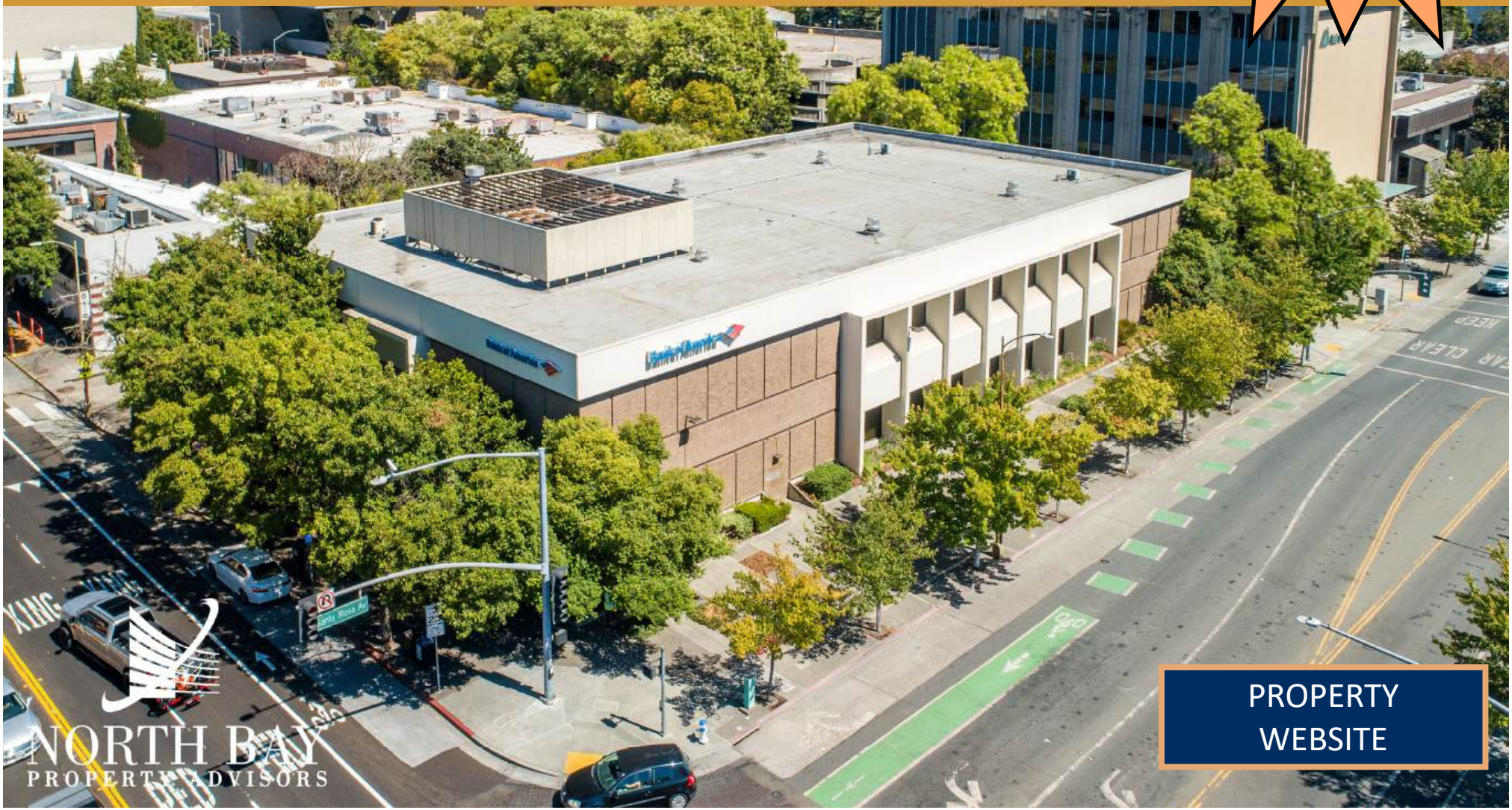
FOR SALE - OFFICE BUILDING

10 SANTA ROSA AVE,
SANTA ROSA, CA 95404

PRICE REDUCTION
$3,890,000

Northern California's Premier Commercial Real Estate Firm



PROPERTY WEBSITE

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Any interested party should verify the status of the property and the information herein.

