

OFFERING MEMORANDUM

OFFICE BUILDING FOR SALE

\$650,000.00

1818-1852 4th St
Santa Rosa, CA 95404

PRESENTED BY



Daniel Rogers

Commercial Specialist

DRE#:02051470

(510) 734-5327

daniel.rogers@c21epic.com

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daniel-rogers.c21epicrealestate.com/

PROPERTY SUMMARY

Prime Central Santa Rosa Location

- Situated on a signalized corner along the high-traffic 4th Street corridor
- Exceptional visibility with over 22,000 vehicles per day
- Just minutes from Downtown Santa Rosa and key arterial roads



Dual-Building Flexibility

- Two detached structures sitting on approximately 0.5 acres
- Zoned CO (Office Commercial) – allowing office, service commercial, and residential (via minor use permit)
- Ideal for owner-users, live/work buyers, creative professionals, or contractors

Rare On-Site Parking

- Private 10-space parking lot—a significant value add for service and client-based businesses

Rare opportunity to own a high-visibility, mixed-use property along the 4th Street corridor. Included are two detached structures on approximately 0.5 acres, zoned CO (Office Commercial), supporting a wide range of uses including office, service commercial, and residential (with a minor use permit). Ideal for owner-users, creative professionals, tradespeople, or live/work buyers seeking flexibility in a central location.

KEY FEATURES

Unique Setting & Outdoor Features

- Bordered by Santa Rosa Creek with a creek view patios offering natural serenity
- Fenced side yard adjacent to the residential structure —enhancing work/life integration
- Urban convenience with a tranquil, park-like setting

Immediate Use Potential

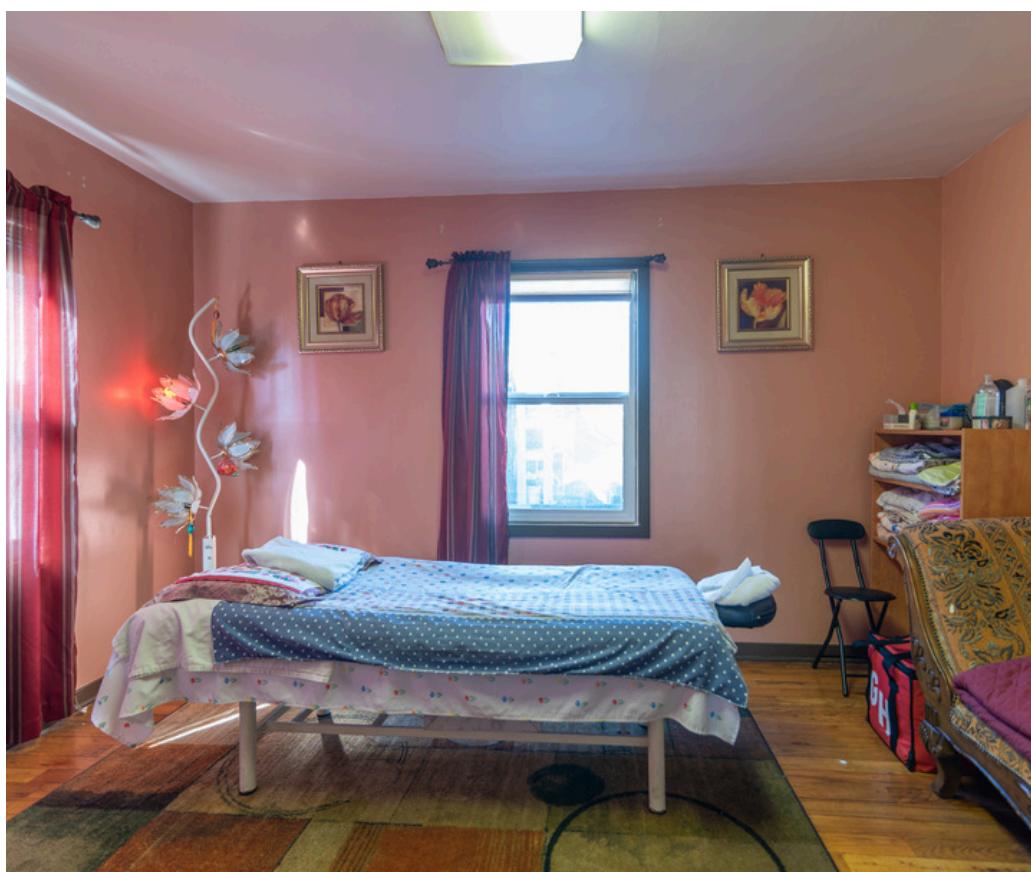
- One structure currently operated as a massage spa
- Second building is vacant and ready for occupancy or reconfiguration

