



## Versatile Industrial Property Near Hwy 101

3531 SANTA ROSA AVENUE, SANTA ROSA, CA 95407

**TODD SCHAPMIRE**  
REALTOR®/TEAM LEADER  
CALDRE #01414195  
707.570.9855  
TODD@WREALESTATE.NET







## PROPERTY DESCRIPTION

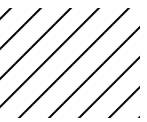
This versatile industrial property near Highway 101 features two separate buildings on an acre, providing ample space for a variety of business needs. The first building spans approximately 6,600 square feet with a large warehouse, storage space, multiple roll-up doors, and a separate office. The second building is an additional 3,300 square feet with multiple roll-up doors, further expanding the operational capacity of your business. Situated on a fully fenced 1 acre lot, this property provides both security and privacy along with plenty of room for vehicles and equipment. Its prime location along Santa Rosa Avenue facilitates easy access to Highway 101, making it ideal for businesses requiring convenient transportation and logistics solutions. Whether you're looking for manufacturing, warehouse, service, or storage space, this property offers the flexibility and convenience to support your business growth.

## OFFERING SUMMARY

Lease Rate:	\$8,500 / Month
Total Building Size:	9,900 SF
Number of Buildings:	2
Lot Size:	1 Acre
Zoning:	M15
APN:	134-123-031
Year Built:	1978

