

# FOR SALE

3 LEASED OFFICE CONDOMINIUM UNITS  
OF 3,200 ± SF



**3315 CHANATE RD.**

QUIET SETTING IN NORTHEAST SANTA ROSA

**\$710,000/ ONLY \$222 PER SQ. FOOT**



**Paul Schwartz**

Senior Associate, Commercial Real Estate

Cell: 707-479-1841

SchwartzBroker@gmail.com

CalBRE #01111744

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# Property Summary

This unique building is located off Chanate Rd. in Santa Rosa surrounded by trees in a beautiful and creative setting. An ideal location for professional offices, medical, mental health/therapy, consultants, tech companies, creative services and small business owners looking for a very special environment for their business. Currently occupied as general office use.

The property consists three units consisting of approximately 3,200+/- square feet. The current income and expenses:

## Income and Expenses: 2025-2026

### Monthly Expenses:

\$410- Prop. Taxes (based on taxes at sale price)  
\$295- Insurance  
\$781- Owner's Association (Maintenance)  
\$1,486 per month  
\$17,832 annually

### Actual Rental Income:

Currently \$4,600 per month  
\$4,800 per month effective 5/1/25  
\$57,600 Annual - 5/1/25 through 4/30/26

Net Operating Income - \$39,768

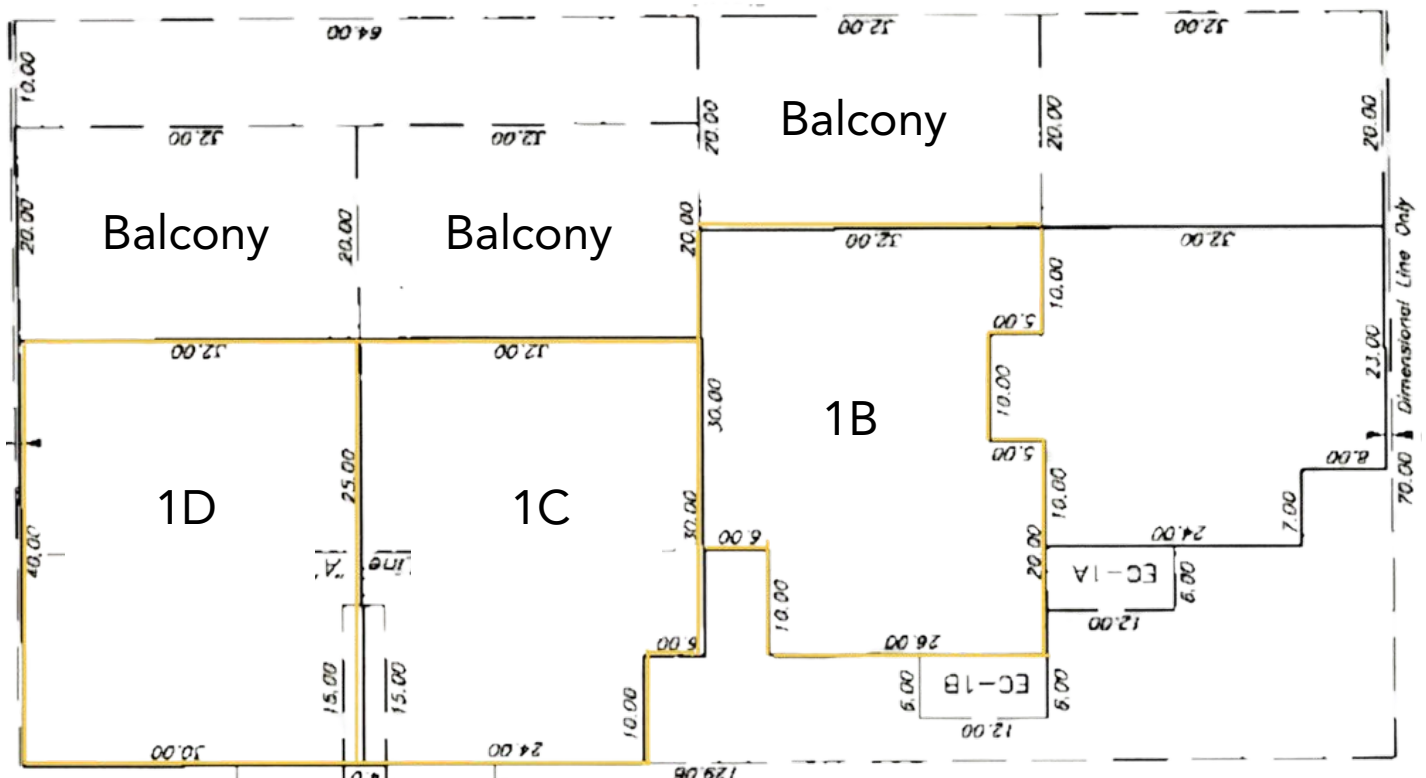
\$710,000 Price = 5.6% cap rate on net operating income  
= \$222 per square foot