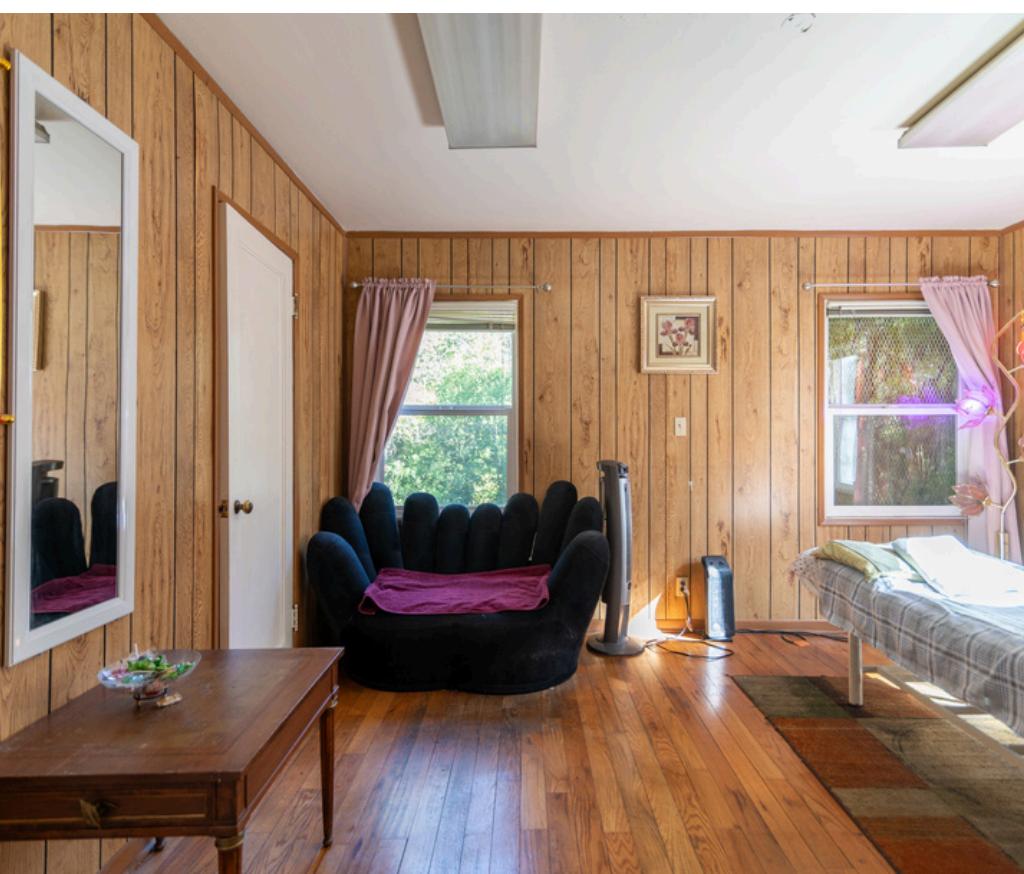
Versatile End-User or Investment Play

- Perfect for salon, medical/wellness, therapy, professional offices, design studios, or boutique retail
- Strong signage potential due to location and traffic flow
- Future upside from continued area growth and increased demand for live/work and hybrid-use spaces