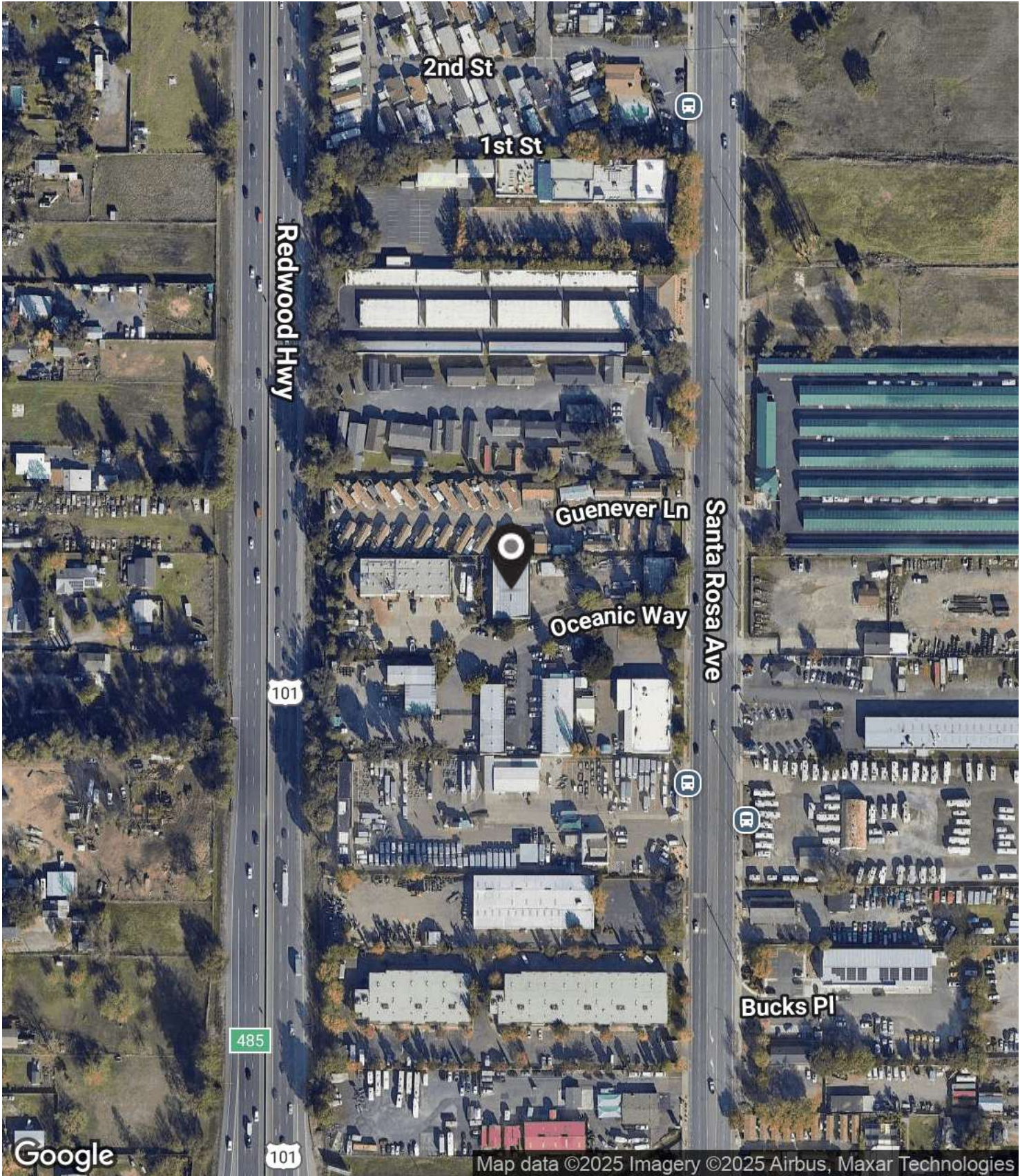
\* Also known as 3529 Santa Rosa Avenue





# Aerial Map

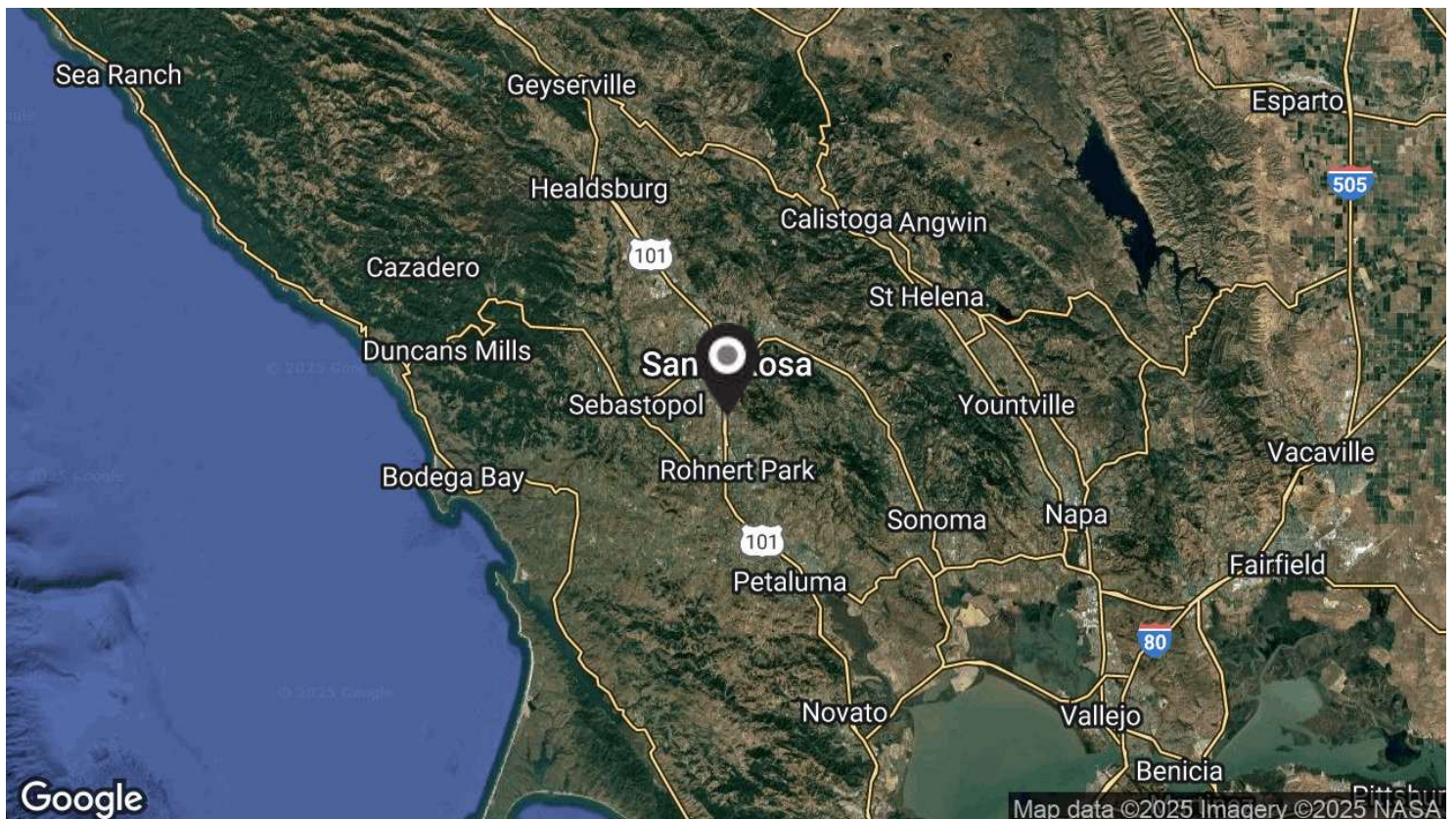