PROPERTY SUMMARY

Click Here for:

PROPERTY WEBSITE

PRICING

Asking Price:	$3,890,000
Price per square feet	$124.06/Sq. Ft.

BUILDING

Building Size:	31,356 +/- Sq. Ft.
Interior Walls:	Steel, Concrete, Glass
Foundation:	Concrete Slab
Year Built:	1968
Renovated:	Renovations occurred over time
Stories	Two (2)
Fire Suppression:	No
Heating:	Central HVAC

SITE

APN:	009-071-020
Lot Size:	
Acres	0.72 +/- Acres
Sq. Ft.	31,363 +/- Sq. Ft.
Zoning & General Plan:	Commercial Mixed Use - Downtown Station Area (CMU-DSA)
Parking:	Street & Garage Parking

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NARRATIVE

A once-in-a-generation opportunity to occupy and own the most prominent corner in downtown Santa Rosa. The subject building is located at the southeast corner of Santa Rosa Avenue and 3rd Street, on a lot consisting of approximately 31,363+/- square feet. The lot is improved with a 2-story office building consisting of approximately 31,356+/- square feet. The building was reportedly built for Bank of America in circa 1968 and has been remodeled and improved significantly throughout the years. Some of the building features are: concrete block construction, concrete slab on grade foundation, glass, steel, open ground floor space with a 14' clear height, entry points on both the north and south ends, two elevators providing access to the second level. The second layout consists of two suites, a central lobby, a common hall, and main mechanical systems room. The HVAC system is fully operational and performing well.

The zoning is CMU-DSA [Commercial Mixed Use – Downtown Station Area] with a maximum base Floor Area Ratio of 8.0 [31,363+/- square foot lot multiplied by 8]. This would allow a total potential project size estimated to be 250,000+/- square feet. The zoning allows for a variety of mixed-uses including housing, office, and retail uses. The inclusion of the property in the Downtown Station Area Plan further adds incentives like reduced impact fees and provides other incentives like reducing on-site parking requirements. The property is boarded by the “Comstock Mall” to the south, which is a pedestrian thoroughfare connecting D street with Santa Rosa Avenue. The building services are brought in on this side, so there is no auto traffic to navigate when accessing utilities in the street.

Situated in the heart of Downtown Santa Rosa with average daily traffic counts of 13,681+/- along 3rd Street and 15,431+/- along Santa Rosa Avenue. The property is across the street from the downtown plaza, within walking distance of several parking garages and surface parking lots. Easy access to US Hwy 101 as well as several east/west thoroughfares. The downtown is going through a renaissance with several noticeable projects under construction or completed (see nearby downtown development page).

