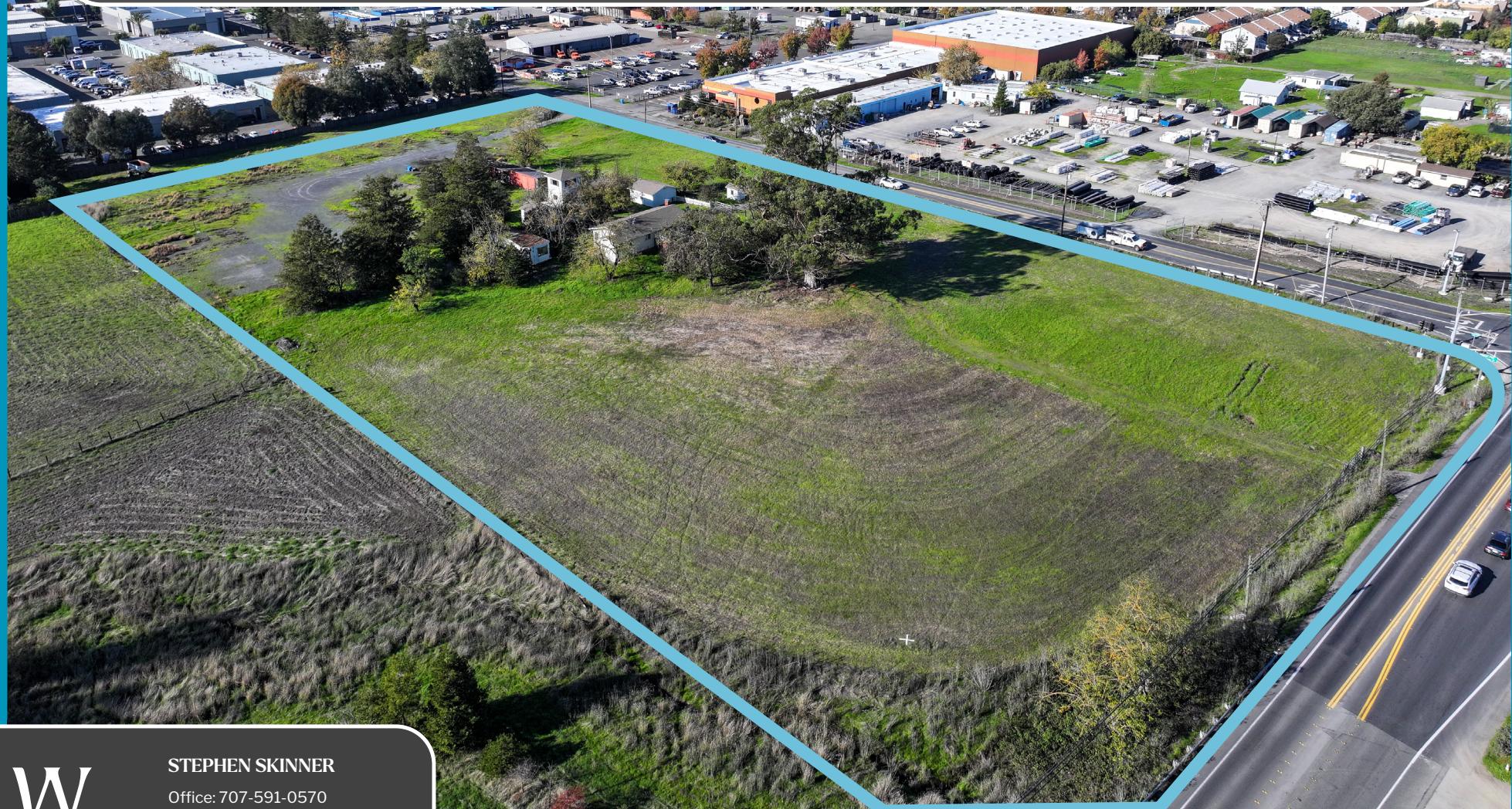


FOR LEASE

# 800 YOLANDA AVENUE

SANTA ROSA, CA 95404



STEPHEN SKINNER  
Office: 707-591-0570  
Cell: 707-694-1619  
SSkinner@wrealestate.net  
CALDRE #02020207

