



1038 4TH ST- 5 UNIT OFFICE BUILDING

SANTA ROSA, CA 95404

Presented By:

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PROPERTY INFORMATION

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	2,904 SF
Lot Size:	5,822 SF
Number of Units:	5
Price / SF:	\$275.48
Year Built:	1962
Zoning:	CG

PROPERTY OVERVIEW

Healdsburg Realty is proud to offer 1038 4th Street for sale. This building is a two story multi-tenancy office building just a short walk from the heart of downtown. Zoned General Commercial this building offers a multitude of uses. Situated on a 0.13acre lot this building offers private street access from 4th street along with 9 private parking spaces. 1038 4th street is a great opportunity for an investor to come in and raise current under market rates. Developer opportunity to re-zone to residential and create a higher value.

PROPERTY HIGHLIGHTS

- Street Frontage
- Close proximity to downtown Santa Rosa
- 9 Private Parking spaces

1038 4th St

Property Description



HIGHLIGHTS

- **DIVERSE OFFICE UNITS-** The building features five distinctive office suites, each designed to accommodate a variety of business needs. From small retail to large office these units provide flexibility for different professional setups.
- **VERSATILE LAYOUT-** Units range in size to cater to both small businesses and larger teams, allowing for customized configurations. Open floor plans in many units allow for a variety of tenants while private offices provide the privacy necessary.
- **RENOVATED UNITS-** Each unit has been newly renovated to support a modern atmosphere along with large windows into every unit allowing for a lot of natural light.
- **AMPLE PARKING-** Major benefit for tenants to have 9 reserved spaces for them and their clients. With additional street parking it is a luxury to have ample parking for building this close to downtown.
- **STRATEGIC LOCATION-** Nestled in a bustling commercial district, the building enjoys high visibility and foot traffic. It is conveniently located near major transportation routes, and a variety of local shops, restaurants and services.
- **INVESTMENT POTENTIAL-** With Santa Rosa's growing economy and demand for commercial space, this property presents significant potential for appreciation and value add potential through raising under market rents to market. Whether you choose to occupy one unit and lease out the others or lease out all 5 the possibilities are endless.

1038 4th St

Rent Roll

SUITE	TENANT NAME	SIZE SF	PRICE / SF / MONTH	MARKET RENT	MARKET RENT / SF	MONTHLY RENT	LEASE START	LEASE END
1	Barber Shop	425 SF	\$2.00	\$1,000	\$2.35	\$850	2-1-24	2-1-26
2	Skin Care	435 SF	\$1.61	\$1,000	\$2.30	\$700	3-17-23	3-31-27
3	Barber Shop	425 SF	\$1.76	\$1,750	\$4.12	\$750	4-1-24	3-31-26
4	Day Spa	845 SF	\$1.53	\$1,000	\$1.18	\$1,291	11-1-23	10-31-27
5	Hair Salon	400 SF	\$2.05	\$1,000	\$2.50	\$820	10-1-20	11-30-25
TOTALS		2,530 SF	\$8.95	\$5,750	\$12.45	\$4,411		
AVERAGES		506 SF	\$1.79	\$1,150	\$2.49	\$882		

1038 4th St

Income & Expenses

INCOME SUMMARY

GROSS INCOME	\$52,932
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EXPENSES SUMMARY

Recology	\$1,908
PGE	\$740
Water	\$810
Insurance	\$2,800
Property Tax (Current)	\$3,500
Maintenance	\$1,000

OPERATING EXPENSES	\$10,758
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NET OPERATING INCOME	\$42,174
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LOCATION INFORMATION

Presented By:

