

FOR SALE & FOR LEASE

285 SUTTON PLACE

SANTA ROSA, CA 95407



STEPHEN SKINNER

Office: 707-591-0570

Cell: 707-694-1619

SSkinner@wrealestate.net

CALDRE #02020207

34,520 SF Multi-Tenant Industrial Building

OFFERING SUMMARY



W Commercial is pleased to present to the market for sale and for lease the property at **285 Sutton Place** in Santa Rosa. This is a multi-tenant industrial building offering favorable industrial zoning and loading docks. With a combination of vacancy and leased income, this is an ideal property for an investor or user/owner.



SALE PRICE
\$5,995,000



PRICE PER SF
\$174



SALE TYPE
Investment/Owner User



LEASE RATE
\$1.25 MG



AVAILABLE SF
5,000

PROPERTY HIGHLIGHTS



**BUILDING
SIZE**
34,520 SF



LOT SIZE
111,949 SF
2.57 Acres



YEAR BUILT
1972



**CLEARANCE
HEIGHT**
18' - 20'



ZONING M2
- HEAVY
INDUSTRIAL



ROLL UP DOORS
6 GRADE LEVEL
8 DOCK HIGH



PARKING SPACES
34



POWER
800 AMPS,
3-PHASE, 480V
in each building



HVAC
NO



GAS
YES



SPRINKLERS
YES



RESTROOMS
6

PROPERTY HIGHLIGHTS



Owner User/ Income Opportunity

The property offers an ideal combination for an owner user to occupy the property while taking advantage of the existing income the leases generate.



Current Tenants

Two Units are currently occupied under short-term leases that expire in 2027. FMV rental increases with each option.

TENANT INFORMATION



Fresh Start Movers: Moving doesn't have to be stressful. We have the experience and knowledge to ensure efficient, trouble-free moving. You can rely on Fresh Start Movers to provide you with the best moving experience of your life. Family owned, honest and professional. Licensed & Insured!

www.goldrushdist.com

Tenant	Square Feet	Start Date	Expiration Date	Rent	Increases	Options	Option Increase
Fresh Start	6,000	04/01/24	04/30/27	\$6,600	3%	1 (36 month)	FMW

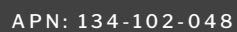


Gold Rush Distribution: Gold Rush delivers the finest ice cream, pizza, and frozen food products throughout California's Bay Area and Central Valley. Our retail trade channels include grocery, drug, convenience, food service, and special events. Gold Rush Distribution services all major independent grocers and provides unmatched category expertise and full-scale reset services.

www.goldrushdist.com

Tenant	Square Feet	Start Date	Expiration Date	Rent	Increases	Options	Option Increase
Gold Rush LLC	4,748	01/01/23	12/31/27	\$4,988.25	3%	1 (60 month)	FMW

Lot Size:
2.57 Acres



KEY BUSINESSES

AUTO ROW

Platinum Chevrolet
Hansel Acura
Hansel BMW
Hansel Subaru
Mercedes-Benz of Santa Rosa
Smothers European Volvo Cars
Freeman Lexus
Manly Hyundai
Manly Honda

SHOPPING

World Market
Total Wine
Sports Basement
Trader Joe's
Old Navy
Ulta

RESTAURANTS

Taco Bell
Applebee's
Crumbl Cookies
In & Out
McDonald's
Starbucks
Dunkin' Donuts

ENTERTAINMENT

Santa Rosa Plaza
Graton Resort & Casino



TRAVEL DISTANCES

GOING NORTH



CITIES

Windsor	14 miles
Healdsburg 19 miles	
Ukiah 65 miles	
Clearlake 60 miles	
Eureka	221 miles
Redding	224 miles



AIRPORTS

Sonoma County Airport (STS)	12 miles
Healdsburg Municipal Airport (KHES)	24 miles
Ukiah Municipal Airport (UKI)	63 miles



