

OFFERING MEMORANDUM

# OFFICE BUILDING FOR SALE

**\$650,000.00**

1818-1852 4<sup>th</sup> St  
Santa Rosa, CA 95404

PRESENTED BY



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# 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

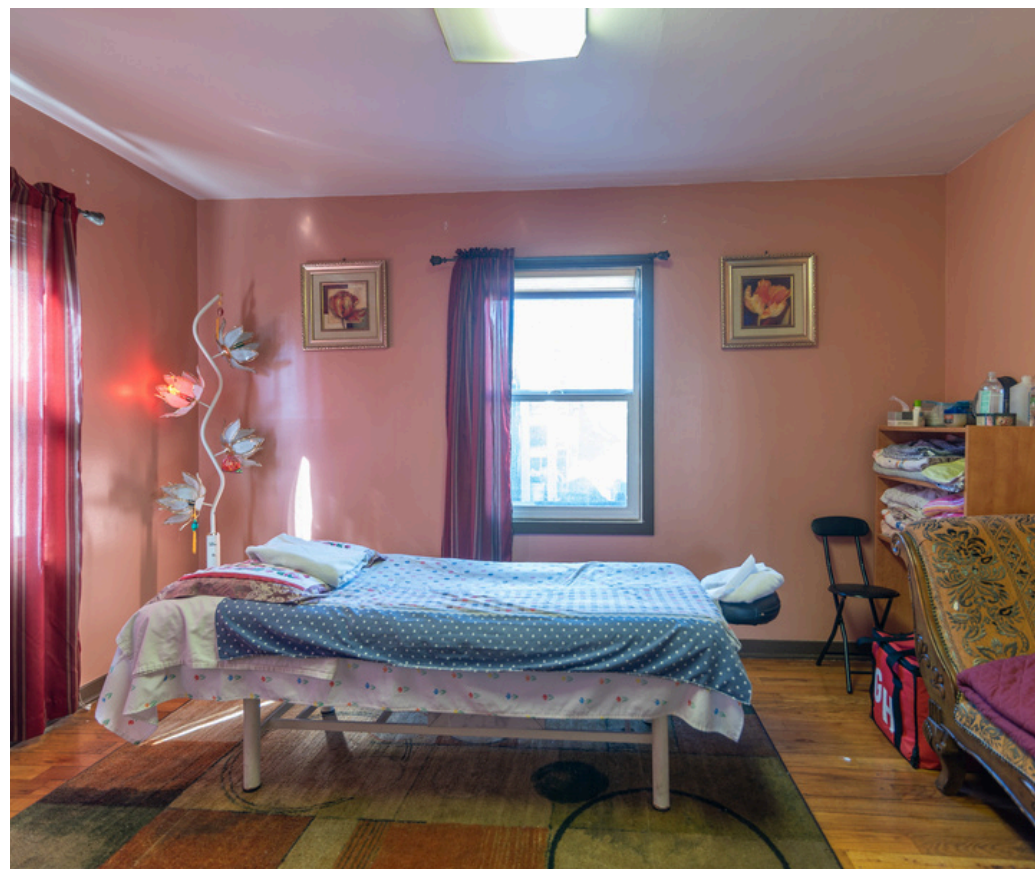
- Perfect for salon, medical/wellness, therapy, professional offices, design studios, or boutique retail
- Strong signage potential due to location and traffic flow
- Future upside from continued area growth and increased demand for live/work and hybrid-use spaces











