

FOR LEASE

# 3333 Mendocino Avenue



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## Class A Offices Next to Medical Campus and Easy Freeway Access

Type:  
**Office**

Address:  
**3333 Mendocino Avenue  
Santa Rosa, CA**

Total SF  
**38,308**

# of Floors  
**Two 2 Stories**

### HIGHLIGHTS

- Distinctive Class A Office Opportunity
- Prominent corner on busy intersection
- Quick and easy access to Highway 101
- Architecturally distinctive two story office building
- Monument signage available
- Free on-site parking conveniently surrounds the building
- Well maintained property with responsive local management
- Positioned at the gateway to Fountaingrove
- Elevator served
- Garden atrium

### AMENITIES

- Minutes from restaurants, executive housing, hotel /conference facilities and championship golf courses
- Numerous food and retail opportunities along major retail corridor
- Close proximity to modern medical facility
- Walking distance to county facilities and new courthouse building

**CRAIG SHAFER, REGIONAL MANAGER PM DESIGN GROUP:** “Basin Street is top notch. Organized, quick, efficient and accommodating.”



EXCLUSIVELY MARKETING BY:

**Dave Peterson**  
DRE#: 01280039

**Brian Keegan**  
LIC#: 01809537

**Shawn Johnson**  
LIC#: 00835502

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EXCLUSIVELY MARKETING BY:

**Dave Peterson**  
707.528.1400 ext. 210

**Brian Keegan**  
707.528.1400 ext. 249

**Shawn Johnson**  
707.528.1400 ext. 238

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EXCLUSIVELY MARKETING BY:

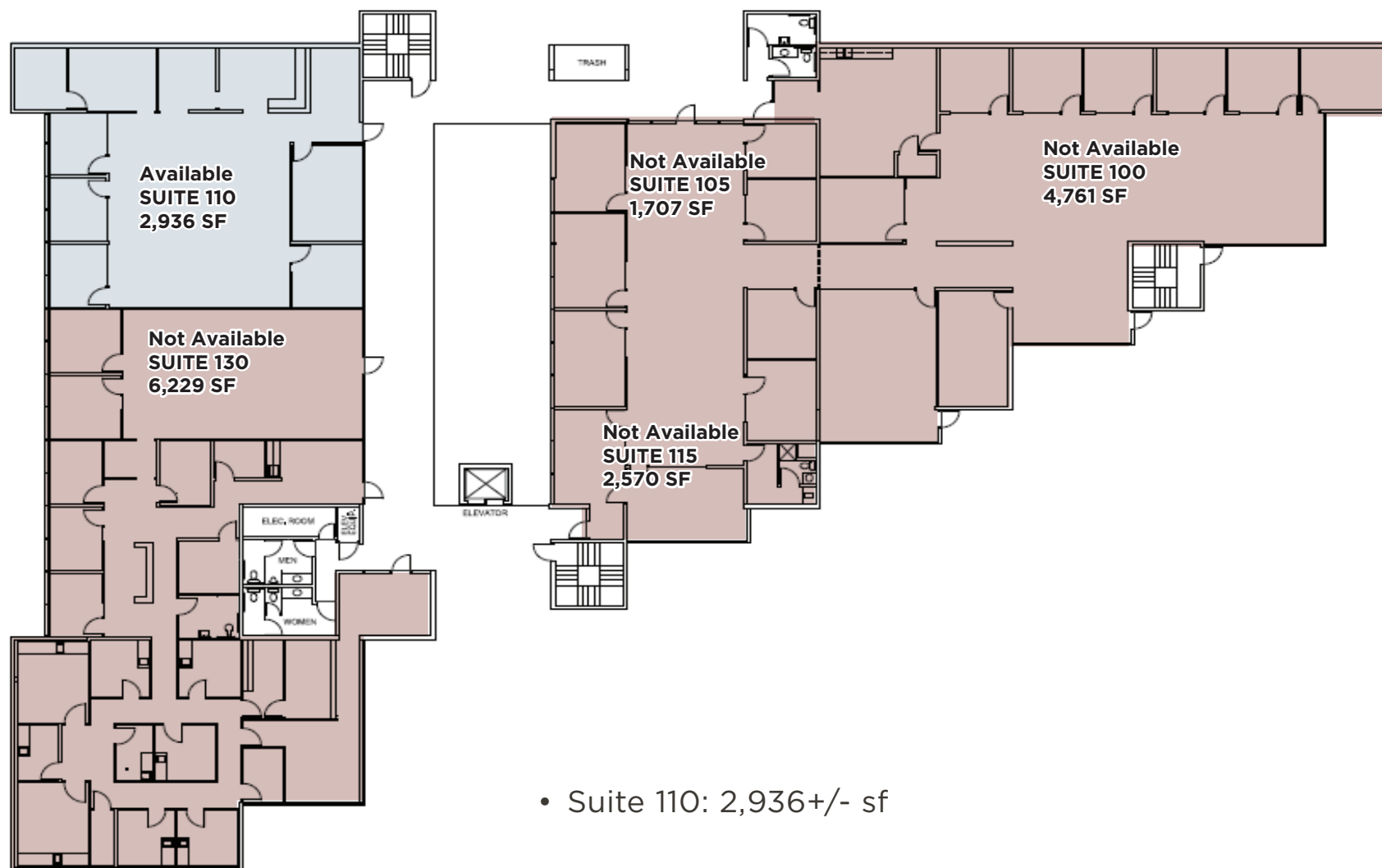
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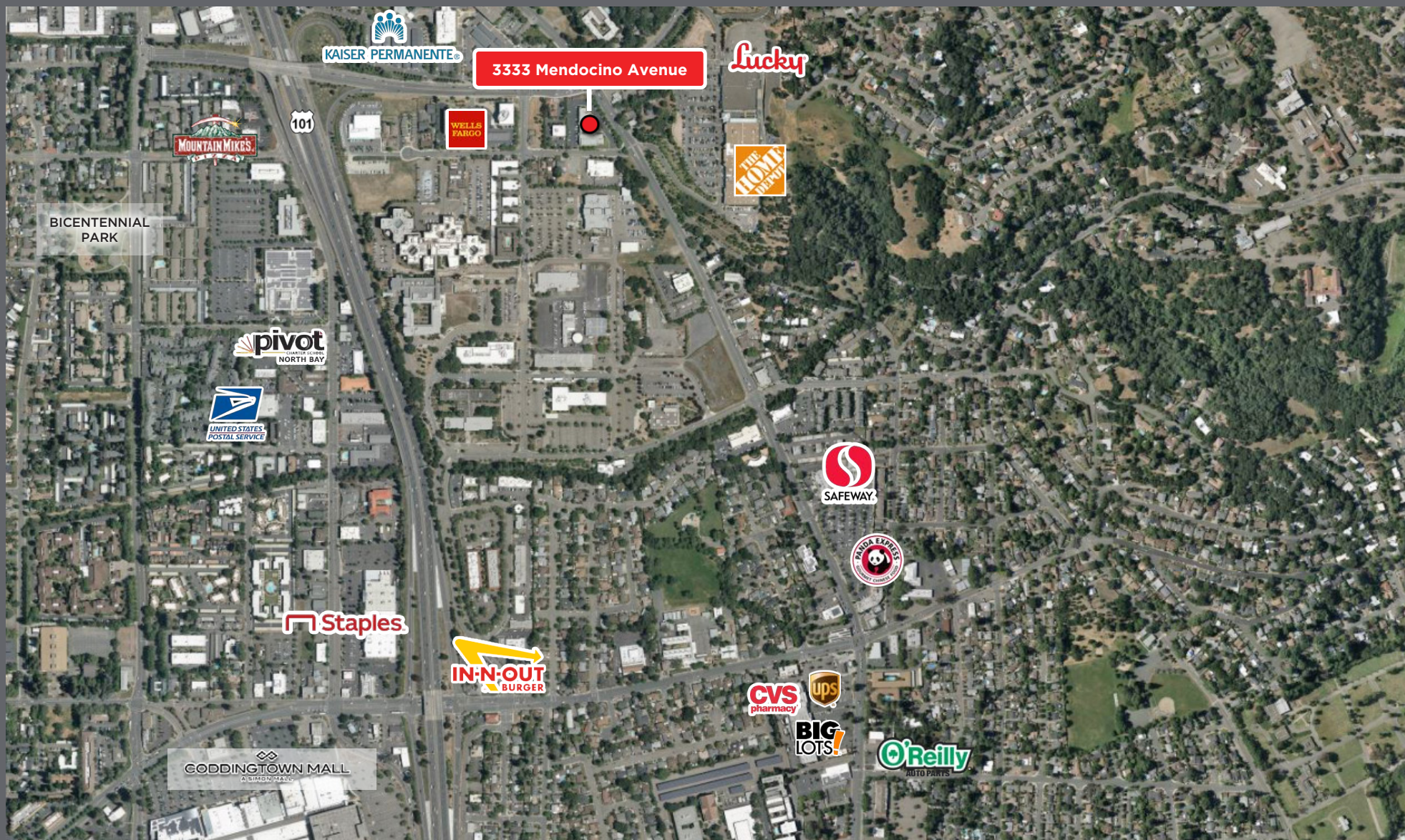
## 1st Floor