Industrial Zoned Land/Yard Space for Lease

# OFFERING SUMMARY

W Commercial is pleased to present this unique opportunity for Industrial yard storage or Fleet Parking. This rare land site offers quick access to Hwy 101 off the Yolanda Avenue exit and along Petaluma hill road. Ownership is willing to provide a TI allowance for the right use and lease terms.



**ADDRESS**  
800 Yolanda Avenue  
Santa Rosa, CA 95404



**OFFERING  
FOR LEASE**



**LOT SIZE**  
5.53 ACRES



**LEASE RATE**  
CALL BROKER



**ZONING**  
IL  
(Light Industrial)



**TI ALLOWANCE**  
Credit and Term  
Dependant



**AVAILABLE  
NOW**



**LAND AC**  
5.53 ACRES  
(Usable 3 Acres)



**TERRAIN**  
Rocked and gravel



**OFFICE**  
Small house can  
be used as office



**UTILITIES**  
Power/water/sewer house only.

# PROPERTY HIGHLIGHTS

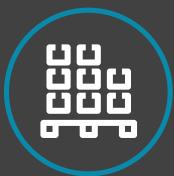


- **Parcel**
- **Existing Structures**
- **Road/Rocked**



## Central Sonoma County Location

Strategically positioned in Santa Rosa with convenient access to Highway 101, serving Sonoma, Marin, Napa, and the broader North Bay.



## Industrial Outdoor Storage

Light Industrial zoning allows for a range of outdoor storage uses, ideal for contractors, service companies, and industrial operators requiring secure yard space.



## Vehicle & Fleet Parking

Well-suited for fleet vehicles, equipment, trailers, and service trucks, with ample land area to accommodate flexible circulation and layout needs.