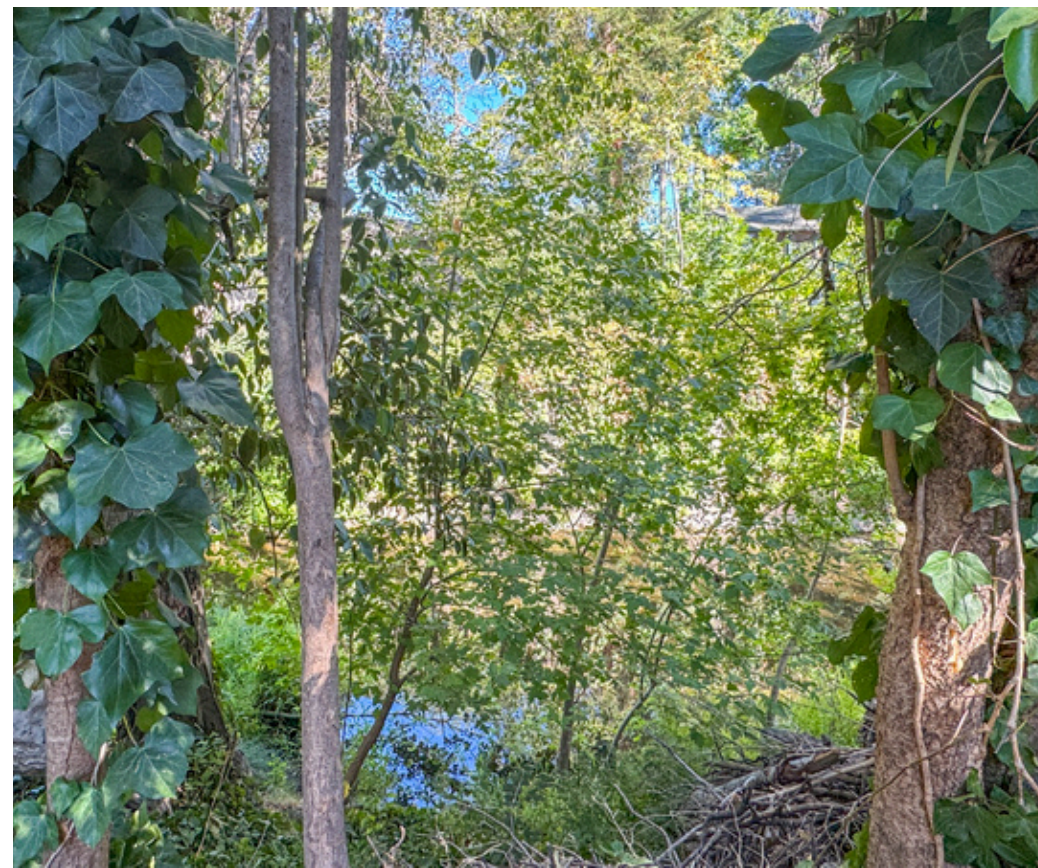






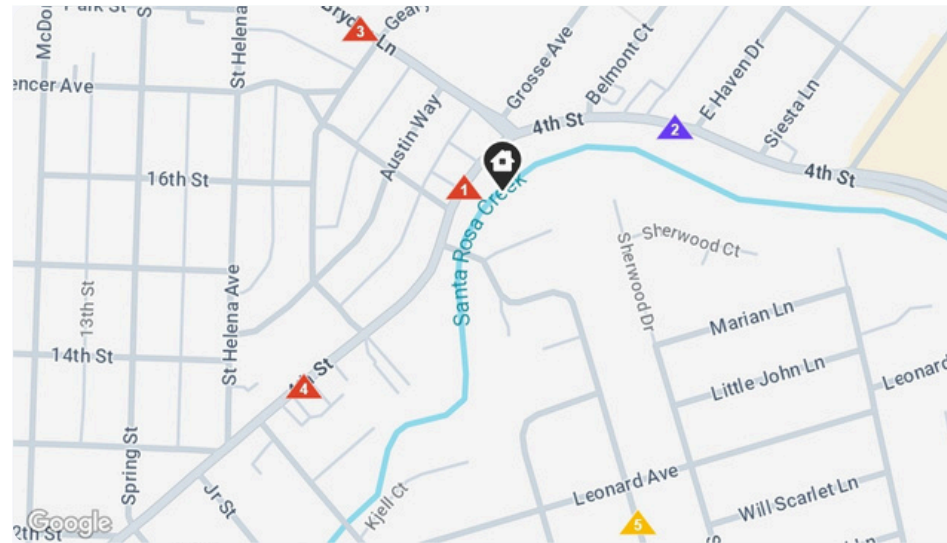








## Traffic Counts



### Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

### Traffic Counts within 1 mile by Proximity

▲ 22,668

4th St

2024 Est. daily traffic counts

Cross: Clyde Ave  
Cross Dir: SW  
Distance: 0.02 miles

#### Historical counts

Year	Count	Type
2015	22,551	ADT
2012	21,215	ADT
2009	21,924	ADT
2005	23,984	ADT
2003	23,984	ADT

▲ 35,593

4th St

2024 Est. daily traffic counts

Cross: E Haven Dr  
Cross Dir: E  
Distance: 0.02 miles

#### Historical counts

Year	Count	Type
2015	32,984	ADT
2012	36,177	ADT
2009	35,984	ADT
2005	36,151	ADT
2003	37,658	ADT

▲ 15,456

Bryden Ln

2024 Est. daily traffic counts

Cross: Morley Way  
Cross Dir: SE  
Distance: 0.02 miles

#### Historical counts

Year	Count	Type
2015	14,876	ADT
2012	14,876	ADT
2009	15,544	ADT
2005	16,473	ADT
2003	14,329	ADT

▲ 22,215

4th St

2024 Est. daily traffic counts

Cross: Talbot Ave  
Cross Dir: SW  
Distance: 0.04 miles

#### Historical counts

Year	Count	Type
2015	21,685	ADT
2012	19,836	ADT
2009	21,740	ADT
2005	25,330	ADT
2003	23,672	ADT

▲ 1,232

Alderbrook Dr

2024 Est. daily traffic counts

Cross: Raegan Way  
Cross Dir: S  
Distance: 0.03 miles

#### Historical counts

Year	Count	Type
2015	1,208	ADT
2009	1,909	ADT
2003	1,312	ADT
1998	853	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	43.3	39,085	Exurbanites
Source:2024/2029Income (Esri)	Source:2024/2029 Age: 5 Year Increments (Esri)	Source:2024Age: 1 Year Increments (Esri)	Source:2024 TapestryMarket Segmentation (Households)


Consumer Segmentation

LIFEMODE - Whatarethe people like that live in this area?

 A uent Estates

Establishedwealth--educated, well-travelled married couples

URBANIZATION - Wheredopeople like this usually live?

 Suburban Periphery

Themost populous andfastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Exurbanites	Emerald City	Up and Coming Families	Diverse Convergence	Set to Impress
% of Households	2,686 (17.1%)	2,128 (13.6%)	1,716 (10.9%)	1,540 (9.8%)	1,336 (8.5%)
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 nancial 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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