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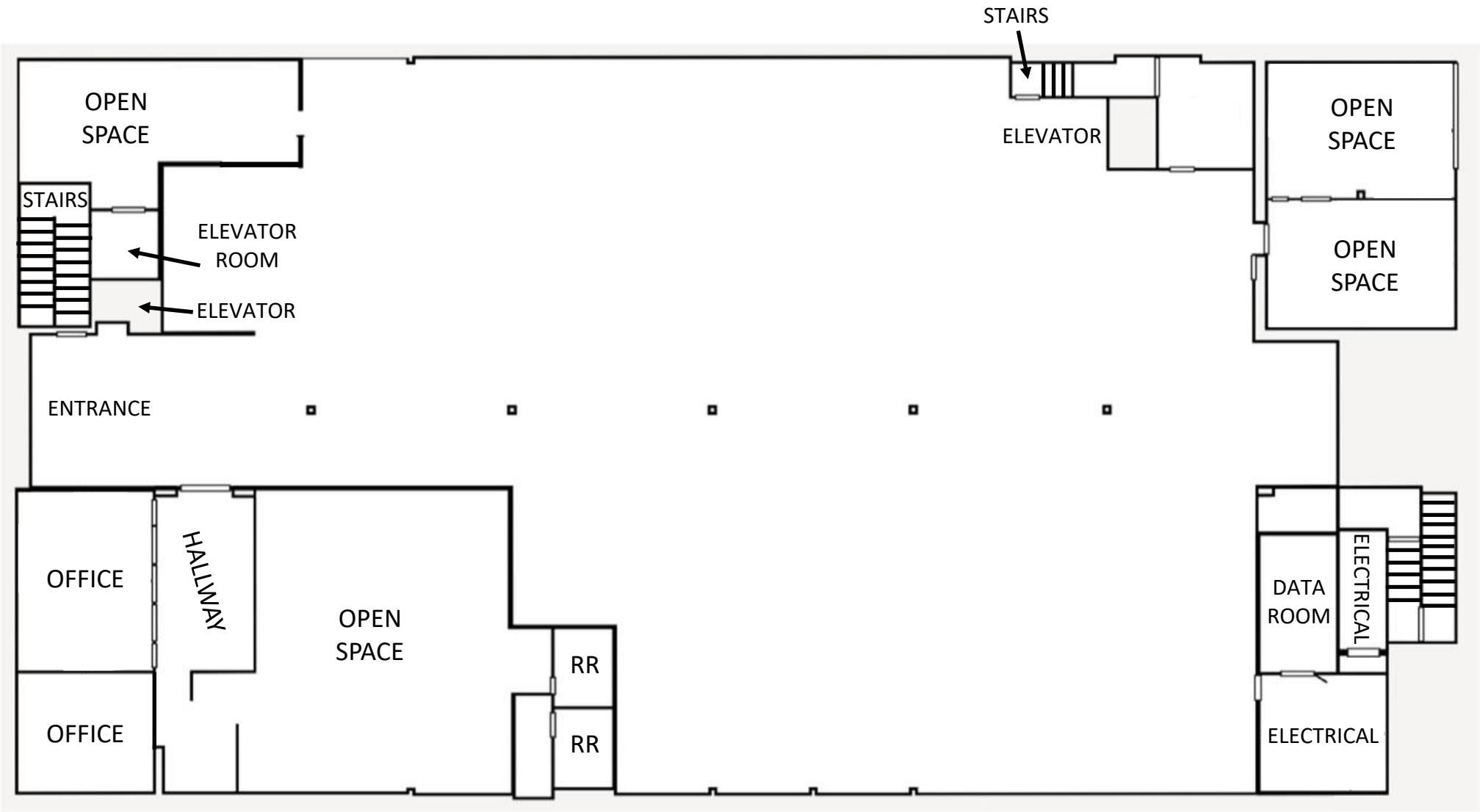
FIRST FLOOR PLAN