# CONCEPTUAL SITE PLAN

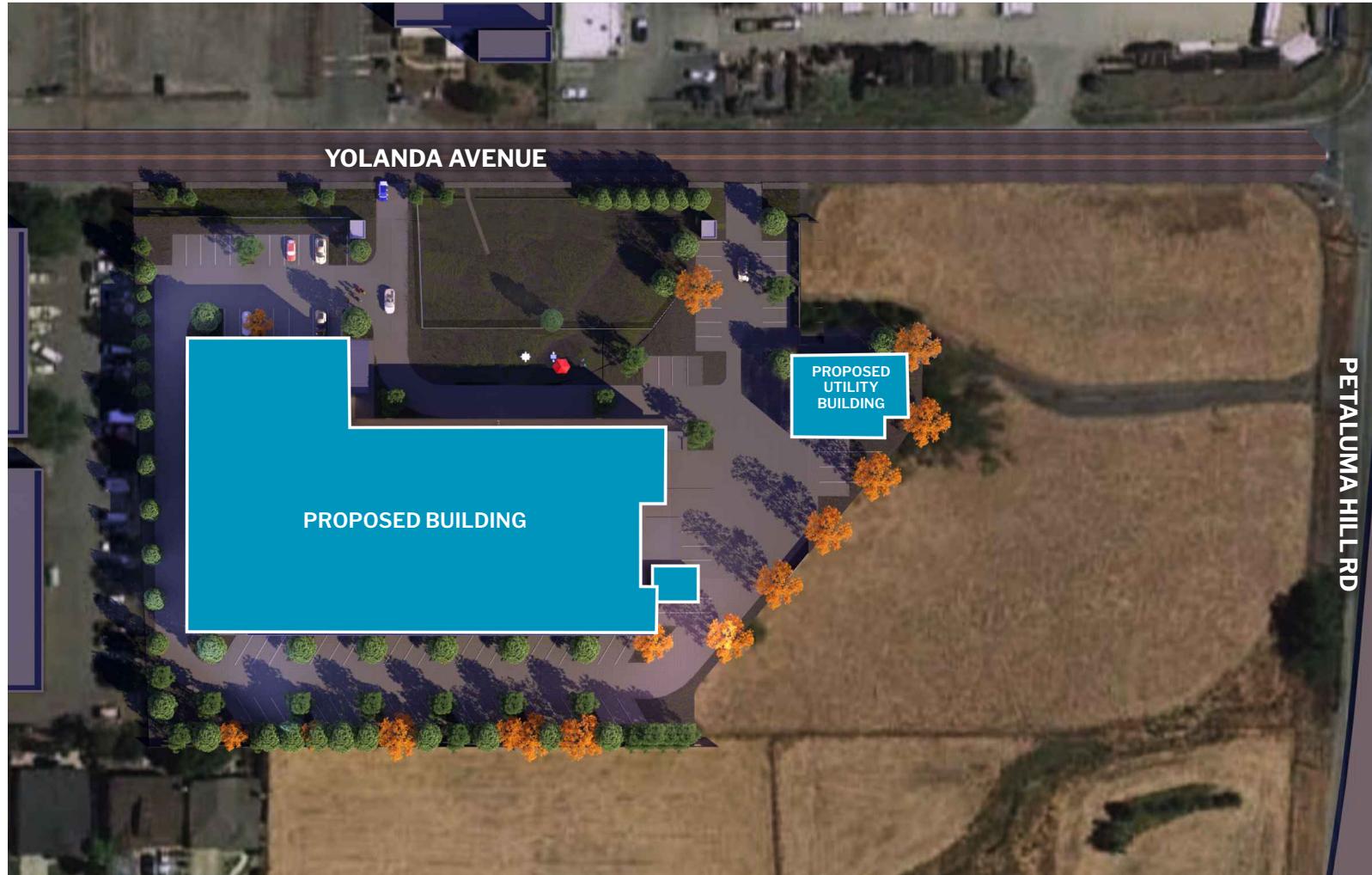


Scale 1"=30'

800 Yolanda Avenue  
Santa Rosa, CA 95404

Parcel ID:  
044-091-063

Lot Size:  
5.53 Acres



# KEY BUSINESSES

- KCs Plumbing/Home Services
- Starbucks
- Mod Pizza
- El Roys Mexican
- Tap Plastic
- Golf Mart
- Santa Rosa Southside Shopping Center  
UPS Store, World Market, DSW,  
Dollar Tree
- Santa Rosa Southside Shopping Center  
Total Wine, REI, Planet Fitness
- Michaels, Pet Co
- Smart and Final, Scandinavian  
Designs, Ross
- Hansel Acura/BMW,Volksewagon
- Mercedes Benz, Freeman Toyota,  
Car Max
- Manly Honda/Hyundai