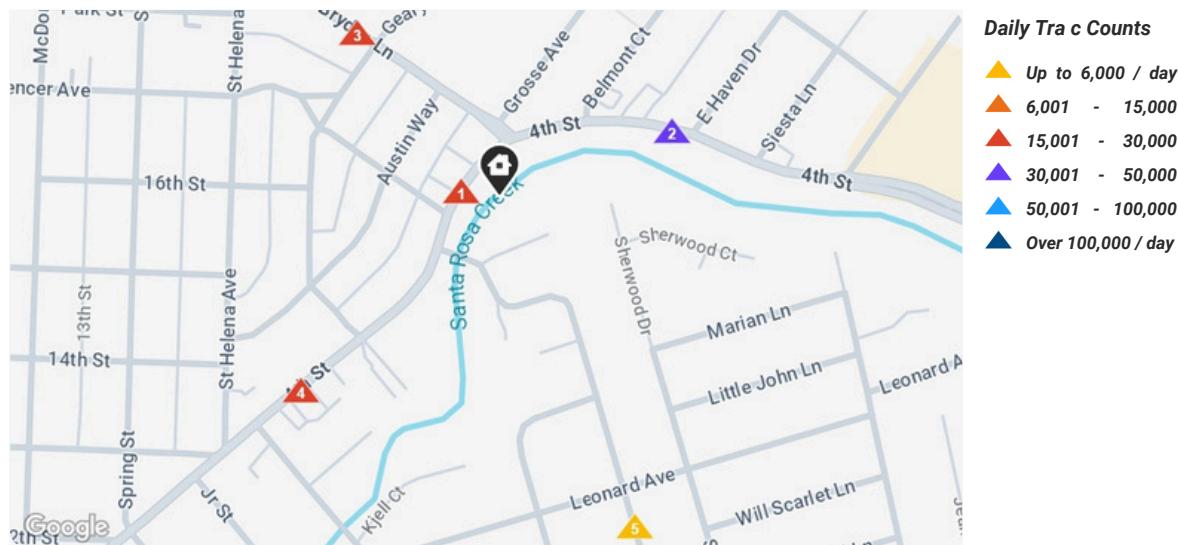








Traffic Counts



Traffic Counts within 1 mile by Proximity

1 4th St	2 4th St	3 Bryden Ln	4 4th St	5 Alderbrook Dr
2024 Est. daily traffic counts				
Cross: Clyde Ave	Cross: E Haven Dr	Cross: Morley Way	Cross: Talbot Ave	Cross: Raegan Way
Cross Dir: SW	Cross Dir: E	Cross Dir: SE	Cross Dir: SW	Cross Dir: S
Distance: 0.02 miles	Distance: 0.02 miles	Distance: 0.02 miles	Distance: 0.04 miles	Distance: 0.03 miles
Historical counts				
Year ▲ Count Type				
2015 ▲ 22,551 ADT	2015 ▲ 32,984 ADT	2015 ▲ 14,876 ADT	2015 ▲ 21,685 ADT	2015 ▲ 1,208 ADT
2012 ▲ 21,215 ADT	2012 ▲ 36,177 ADT	2012 ▲ 14,876 ADT	2012 ▲ 19,836 ADT	2009 ▲ 1,909 ADT
2009 ▲ 21,924 ADT	2009 ▲ 35,984 ADT	2009 ▲ 15,544 ADT	2009 ▲ 21,740 ADT	2003 ▲ 1,312 ADT
2005 ▲ 23,984 ADT	2005 ▲ 36,151 ADT	2005 ▲ 16,473 ADT	2005 ▲ 25,330 ADT	1998 ▲ 853 ADT
2003 ▲ 23,984 ADT	2003 ▲ 37,658 ADT	2003 ▲ 14,329 ADT	2003 ▲ 23,672 ADT	