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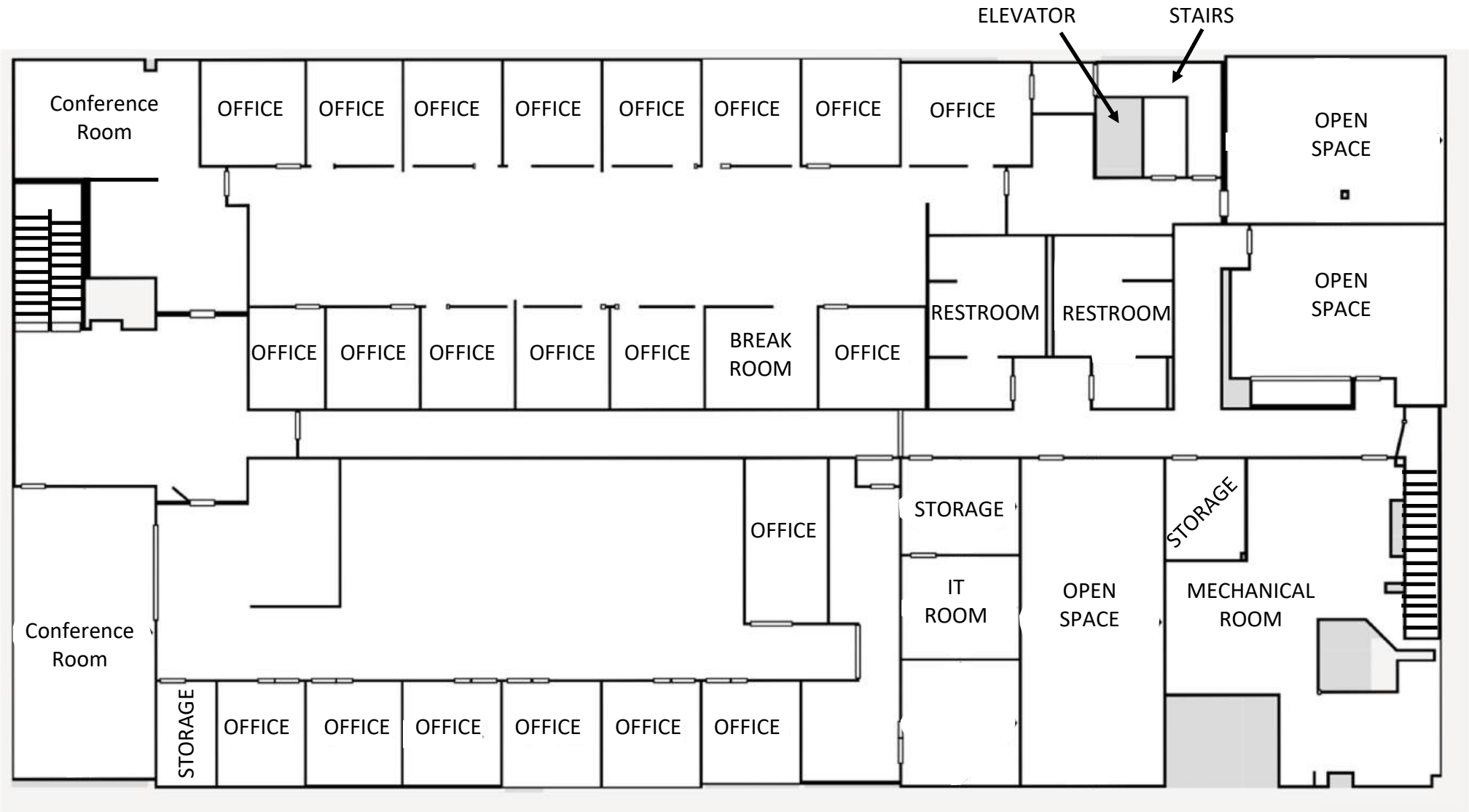
SECOND FLOOR PLAN