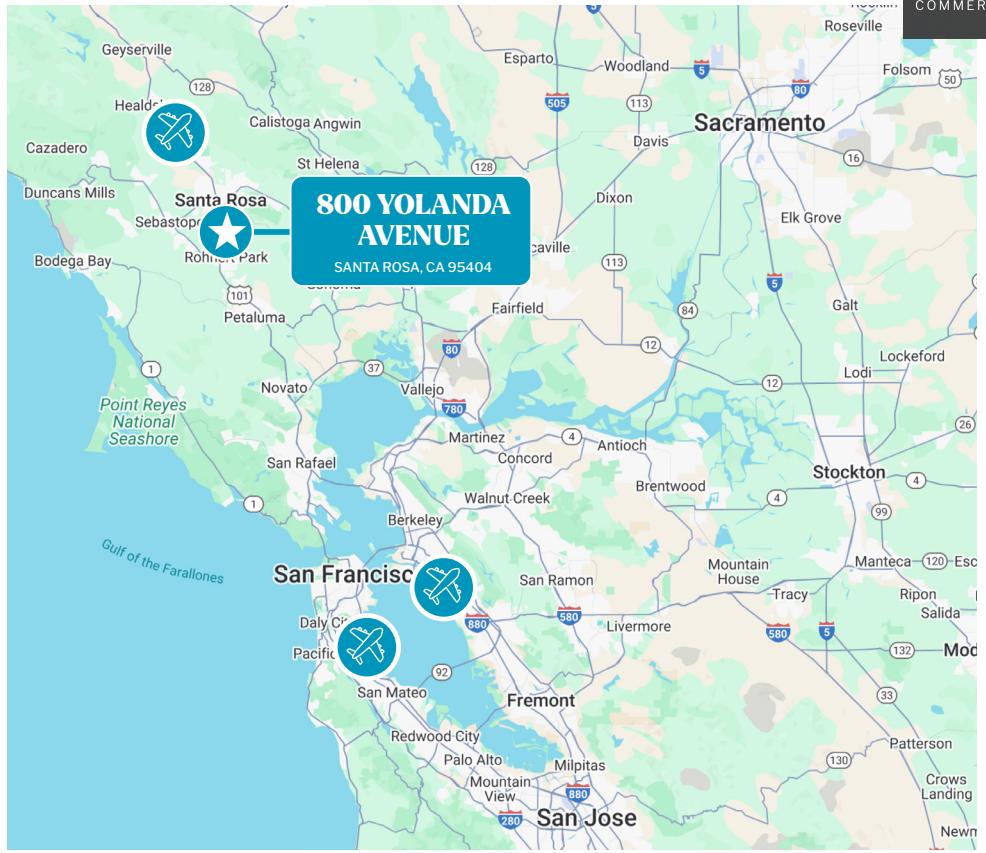
# KEY BUSINESSES

- Brix 325 Apartments
- McDonalds
- In n Out Burger
- Goodwill
- Kawanna Springs Apartments
- Trader Joes, Crumbl Cookies, Bevmo, Vans, Panda Express
- Target, Best Buy, Sportsman Basement, Burlington, PetSmart
- Costco
- Downtown Santa Rosa



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	15,743	93,699	205,373
 AVERAGE HOUSEHOLD INCOME	\$86,449	\$100,145	\$109,744
 HOUSEHOLDS	5,054	33,150	76,028
 MEDIAN HOUSEHOLD INCOME	\$67,754	\$80,389	\$87,630
 MEDIAN AGE	37	39	41
 OWNER/RENTER OCCUPIED	34%   64%	47%   53%	55%   45%
 EMPLOYMENT	44,205	88,673	137,307



## CITIES

Santa Rosa	3 miles
San Francisco	55 miles
Oakland	60 miles
Sacramento	95 miles
San Jose	105 miles



## AIRPORTS

STS – Charles M. Schulz-Sonoma County Airport	9 miles
OAK – Oakland International Airport	63 miles
SFO – San Francisco International Airport	68 miles



## TRANSIT

US 101/I-580 (San Rafael interchange)	40 miles
I-80 (Vallejo)	45 miles
I-5 (Tracy junction)	105 miles