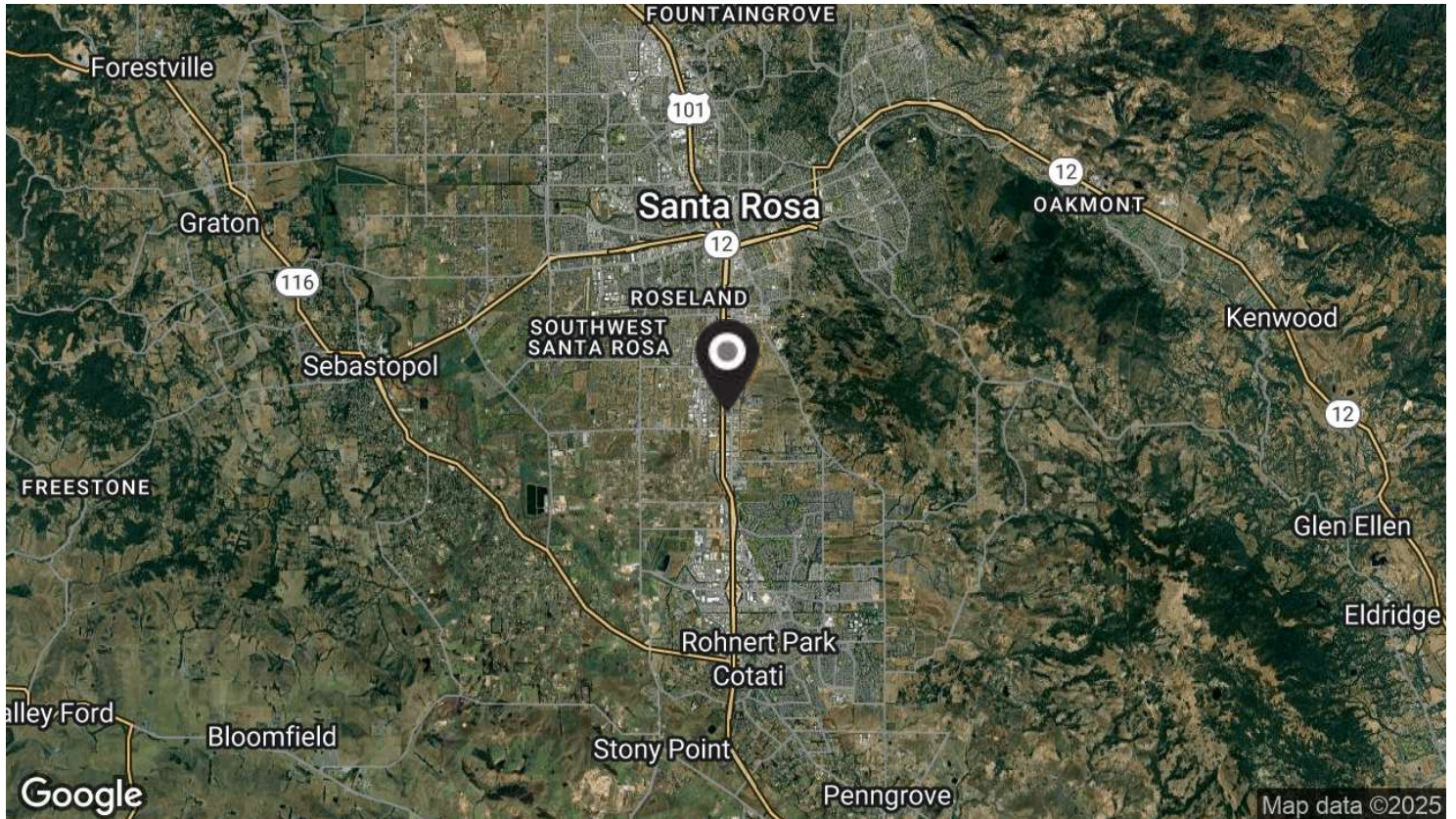
VERSATILE INDUSTRIAL PROPERTY NEAR HWY 101 | SANTA ROSA