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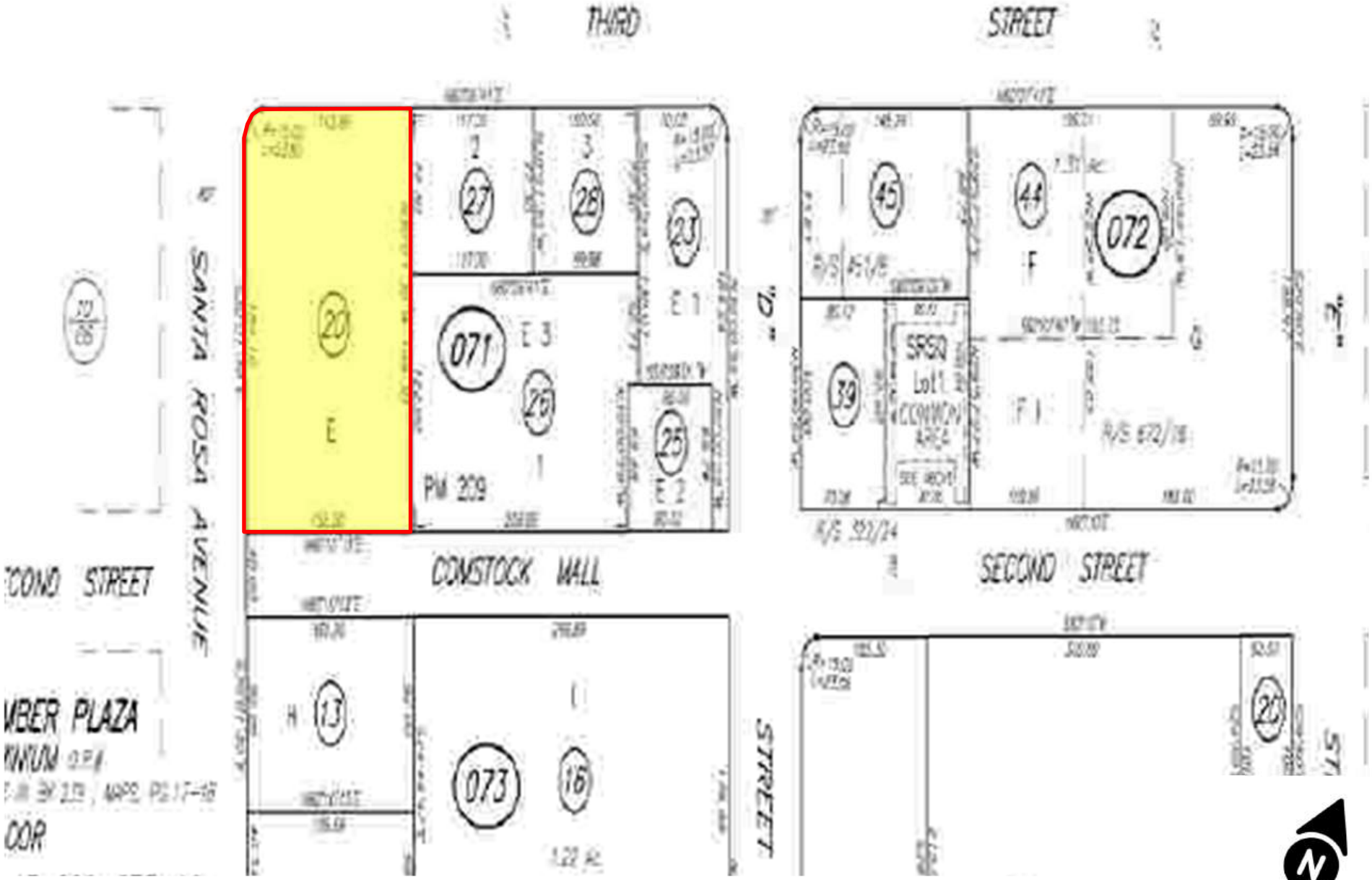
PARCEL MAP



