

# FOR LEASE



**730 Bennett Valley Rd Santa Rosa CA 95404**

An exceptional opportunity to lease a turn-key medical/professional office building with high-quality infrastructure and extensive improvements. Previously occupied by Advanced Analytic Labs, a cannabis testing lab, and formerly utilized as an outpatient surgery center, this stand-alone building is ideally suited for medical uses such as surgery centers, urgent care facilities, primary care, and various other medical services. Located just off Santa Rosa Avenue, approximately half a mile south of downtown Santa Rosa in the South Park District, this property provides convenient access to major hospitals, Santa Rosa downtown, the fairgrounds, and surrounding amenities. Originally designed by Saunders and Associates and built in 1988 by Ghilotti Brothers for the Council on Aging. 730 Bennett Valley Road offers an outstanding environment for medical professionals and clinics looking to establish or expand their practices.

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# 730 Bennett Valley Rd Santa Rosa CA 95404

- ± 6,576 SF single story building
- ± .55 acres corner lot
- APN # 009-333-008
- Zoned CO (Commercial Office)
- Formerly cannabis testing lab
- State of the art improvements & fixtures
- Substantially renovated in 2021/2024
- Six HVAC systems
- Alarm, security system, cameras
- Four ADA restrooms with showers
- Fully sprinklered
- 400amp / 3 phase power
- Fenced premises with security gate
- Paved parking accommodate 22 cars
- Metal roofing
- Well maintained grounds

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## 12,500/mo

(Rate \$1.9/sf/mo)