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Trade Area Summary

Attribute Summary for Santa Rosa, CA 95404

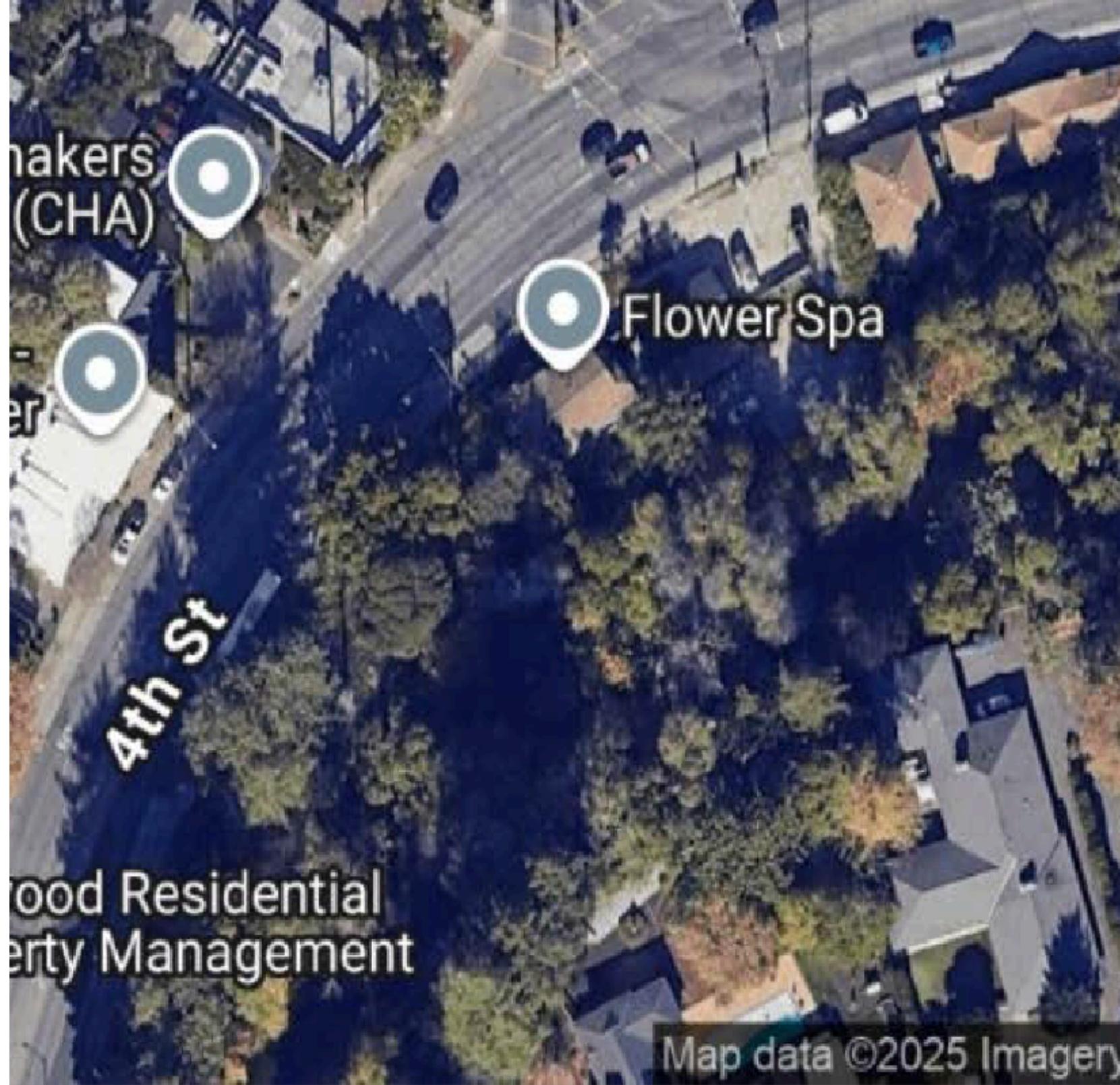
Median Household Income	Median Age	Total Population	1st Dominant Segment
\$100,409 Source:2024/2029 Income (Esri)	43.3 Source:2024/2029 Age: 5 Year Increments (Esri)	39,085 Source:2024 Age: 1 Year Increments (Esri)	Exurbanites Source:2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

<p>LIFEMODE - What are the people like that live in this area?</p>  <p>A uent Estates</p> <p>Established wealth-educated, well-travelled married couples</p>	<p>URBANIZATION - Where do people like this usually live?</p>  <p>Suburban Periphery</p> <p>The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population</p>
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Top Tapestry Segments	Exurbanites	Emerald City	Up and Coming		
% of Households	2,686 (17.1%)	2,128 (13.6%)	Families	Diverse Convergence	Set to Impress
Lifestyle Group	A uent Estates	Middle Ground	Sprouting Explorers	Next Wave	Midtown Singles
Urbanization Group	Suburban Periphery	Metro Cities	Suburban Periphery	Urban Periphery	Metro Cities
Residence Type	Single Family	Single Family; Multi-Units	Single Family	High-Density Apartments; Single Family	Multi-Unit Rentals; Single Family
Household Type	Married Couples	Singles	Married Couples	Married Couples w/ Kids	Singles
Average Household Size	2.49	2.04	3.04	2.85	2.06
Median Age	49.5	37.7	33.9	35.7	35
Diversity Index	48.8	59	82	88.3	72.9
Median Household Income	\$133,800	\$88,700	\$99,800	\$70,500	\$49,300
Median Net Worth	\$982,600	\$179,100	\$301,800	\$55,400	\$21,100
Median Home Value	\$609,700	\$456,900	\$369,200	\$576,300	\$244,500
Homeownership	85.9	51.2	74.1	28.8	30.1
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional	Services or Professional
Education	Bachelor's Degree	Bachelor's Degree	Some College No Degree	High School Diploma	High School Diploma
Preferred Activities	Gardening and home improvement are priorities. Active in their communities.	Place importance on learning new things to keep life fresh and variable.. Buy natural, green, and environmentally friendly products..	Busy with work and family. Shop around for the best deals.	Shop at warehouse clubs, specialty markets. Visit theme parks, the beach, play soccer and basketball.	Maintain close relationships with family. Enjoy going to rock concerts, night clubs, and the zoo.
Financial	Rely on financial planners and extensive reading	Contribute to NPR, PBS	Carry debt, but also maintain retirement plans	Limited funds to invest	Prefer name brands, buy generic when it's a better deal
Media	Well-connected and use the internet to stay current	Read books, magazines and use the web for news	Rely on the Internet for entertainment and information	Media used most often is the Internet	Use the Internet for social media, video games and watching TV

AERIAL





CONTACT ME

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