# Location Map

VERSATILE INDUSTRIAL PROPERTY NEAR HWY 101 | SANTA ROSA











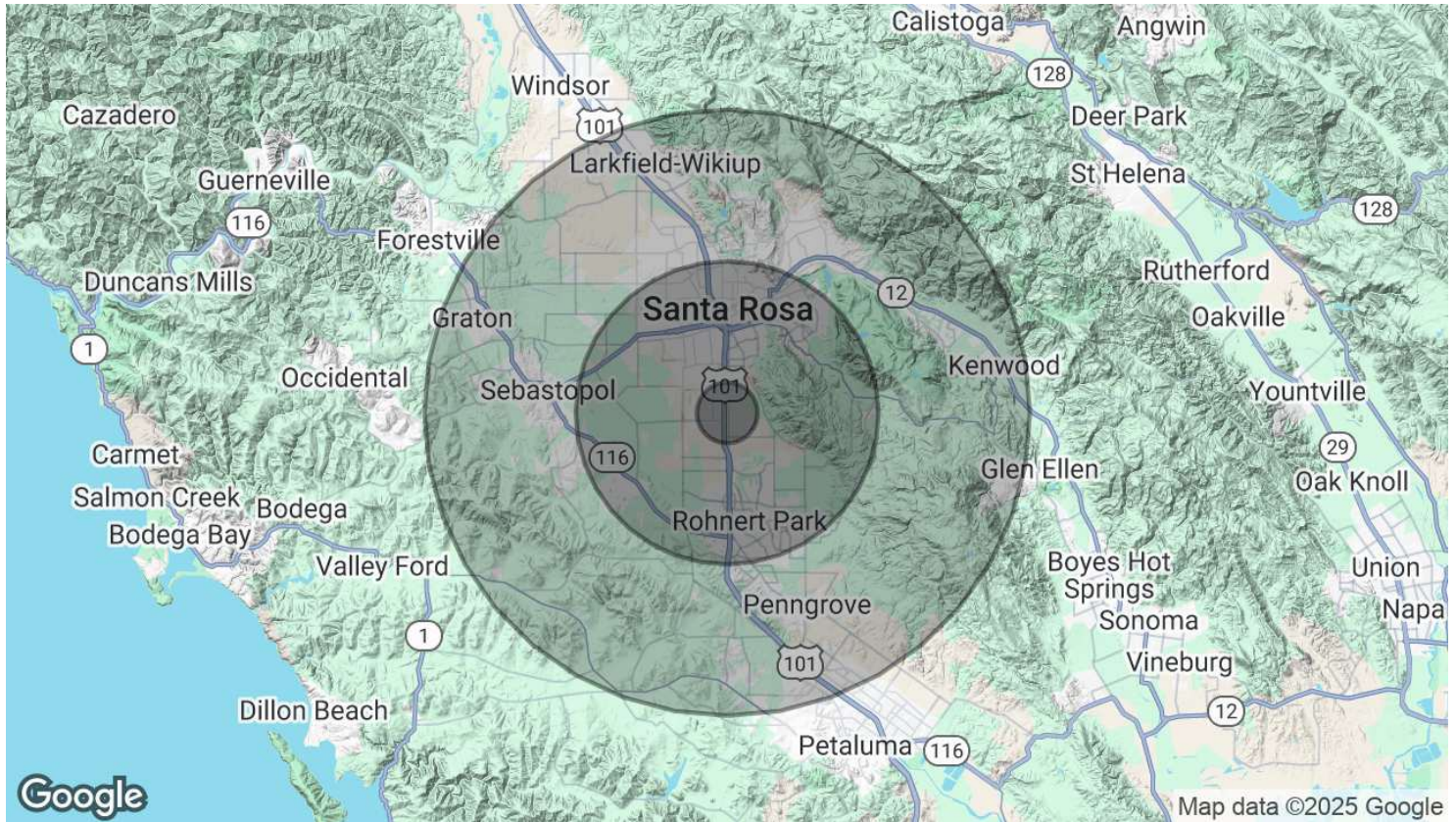






# Demographics Map & Report

VERSATILE INDUSTRIAL PROPERTY NEAR HWY 101 | SANTA ROSA



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,639	183,091	295,204
Average Age	35	40	42
Average Age (Male)	34	39	41
Average Age (Female)	36	41	43

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,364	66,143	110,600
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$90,566	\$117,872	\$130,841
Average House Value	\$468,237	\$703,955	\$798,029

Demographics data derived from AlphaMap