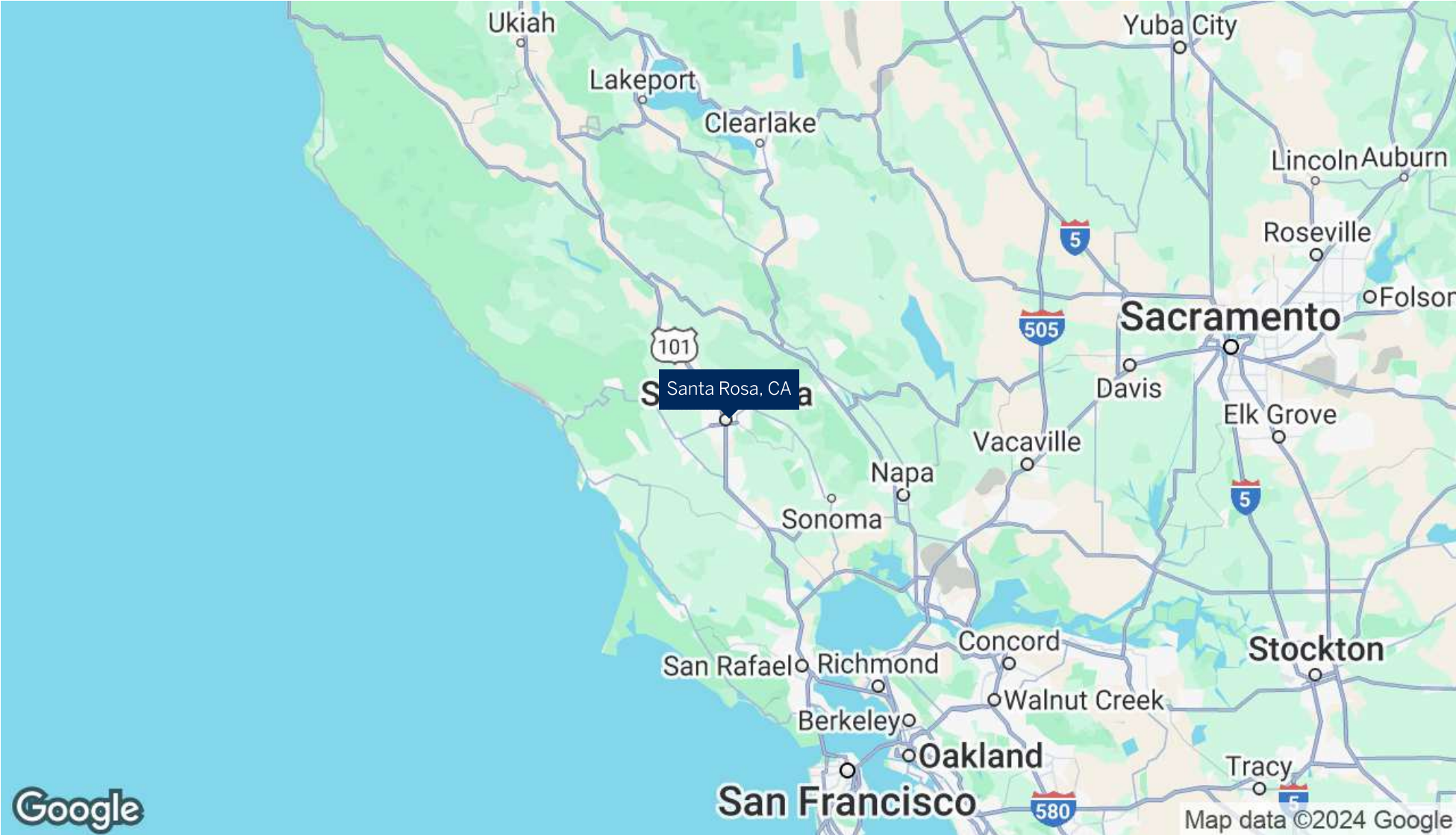
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