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PARCEL MAP

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STREET MAP

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NEARBY DOWNTOWN DEVELOPMENT

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NEARBY DOWNTOWN DEVELOPMENT MAP

10 Santa Rosa Ave (Subject Property)

888 4th Street

Construction of a new seven (7) story apartment building

Status:	Completed, Rent-up
Distance from Subject	0.5 Miles
# of Units	107

425 Humboldt Street

Construction of a new eight (8) story mixed-use apartment building

Status:	Approved, Under Construction
Distance from Subject	0.4 Miles
# of Studios	
Studios	14 - Studios
1 Bedrooms	64 - 1 Bedrooms
2 Bedrooms	10 - 2 Bedrooms
Total:	88 Units

420 Mendocino

Demolition of the existing structures and the construction of a new 6 story residential building

Status:	In Development, ETA Summer 25
Distance from Subject	0.4 Miles
# of Studios	
Studios	25 - Studios
1 Bedrooms	88 - 1 Bedrooms
2 Bedrooms	55 - 2 Bedrooms
Total:	116 Units

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PHOTOS

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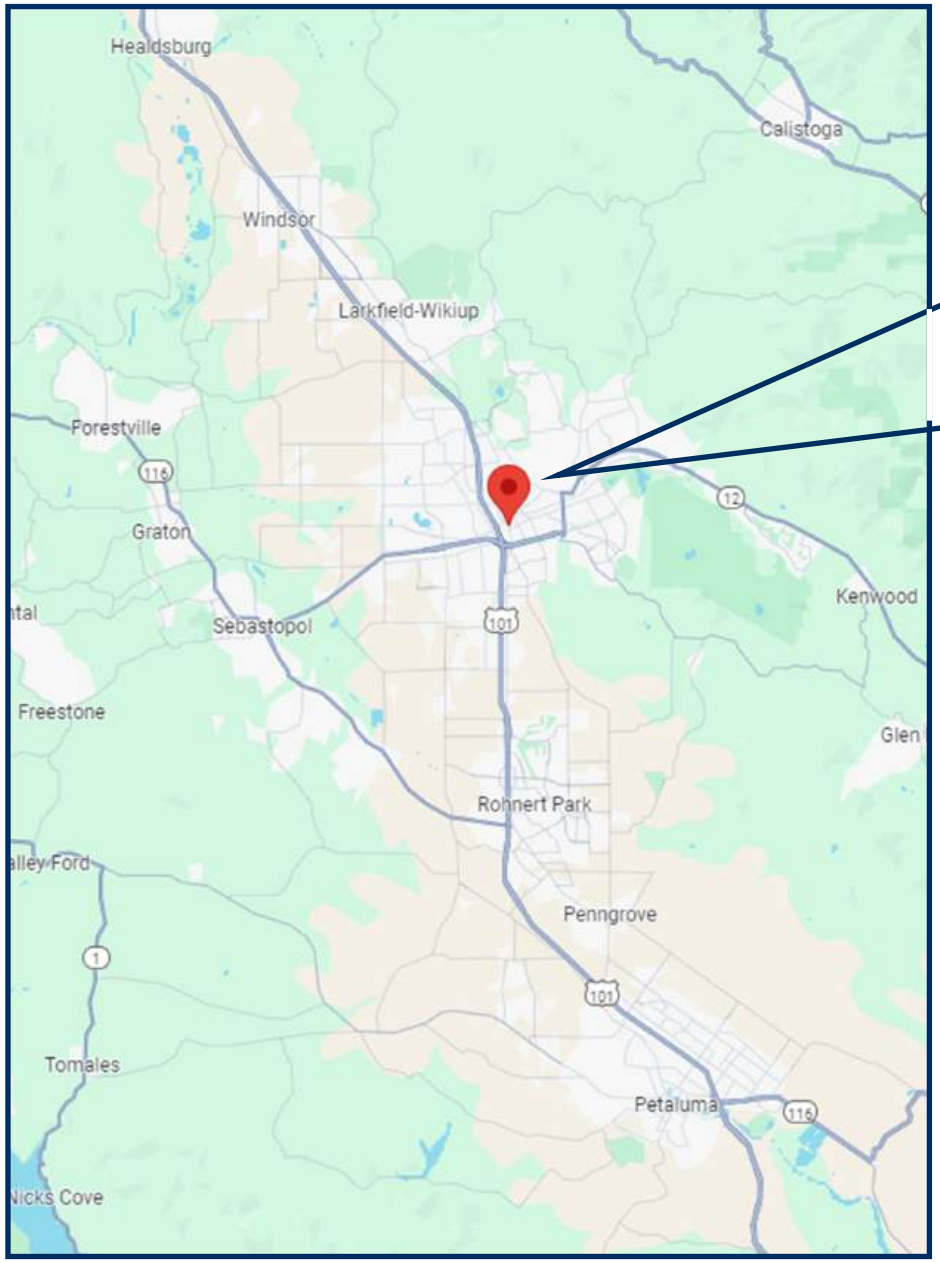
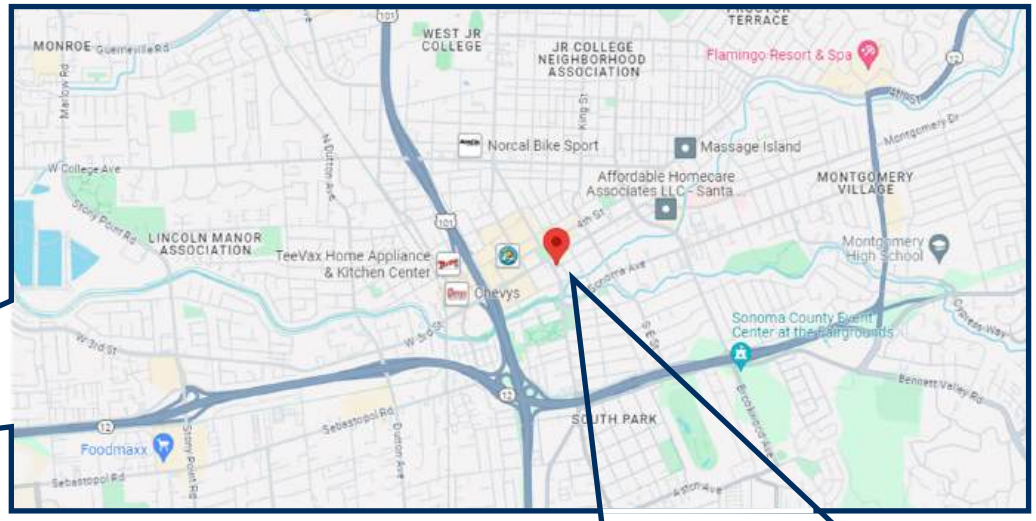
MAPS