# 730 Bennett Valley Rd Santa Rosa CA 95404



Full Kitchen



Counters, cabinets and shelving



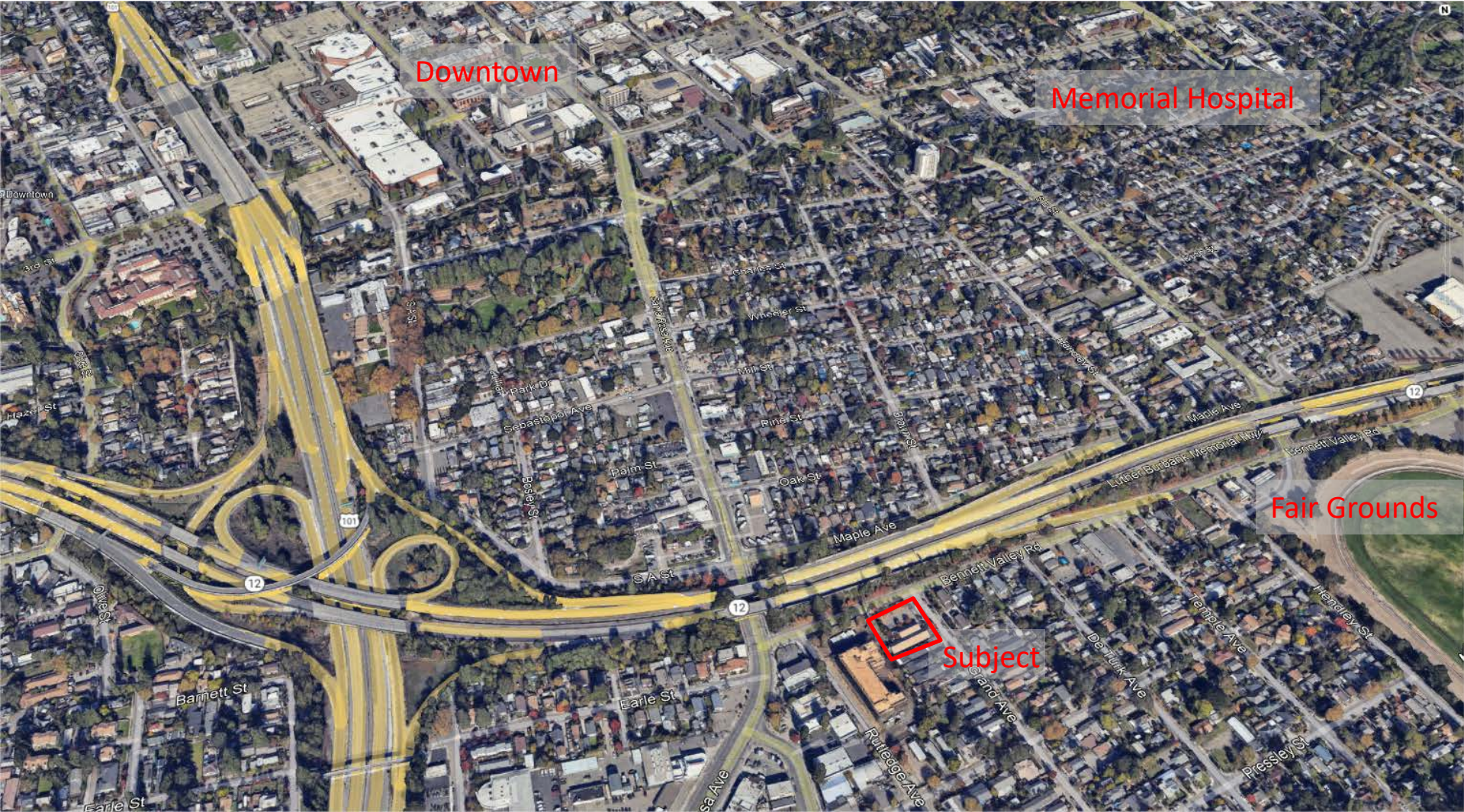
Furniture, Fixtures & Equipment



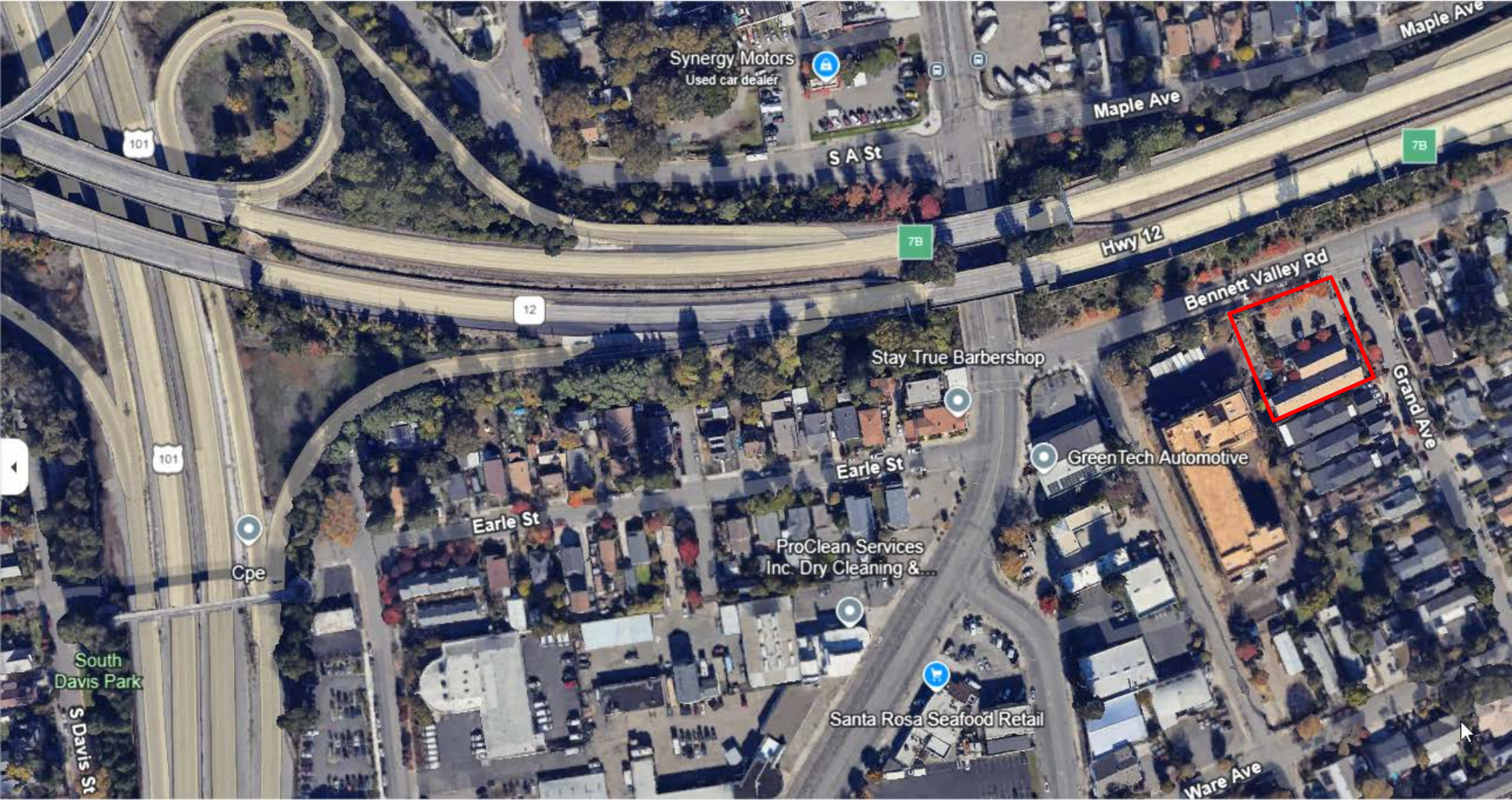
ADA restrooms with showers



# Aerial 1



# Aerial 2



## About Santa Rosa



- ✓ Santa Rosa, the largest city in California's North Bay and the heart of Wine Country, is a central hub for business, retail, and employment across a four-county region. Known for its thriving economy in tourism, high-tech manufacturing, and retail, Santa Rosa offers residents a high quality of life and employers a skilled workforce. With a business-friendly permitting process and strong partnerships with local organizations, Santa Rosa supports a dynamic entrepreneurial environment.
- ✓ Located just 55 miles north of San Francisco, it serves as a shopping and service center along Highway 101 for nearby communities. Santa Rosa is part of Sonoma County, home to approximately 500,000 residents and one of California's lowest unemployment rates, with continued growth in healthcare, hospitality, and business services.
- ✓ In 2022, Santa Rosa, CA had a population of 178k people with a median age of 40.4 and a median household income of \$92,604.
- ✓ The 5 largest ethnic groups in Santa Rosa, CA are White (Non-Hispanic) (53.6%), Other (Hispanic) (19.1%), Two+ (Hispanic) (7.04%), White (Hispanic) (6.5%), and Asian (Non-Hispanic) (6.02%).