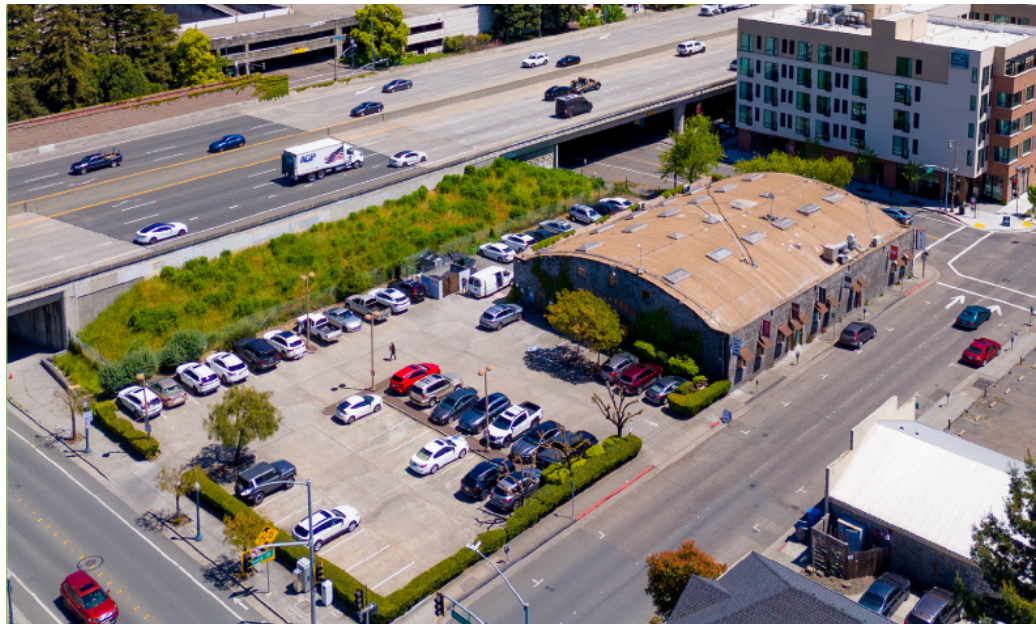
Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.





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FOR SALE & FOR LEASE



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500 Bicentennial Way, Ste. 310

Santa Rosa, CA 95403

www.wcommercialre.com

Phone: 707.591.0570

Fax: 707.591.0576

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