

FOR LEASE

800 YOLANDA AVENUE

SANTA ROSA, CA 95404



STEPHEN SKINNER

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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

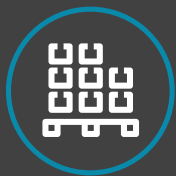


-  Parcel
-  Existing Structures
-  Road/Rocked



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

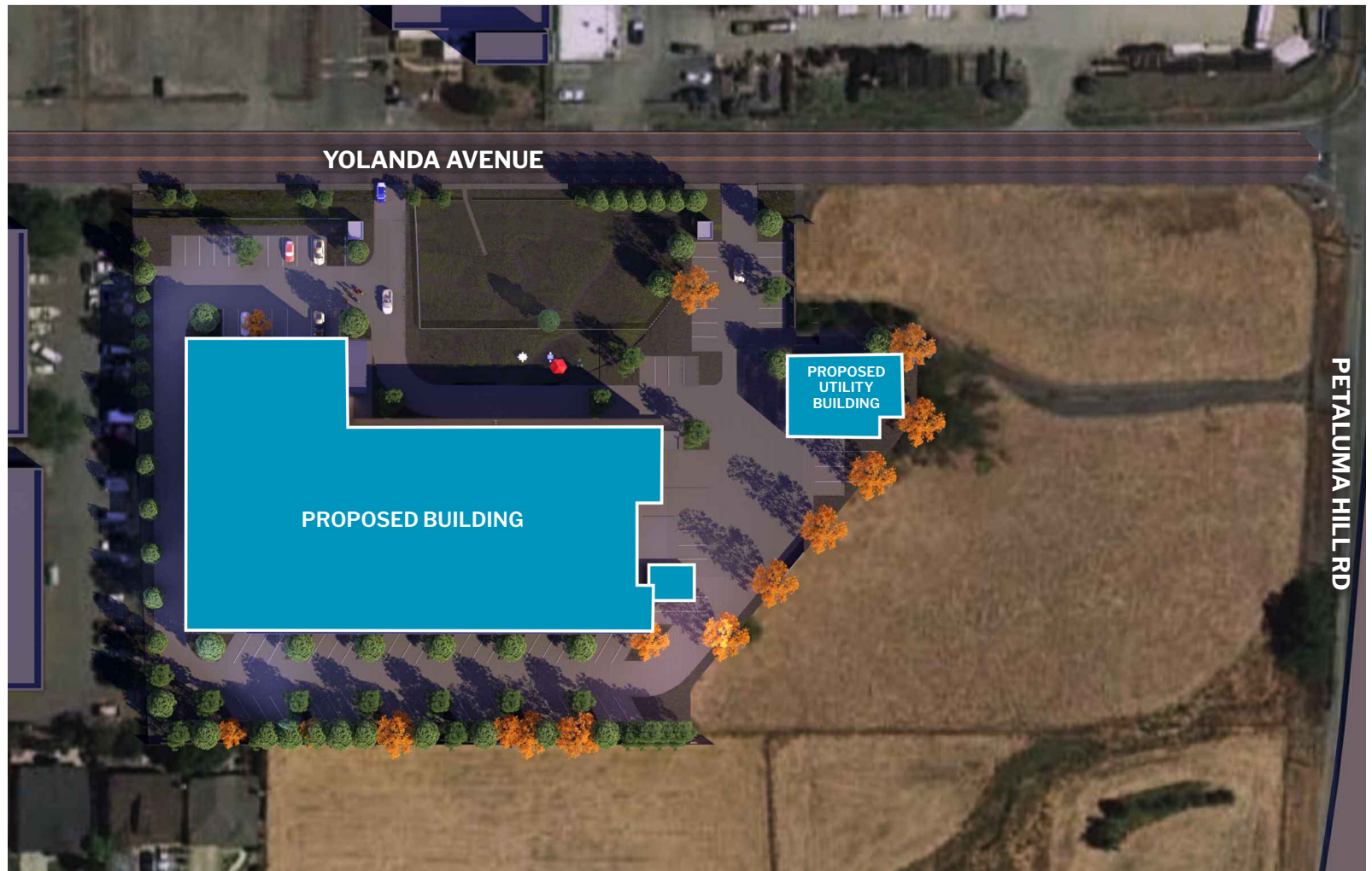


Scale 1"=30'

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, Scandenavian
Designs, Ross
- Hansel Acura/BMW/Volksewagon
- Mercedes Benz, Freeman Toyota,
Car Max
- Manly Honda/Hyundai










