

FOR SALE

PRIME DOWNTOWN OFFICE BUILDING



865 THIRD STREET - SANTA ROSA, CA

PRICE: \$935,000



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Property Summary

Charming craftsman style professional office of 3,900± SF. Two stories with 10 private offices plus a reception area. Two accessible first floor restrooms. Accessible ramp, parking spaces in the rear of the building. The building has wood frame, stucco exterior, composition shingle roof (small area in rear is flat rolled composition), and concrete perimeter foundation.

The price is only \$240 per square foot.

There are four existing month to month tenants providing a total of \$2,350 in rental income per month. There is an opportunity for an owner/user to occupy all or a portion of the building.

Prime urban location withs City Hall, State and Federal building, County offices, library, retail, restaurants, personal services and public transportation nearby.

Zoning: General NMU Neighborhood Mixed Use Downtown Station Area Specific Plan/Opportunity Zone.

2024 Expenses

Building Maintenance and Repair	\$1,800.00
Insurance (Liability and Casualty)	\$4,573.00
Janitorial	\$3,000.00
Landscape and Maintenance	\$2,400.00
Management/Accounting	\$6,000.00
Business License Renewal	\$76.00
Real Property Taxes	<u>\$8,167.00</u>
Total 2024 Expenses	\$26,016.00

Great Owner/User opportunity with significant potential income to offset mortgage payments. Owner/User may manage the building to save significantly on expenses.

Building Features

- Built in 1930
- New roof, gutters and waterproofing completed in 2016
- New perimeter wood fence in 2019
- Rear porch & stairs replaced in 2023
- First floor furnace & new duct work on 2nd floor replaced in 2021
- Keyed entry pad security system
- Ramp in rear parking lot
- 7 on-site parking spaces
- Heating and A/C on each floor



Location

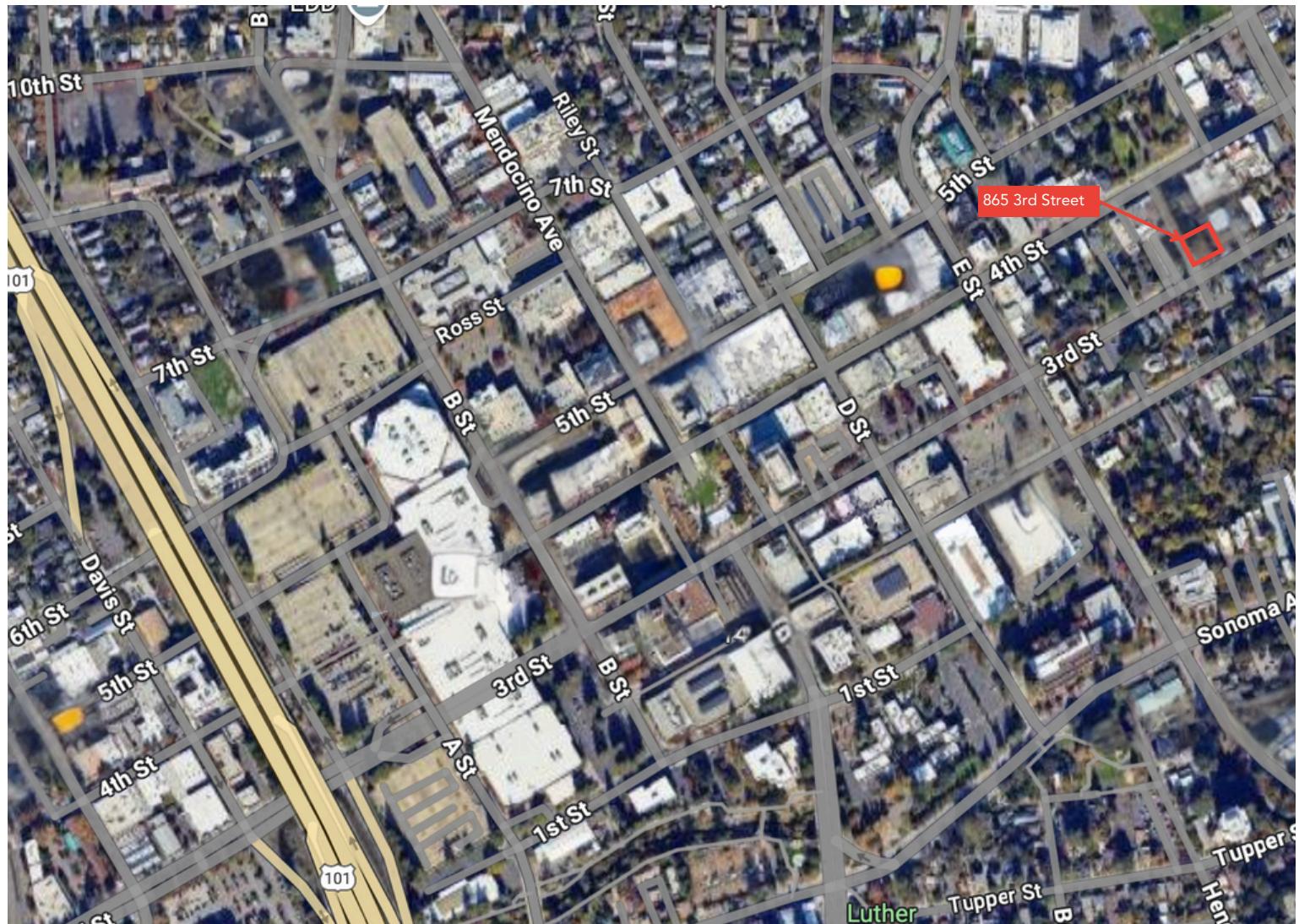
The building is located in the vibrant Downtown area of Santa Rosa, California. This location is the business and cultural center of Sonoma County, renowned for its picturesque wine country, charming small town atmosphere, and a mix of urban conveniences.