The three property parcel numbers correspond to the three suites:

Parcel 173-130-002 is Suite 1B

Parcel 173-130-047 is Suite 1C

Parcel 173-130-048 is Suite 1D



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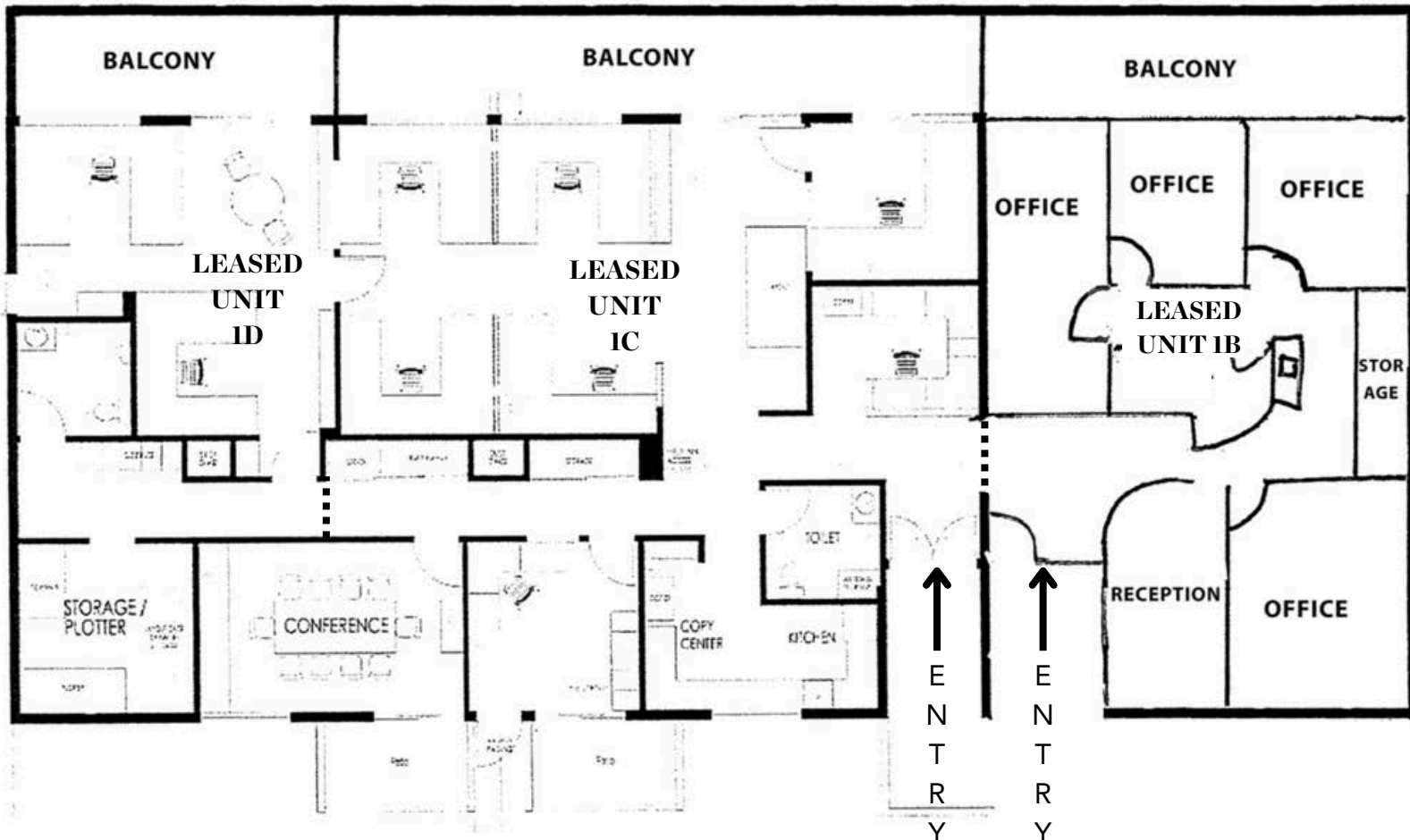
2416 Sonoma Avenue  
Santa Rosa, CA 95405

# Building Features

- Approximately 3,200 Square Feet
- Single story on hillside
- Excellent and Abundant On-Site Parking
- Easy access from Chanate Rd. at the former Community Hospital entrance
- Surrounded by trees and quiet residential neighborhood
- Open floor plan with cubicles in Units C & D
- Conference room
- Kitchen/Break room
- Storage and copy room areas
- Private outdoor balconies & patios
- Reception/waiting area for clients
- Maintenance fee \$.24 per sf per month
- Zoned PD- Planned Development
- Central Air and Heat