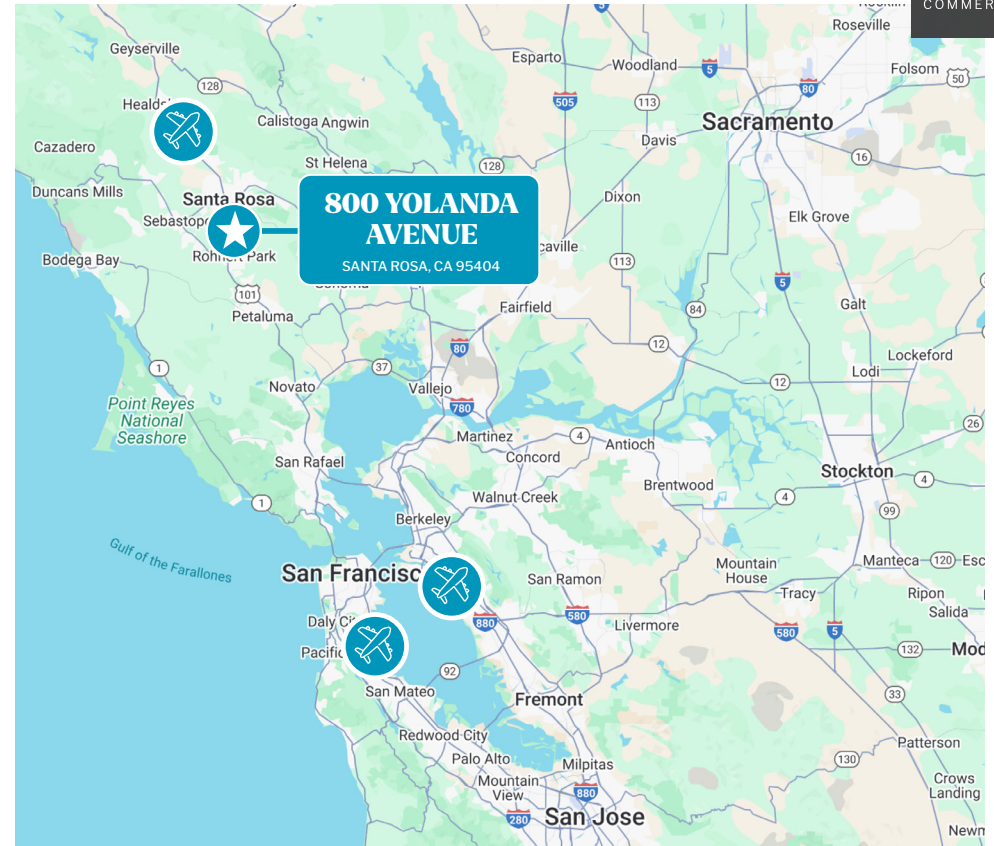
KEY BUSINESSES

- 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



TRANSIT

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

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



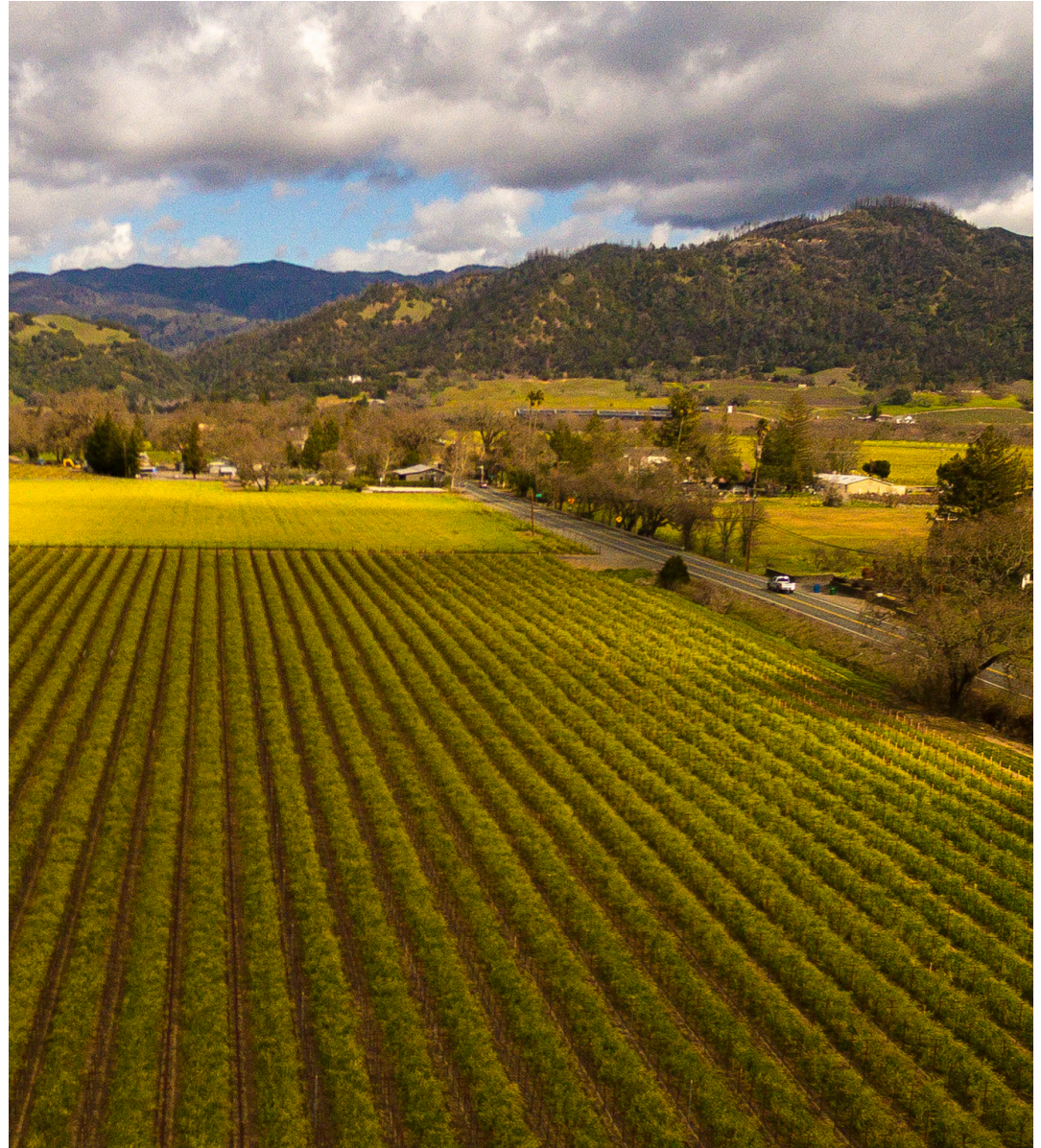
AVERAGE HOUSEHOLD INCOME
\$92,604

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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