The Downtown area is a bustling mix of diverse range of restaurants and bars offering local and international cuisine. Within close proximity, you'll find banks, US Post Office, and Fed Ex/Kinkos.

It is close to historic Courthouse Square, which hosts community events and serves as a central cultural hub. Railroad Square Historic District and Luther Burbank Home & Gardens are nearby, offering cultural/ culinary experiences. The property is easily accessible by Sonoma County Transit and Santa Rosa City Bus. Located near Highway 101 for convenient travel to neighboring cities and attractions.

Downtown offers an ideal mix of accessibility and lifestyle, making it a dynamic place for businesses, employees and visitors.

Aerial Map



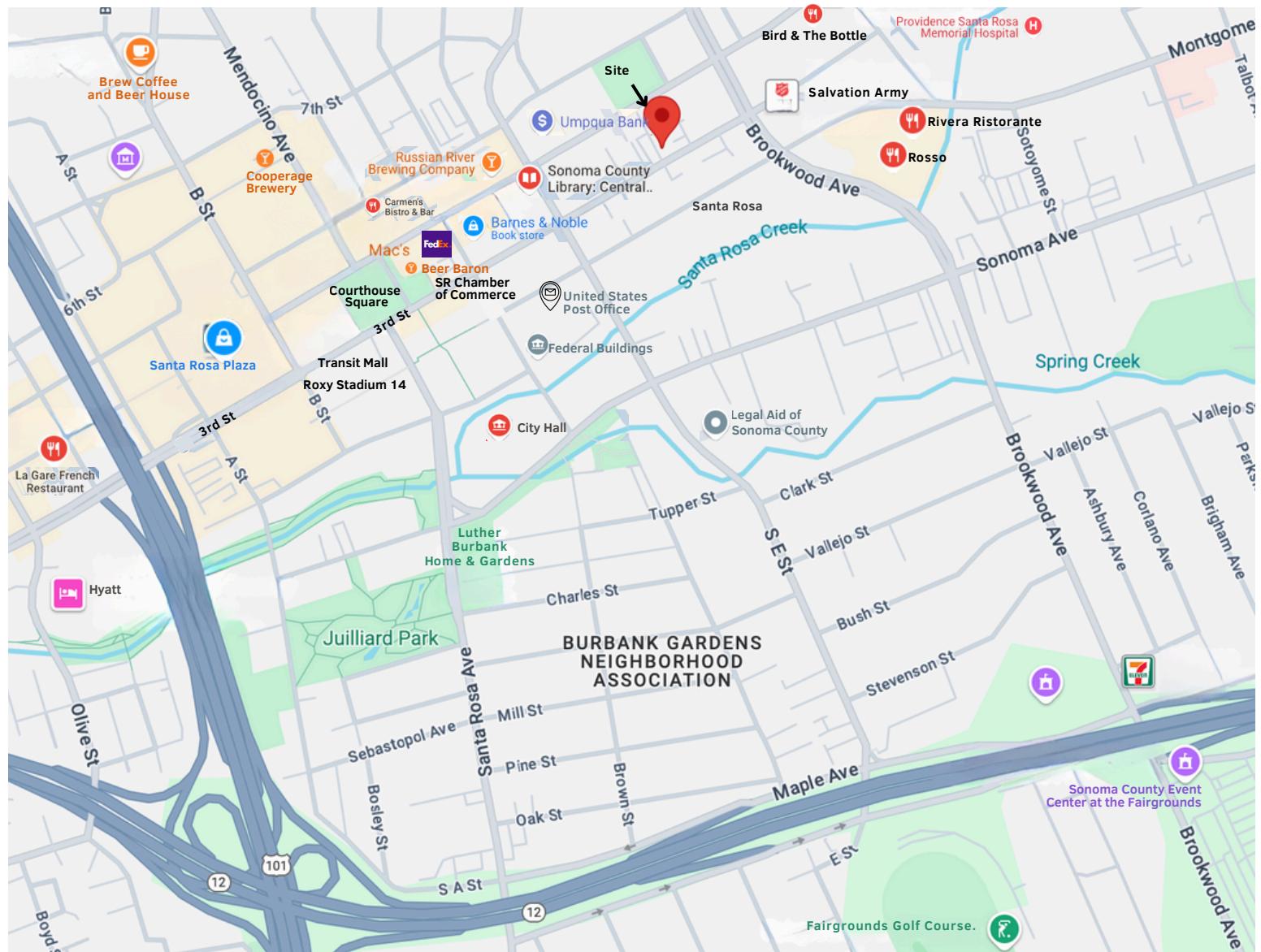
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201 3rd Street
Santa Rosa, CA 95401

Area Map



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201 3rd Street
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Zoning

SR General Plan

Neighborhood Mixed Use: This classification allows for new multi-family residential development in all-residential or mixed use buildings, together with a broad mix of uses that primarily serve local residents, including professional office, retail, entertainment, service, and other neighborhood-scale supporting uses. Housing development will include low- and mid-rise apartments and condominiums, as well as small-lot single-family attached dwellings (e.g., duplexes, triplexes, townhomes). Live-work spaces and maker-oriented uses are permitted subject to performance