## Site

- Approximately 70% of the site is undeveloped
- 14 existing office condominium units
- Phase 1 built in 1977
- Second phase of 14 units unbuilt
- 4.65 acres
- Existing buildings total approximate 16,934± square feet

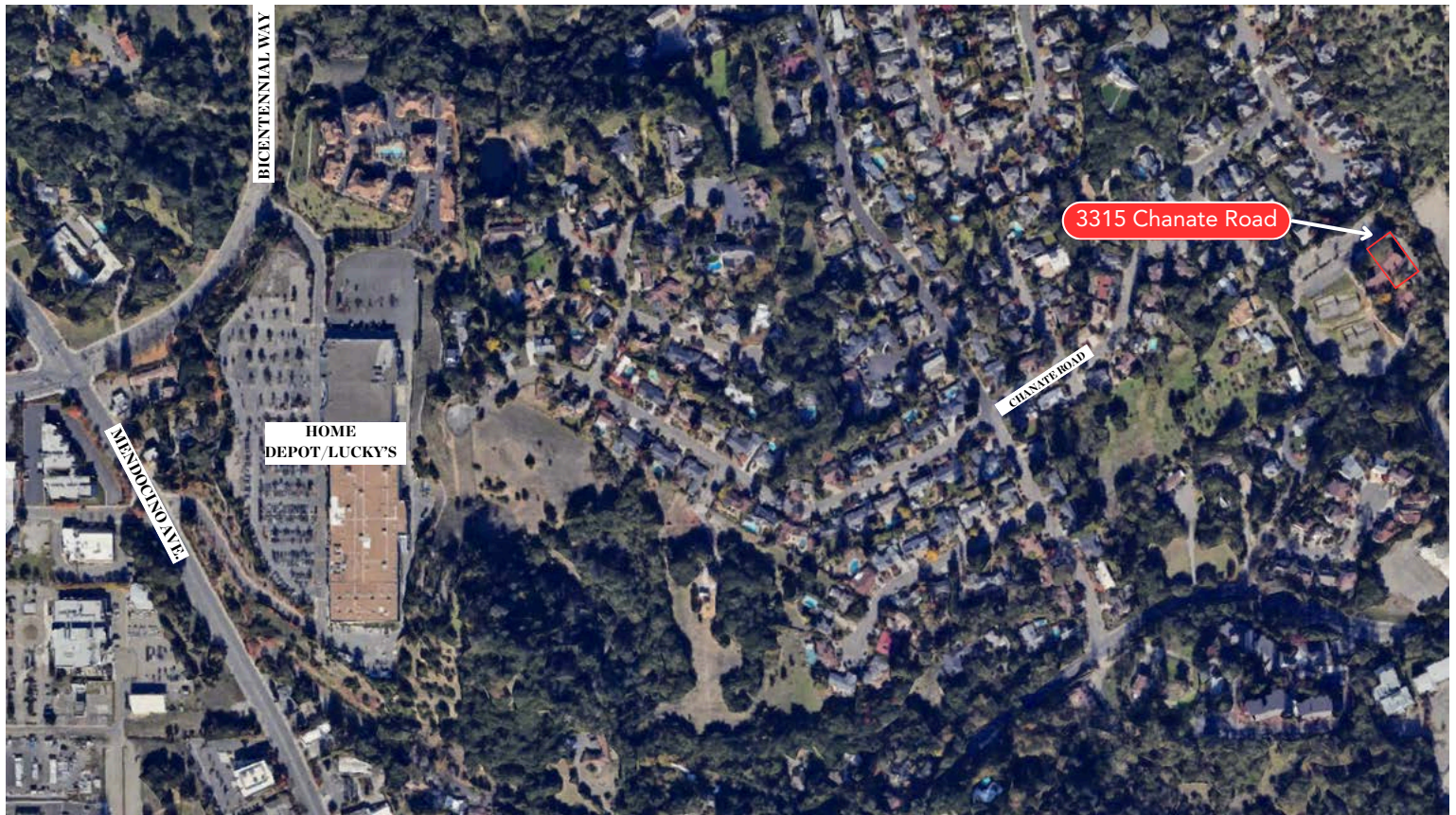




# Location

The building is located within a short drive to restaurants, retail and bank services on Mendocino Ave. in the Safeway Center, the Peet's Coffee at Chanate Rd. @ Mendocino Ave., Kaiser Medical Center, the Fountaingrove Golf and Athletic Club, and Town and Country Center shopping and dining. Centrally located near major residential areas including Fountaingrove, Rincon Valley, Hidden Valley, Cobblestone and the Junior College neighborhood.