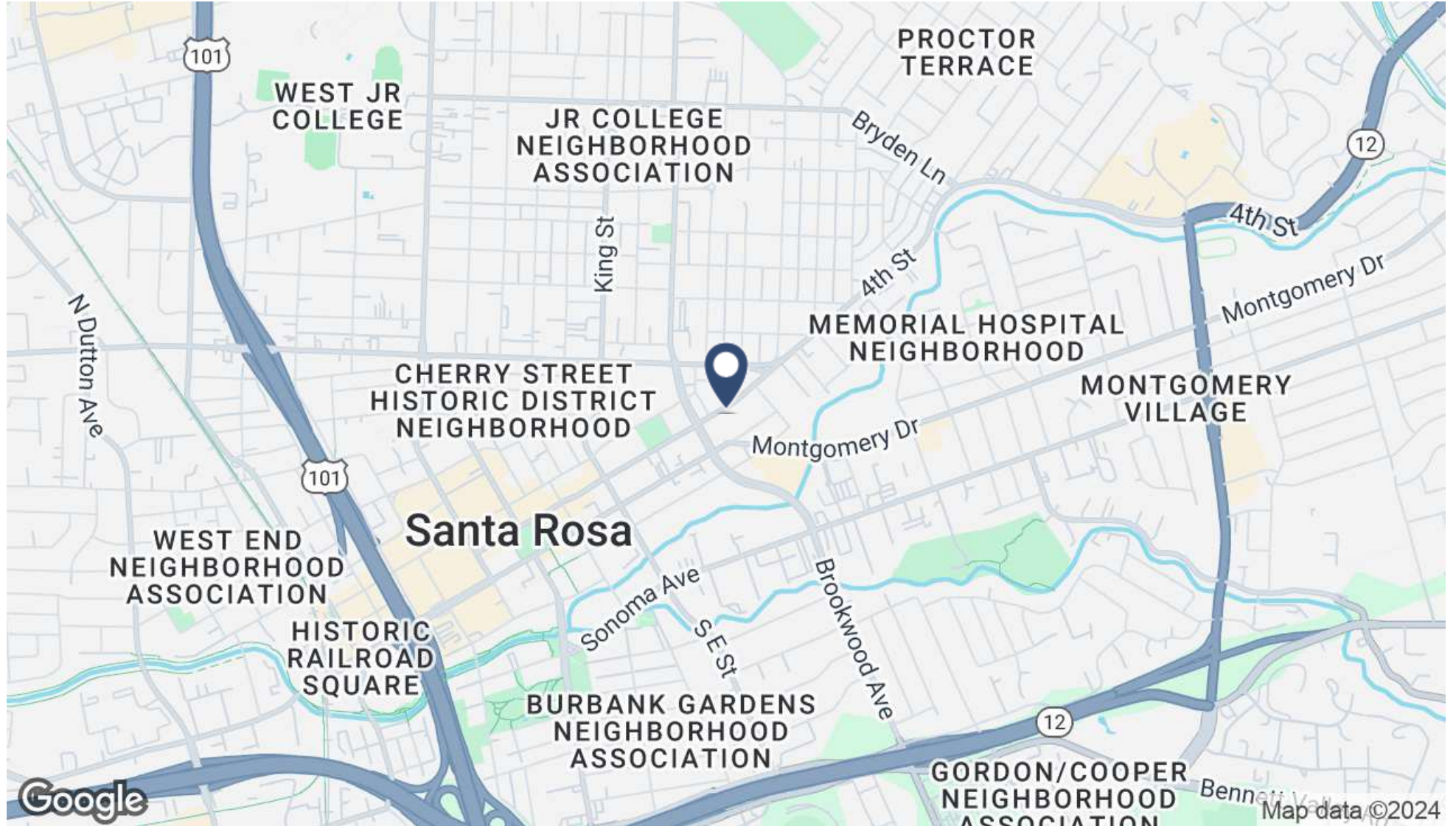
Regional Map