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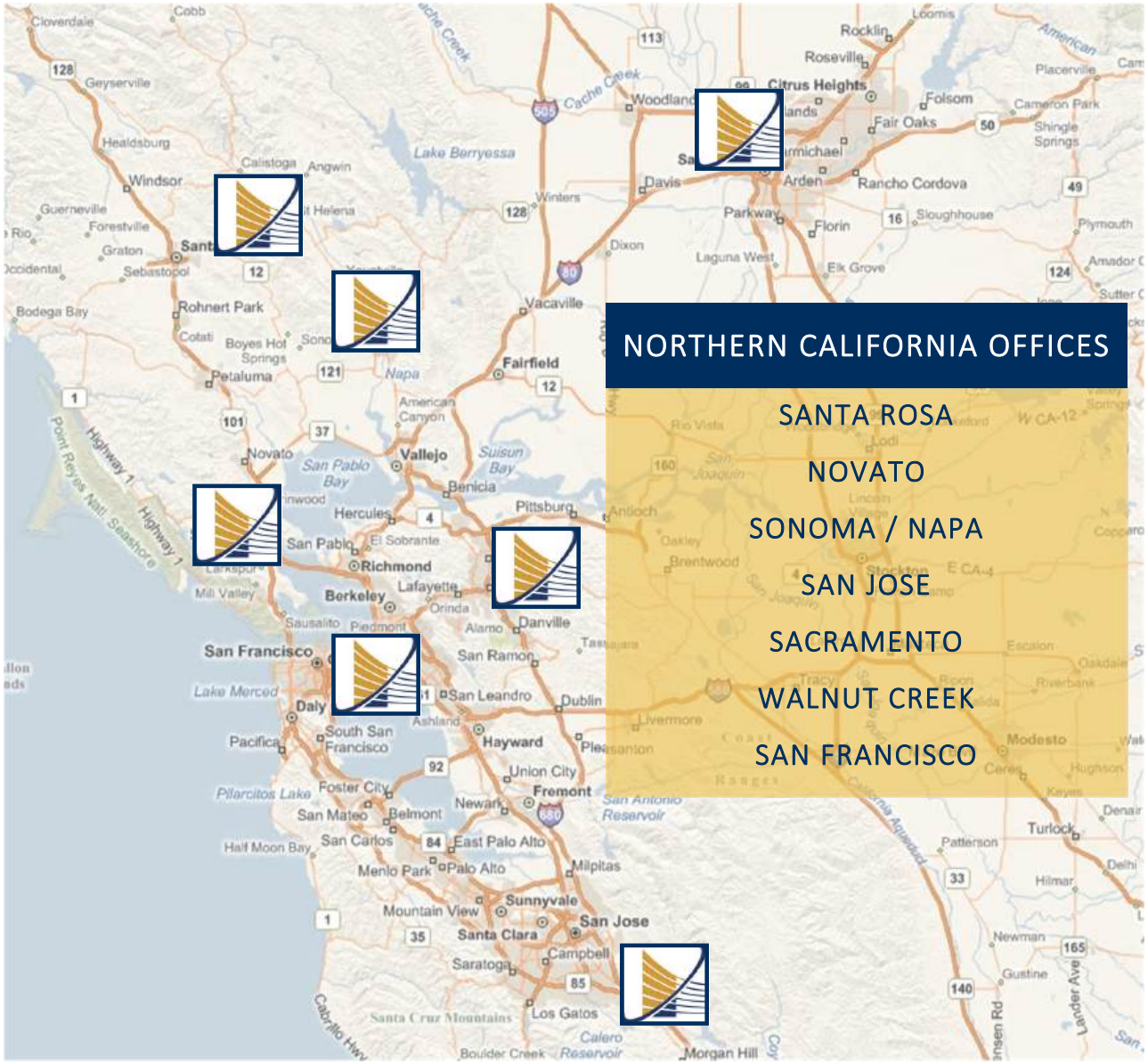

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