



703-709 2nd St For Sale

703-709 2ND ST., SANTA ROSA, CA 95404

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Property Description

Prime Downtown Office Building for Sale

Explore a rare opportunity in the heart of Santa Rosa at 703-709 2nd St. This impeccably maintained office building, crafted by renowned architect Lawrence Simmons, spans 28,000 square feet across four floors. Each floor, approximately 7,000 square feet, is condominiumized into separate parcels, offering flexibility for diverse uses.

The building boasts ample natural light throughout, enhancing productivity and ambiance. Convenient parking adds to its appeal, ensuring ease of access for tenants and visitors alike.

Priced competitively for quick sale, this property is poised to become a cornerstone of Santa Rosa's vibrant downtown scene. Its architectural pedigree and central location not only promise a lucrative investment opportunity but also invite you to influence the future of our dynamic cityscape.

Don't miss your chance to own a piece of Santa Rosa's history and shape its evolving skyline. Contact us today to learn more and schedule a private viewing.

Property Highlights

- Lawrence Simmons-designed architecture
- 28,000 square feet
- four floors condo minimized approximately 7,000.00 sqft per floor
- Prime historic downtown Santa Rosa location
- Ample parking for tenants and guests
- Natural light throughout

OFFERING SUMMARY

Sale Price:	\$3,750,000
Number of Units:	4
Lot Size:	0.127 Acres
Building Size:	28,000 SF



Additional Photos

703-709 2ND ST. | SANTA ROSA



Location Map

703-709 2ND ST. | SANTA ROSA



Retailer Map

703-709 2ND ST. | SANTA ROSA





About Santa Rosa

Santa Rosa, California, is the largest city in Sonoma County and a central hub of Northern California’s Wine Country, located about 55 miles north of San Francisco. Known for its scenic surroundings—including vineyards, redwood forests, and rolling hills—it features a warm-summer Mediterranean climate. The city offers a rich blend of culture, with vibrant arts, festivals, and a strong farm-to-table dining scene. Outdoor enthusiasts enjoy easy access to parks, rivers, and the nearby Sonoma Coast. Santa Rosa also supports a diverse economy, including healthcare, agriculture, and tech, making it an attractive place to live, work, and visit.

Downtown Santa Rosa is a walkable district that blends historic character with modern development. Centered around Courthouse Square, it features tree-lined streets, boutique shops, independent cafes, breweries, art galleries, and a growing food scene. Highlights include the Luther Burbank Home & Gardens, a tribute to the famed horticulturist, and the Museum of Sonoma County. The area hosts regular farmers markets, festivals, and live music events, creating a vibrant community atmosphere. Despite past wildfires, downtown has rebounded with revitalization efforts and a focus on sustainability and local business.

POPULATION	1 MILE	10 MILES	15 MILES
Total Population	18,765	308,138	435,558
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	1 MILE	10 MILES	15 MILES
Total Households	7,950	115,074	165,425
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$97,901	\$131,969	\$140,346
Average House Value	\$730,793	\$785,922	\$861,215



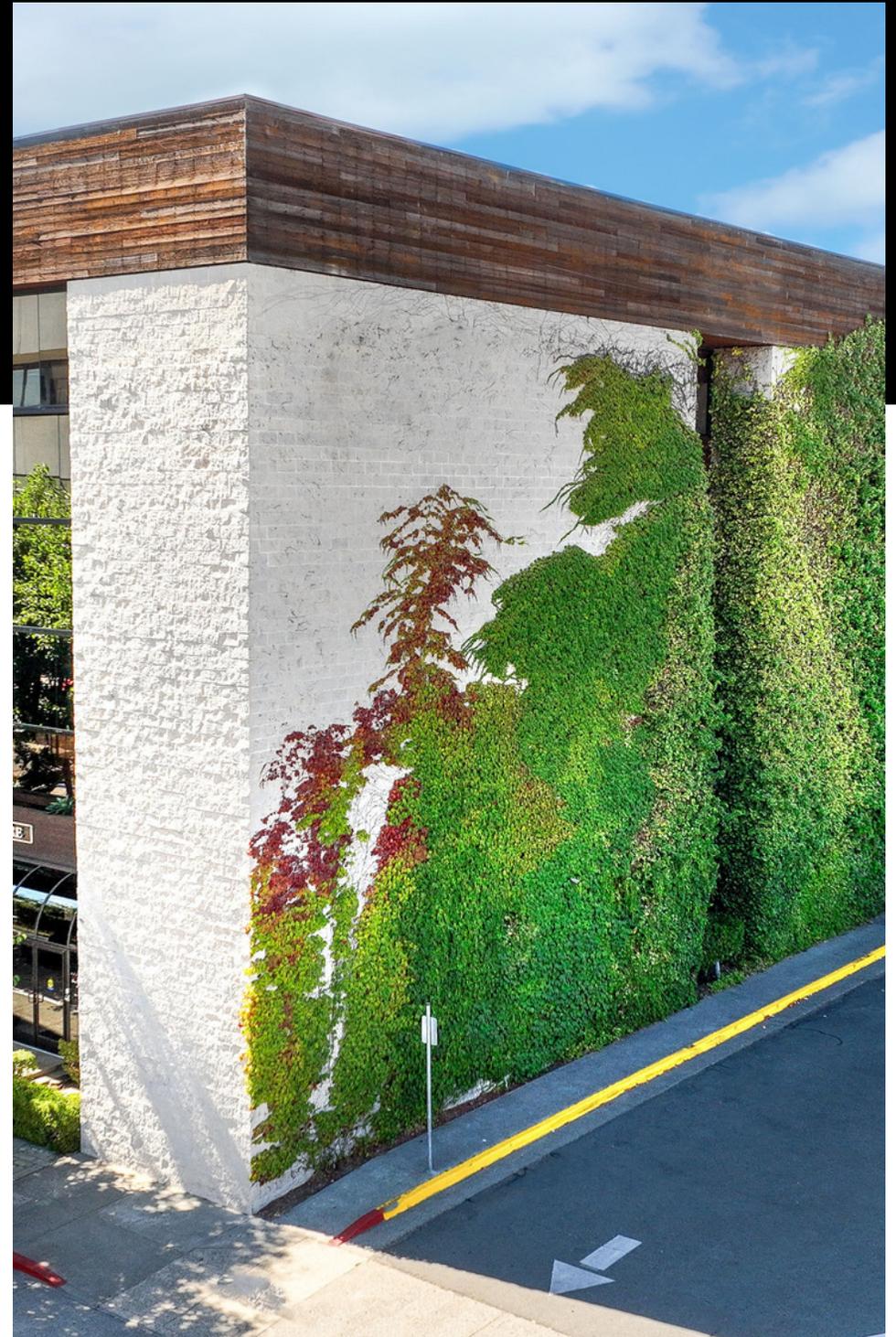
About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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