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1038 4th St

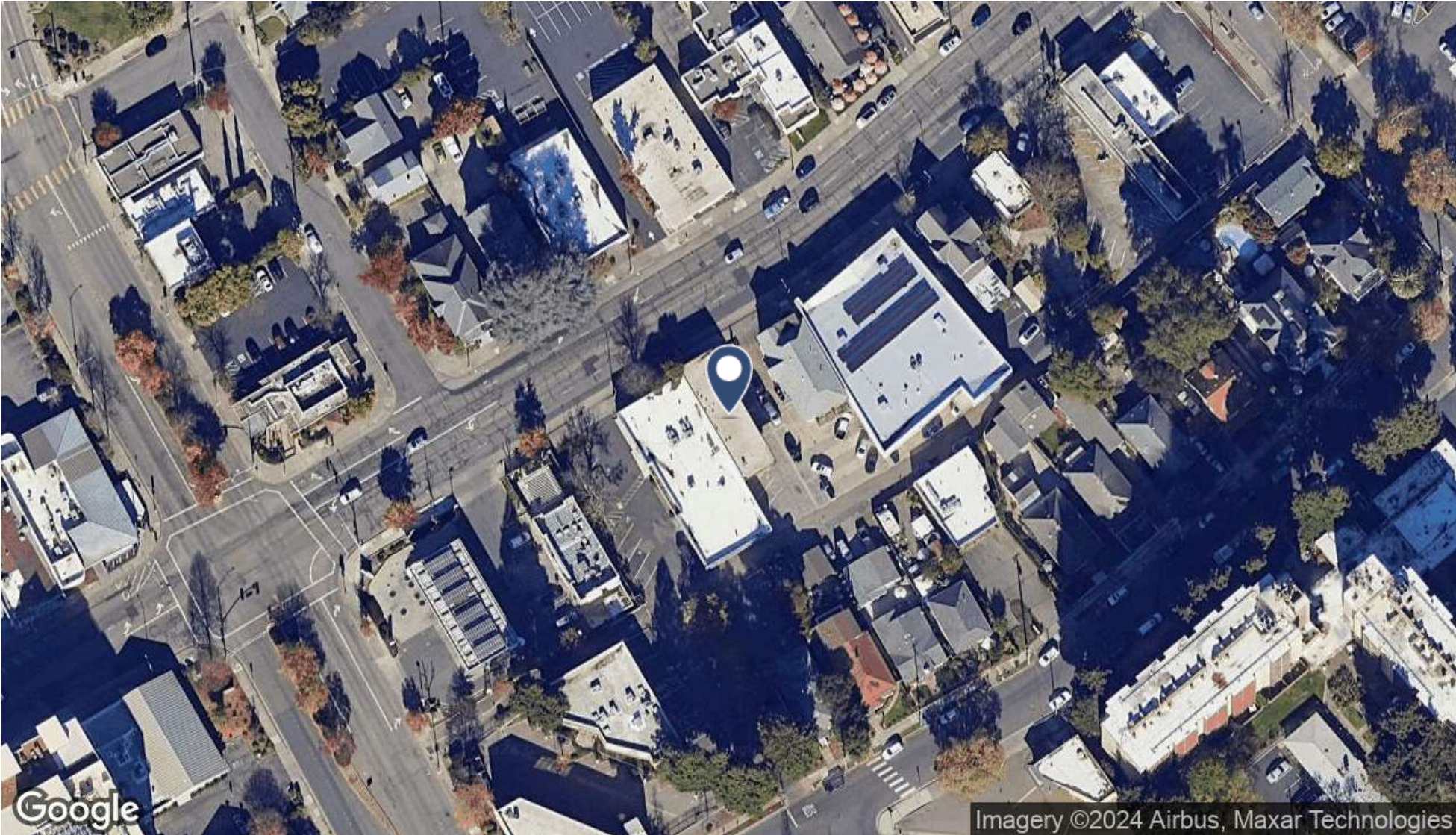
Location Map



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1038 4th St

Aerial Map



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1038 4th St

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,459	4,484	17,961
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	46	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	761	2,212	8,068
# of Persons per HH	1.9	2	2.2
Average HH Income	\$78,246	\$95,581	\$109,239
Average House Value	\$777,613	\$808,966	\$789,813

Demographics data derived from AlphaMap