- Suite 110: 2,936+/- sf

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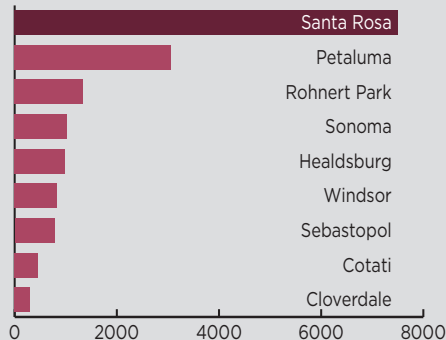


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**Total Business Establishments**  
2018



Source: ESRI (www.bao.arcgis.com)

### MARKET OVERVIEW

Santa Rosa is the sixth largest city in the San Francisco Bay Area. The City serves as a business and service hub for California's North Bay Region and serves as the Sonoma County Seat. Sonoma County is located north of the San Francisco Bay. The county's real estate development and business infrastructure is primarily located along Highway 101, which serves as the main arterial connection to Napa, Sacramento, San Francisco. Sonoma County is 35 miles north of San Francisco, which serves as a main attraction to the area. The North Bay is expected to have 17,000 jobs in the area by 2040.

### LABOR FORCE

Santa Rosa's 53% labor force participation rate remained higher than the county and California.

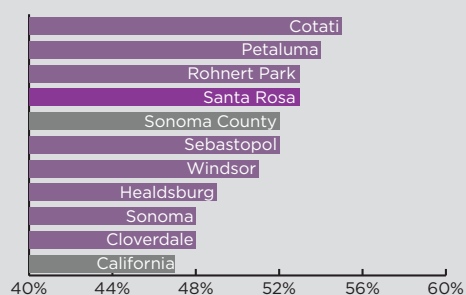
### COMMUTERS

In 2018, Santa Rosa accommodated 105,159 jobs and 109,520 resident workers, suggesting that 4,359 workers commuted out of Santa Rosa for their work. working-age population.

### BUSINESS

Santa Rosa's total number of businesses ranked highest among Sonoma County cities at 7,502, and the amount of businesses per resident stood at 46 businesses per 1,000 residents.

**Labor Force Participation Rate**  
2018



Source: California Employment Development Department, U.S. Census Bureau