standards. Street design that integrates "Complete Streets" concepts for accommodating all roadway users and incorporates traffic-calming features will be required with on-street parking where appropriate. The Neighborhood Mixed Use designation has a maximum FAR range of 2.0-6.0; refer to Figure 2-3 for allowable FAR.

SR Zoning Code

NMU (Neighborhood Mixed Use) district. The NMU zoning district is applied to areas within downtown Santa Rosa to allow for multi-family residential development in all residential or mixed-use buildings and a variety of uses that primarily serve local residents such as professional office, retail, entertainment, service, and other neighborhood-scale supporting uses. Housing development will include low- and mid-rise apartments and condominiums, as well as small-lot single-family attached dwellings (e.g., duplexes, triplexes, townhomes). Live- work spaces and maker-oriented uses are permitted subject to performance standards. The NMU zoning district implements and is consistent with the Neighborhood Mixed Use land use classification of the General Plan.



Santa Rosa/Sonoma County

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world-renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbeldt Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

Links:

Santa Rosa Chamber of Commerce — www.santarosametrochamber.com
Sonoma County Economic Development Board — www.sonomaedb.org
City of Santa Rosa — www.srcity.org
Press Democrat Newspaper — www.PressDemocrat.com
North Bay Business Journal — www.NBBJ.com

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