FREEWAYS / ROADS

US Hwy 101	0.8 miles
Hwy 12	2.5 miles



TRANSIT

SMART Train Station	11 miles
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TRAVEL DISTANCES

GOING SOUTH



CITIES

Rohnert Park	6 miles
Petaluma	15 miles
San Francisco	52 miles
Sacramento	95 miles
Napa	37 miles
San Jose	96 miles
Modesto	133 miles
Reno, NV	225 miles
Fresno	230 miles
Los Angeles	427 miles



AIRPORTS

San Francisco Int. Airport (SFO)	73 miles
Oakland Int. Airport (OAK)	65 miles
Sacramento Int. Airport (SMF)	95 miles



PORTS

Port of Richmond	45 miles
Port of Benicia	51 miles
Port of Oakland	56 miles
Port of San Francisco	60 miles
Port of Stockton	107 miles



DEMOGRAPHICS



POPULATION

1 MILE 3 MILES 5 MILES

22,969 99,979 189,973

AVERAGE
HOUSEHOLD
INCOME

\$98,744 \$111,964 \$113,307



HOUSEHOLDS

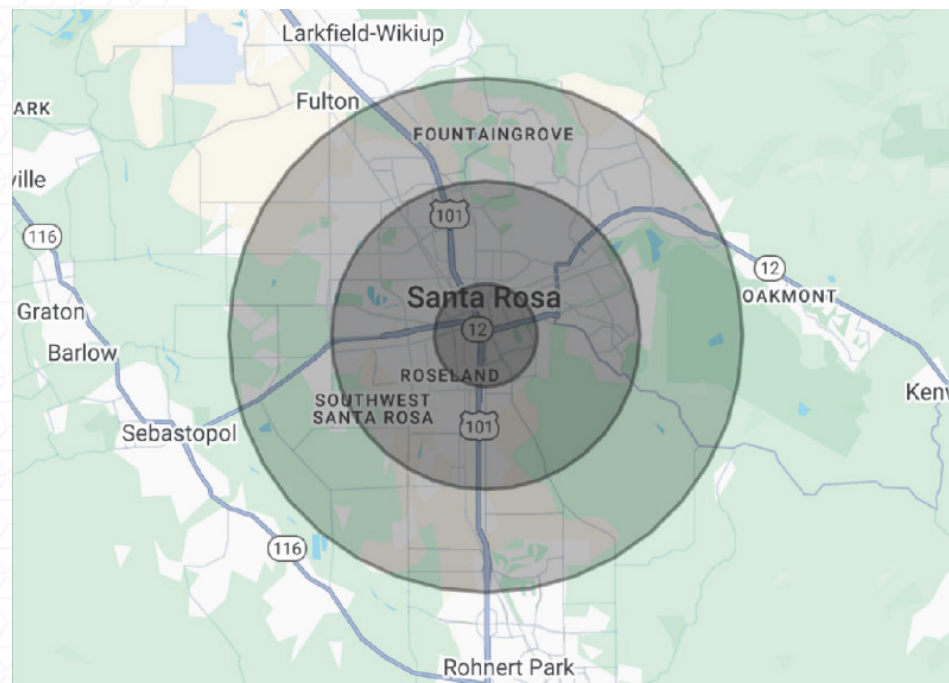
8,238 37,916 69,907

MEDIAN
HOUSEHOLD
INCOME

\$81,337 \$90,451 \$90,961



	1 MILE	3 MILES	5 MILES
AVERAGE HOUSEHOLD NUMBER	2.70	2.50	2.60
MEDIAN AGE	38	41	41.
MEDIAN HOME VALUE	\$652,914	\$722,326	\$721,773
OWNER/RENTER OCCUPIED	45% 55%	51% 49%	54% 46%
EMPLOYMENT	12,444	53,988	101,565





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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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500 Bicentennial Way, Ste. 310

Santa Rosa, CA 95403

www.wcommercialre.com

Phone: 707.591.0570

Fax: 707.591.0576

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