## Aerial Map



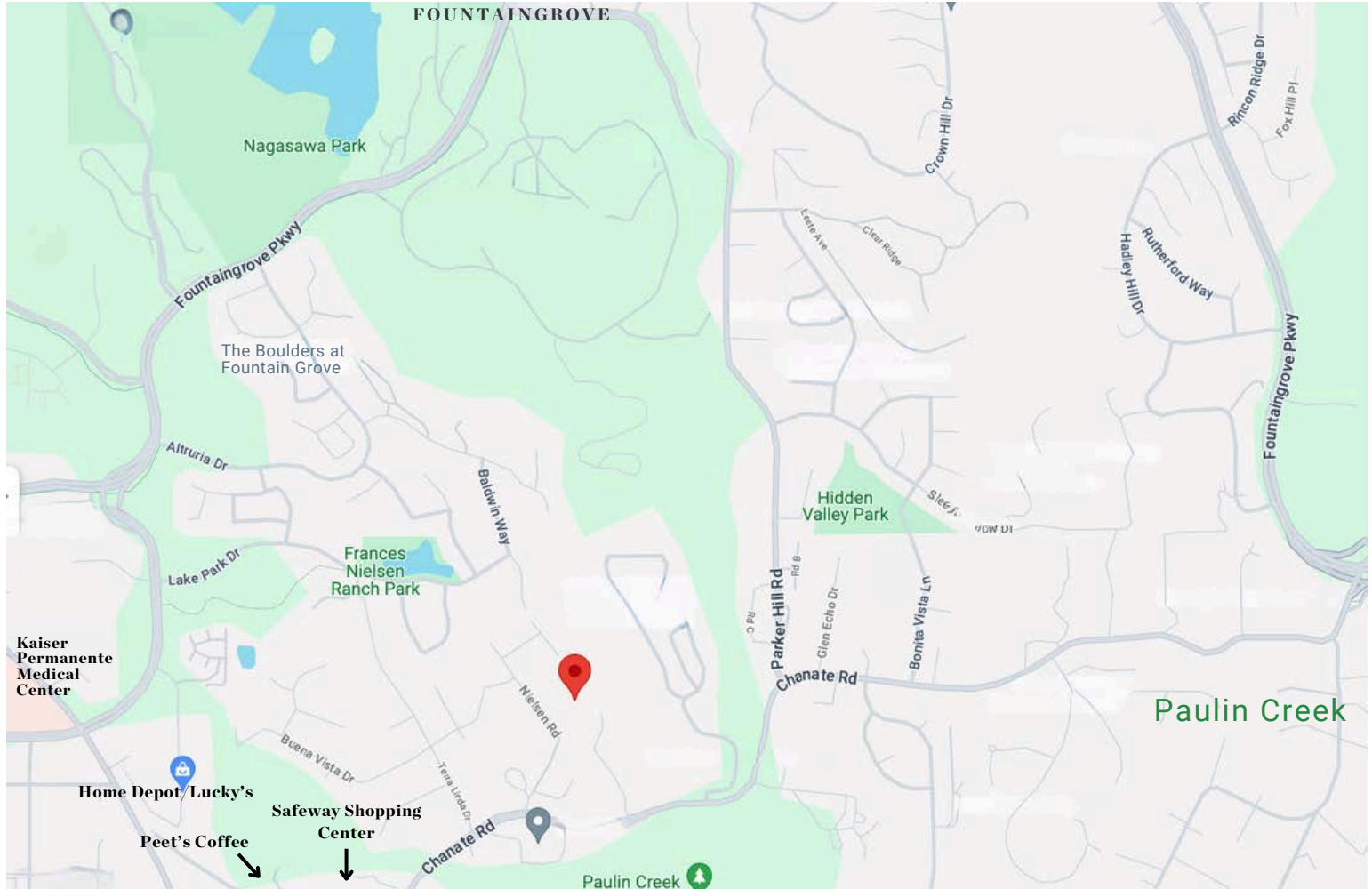
Reception Area



Open Cubical Area



# Area Map



Outdoor Balcony



Private Office

# Santa Rosa/Sonoma County

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world- renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbeldt Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

## Links:

Santa Rosa Chamber of Commerce — [www.santarosametrochamber.com](http://www.santarosametrochamber.com)

Sonoma County Economic Development Board — [www.sonomaedb.org](http://www.sonomaedb.org)

City of Santa Rosa — [www.srcity.org](http://www.srcity.org)

Press Democrat Newspaper — [www.PressDemocrat.com](http://www.PressDemocrat.com)

North Bay Business Journal — [www.NBBJ.com](http://www.NBBJ.com)

The above information, while not guaranteed, has been secured from sources believed to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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