# ABOUT SANTA ROSA, CA

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



2024 POPULATION

**175,669**



AVERAGE AGE

**40.4**



AVERAGE HOUSEHOLD INCOME

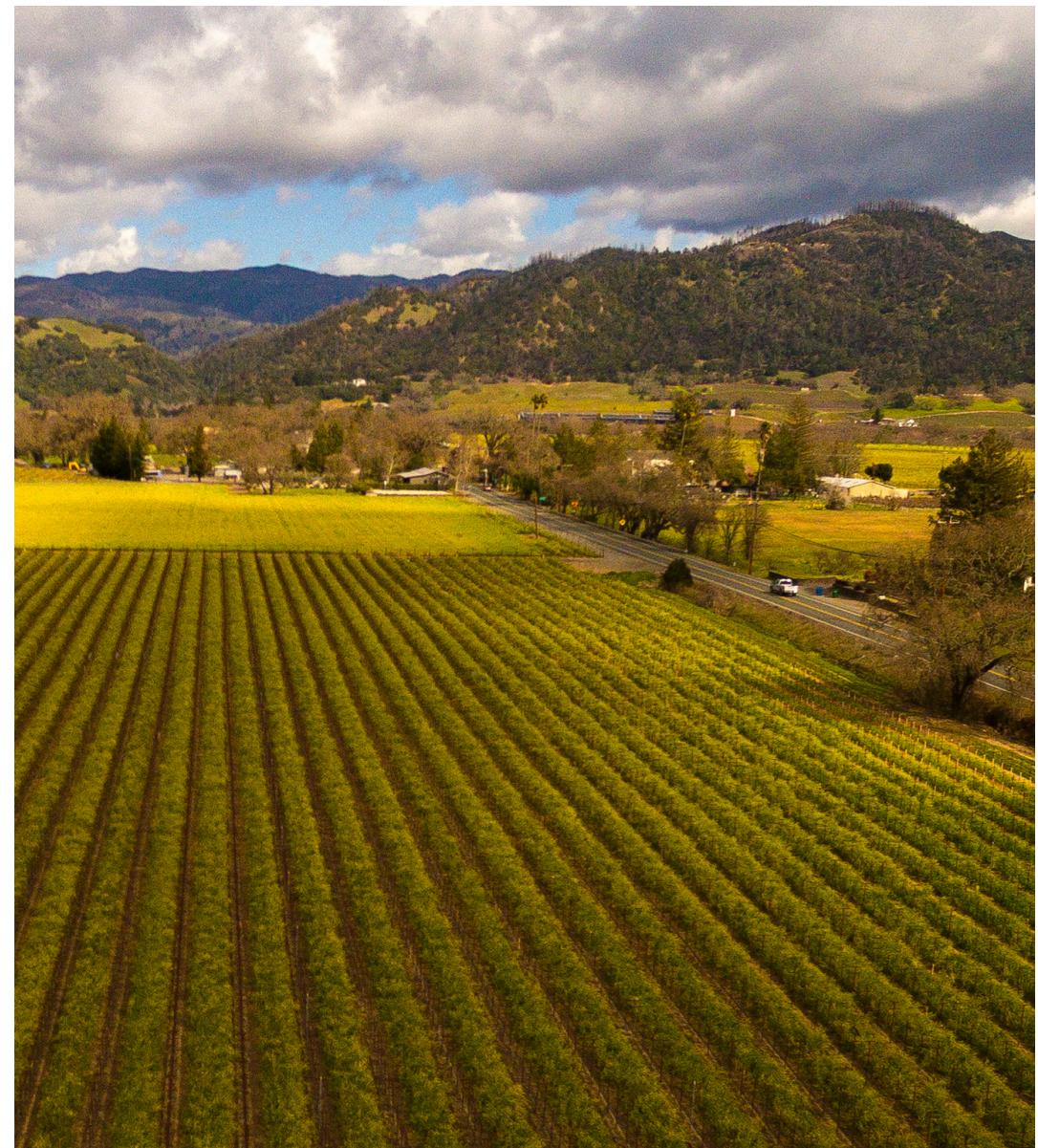
**\$92,604**

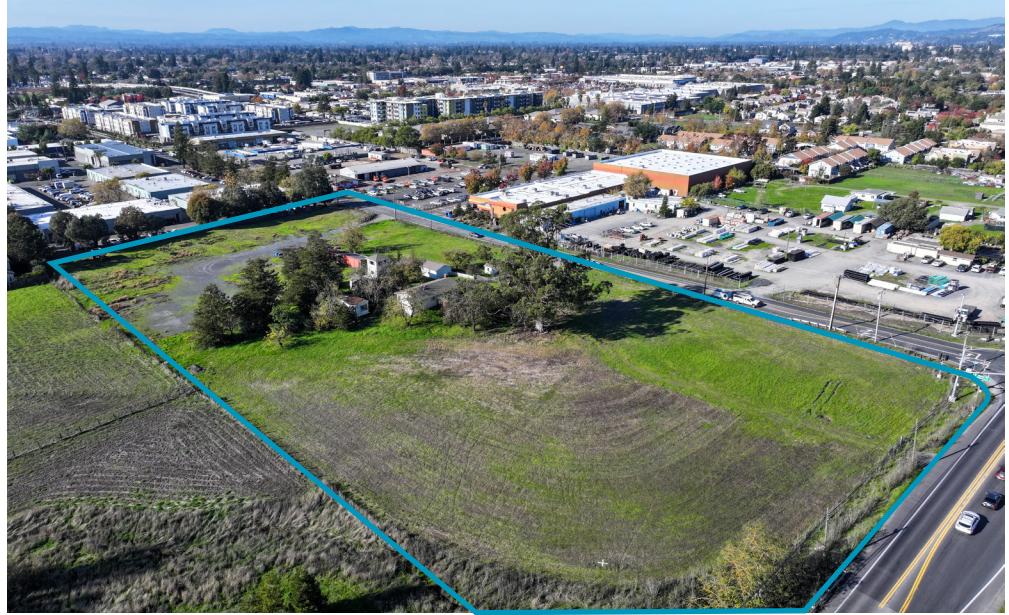
# ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

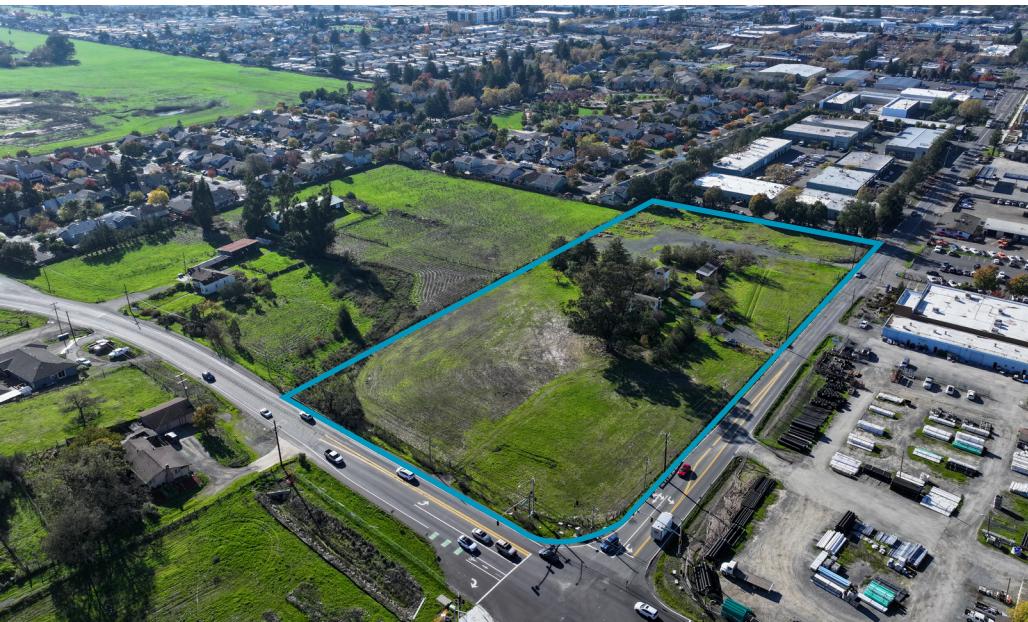




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SANTA ROSA, CA 95404

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CALDRE #02020207

500 Bicentennial Way, Ste. 310  
Santa Rosa, CA 95403  
[www.wcommercialre.com](http://www.wcommercialre.com)  
Phone: 707.591.0570  
Fax: 707.591.0576

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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.