



Keegan & Coppin
COMPANY, INC.

FOR SALE

447 AVIATION BLVD.
SANTA ROSA, CA

EXCELLENT OWNER/
USER HEADQUARTERS
OPPORTUNITY

Go beyond broker.

PRESENTED BY:

DAVE PETERSON, SENIOR PARTNER
LIC #01280039 (707) 528-1400, EXT 210
DPETERSON@KEEGANCOPPIN.COM



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EXECUTIVE SUMMARY



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We are pleased to offer this professional single story office/flex/warehouse building located near the Charles M. Schulz Sonoma County Airport in the Airport Business Center master planned development. The building was constructed in 2001 and remodeled in 2023. The building has ample parking, great identity, and easy access to Highway 101.

HIGHLIGHTS

- Architecturally distinct metal and stucco façade.
- 5 (12'x12') motorized grade level roll up doors.
- Potential to add dock in rear of building.
- Office space is in impeccable condition.
- Beautiful reception area, training room and break room.
- Tile flooring in reception and high traffic walkways.
- “Clean” manufacturing room for assembly of electronics.
- Metal roof with skylights.
- Roof mounted solar panels.
- Two current tenants occupy a combined 5,440sf with expiring leases.
- Current tenants would like to remain after close of escrow.

OFFERING

Sale Price	\$7,500,000
Price PSF	\$232 PSF
SQ. FT.	32,000+/-



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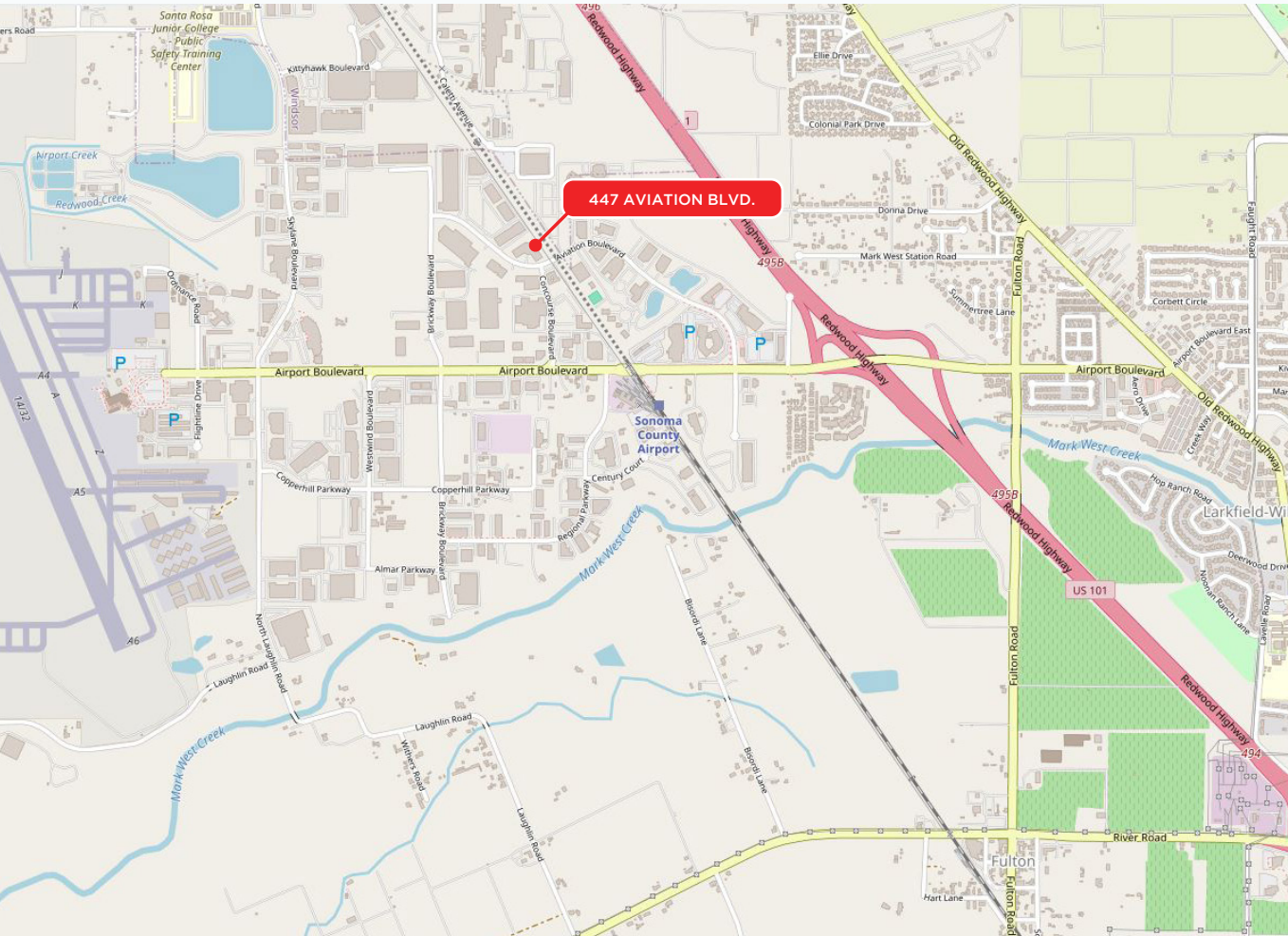


PROPERTY DESCRIPTION



447 AVIATION BLVD.
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BUILDING SIZE
18,000+/- sq. ft. Warehouse
14,000+/- sf Office
32,000 +/- sq. ft. Total

APN
059-350-093

YEAR BUILT
2001 ; Remodeled 2023

ZONING
BP - Business Park

POWER
1200 AMPS at 480/277V, 3 Phase, 4 Wire

STORIES
One(1)

PARKING
On-Site

HEIGHT
Warehouse: 13' - 16' Clear Height
Office: 9' - 12' Ceiling

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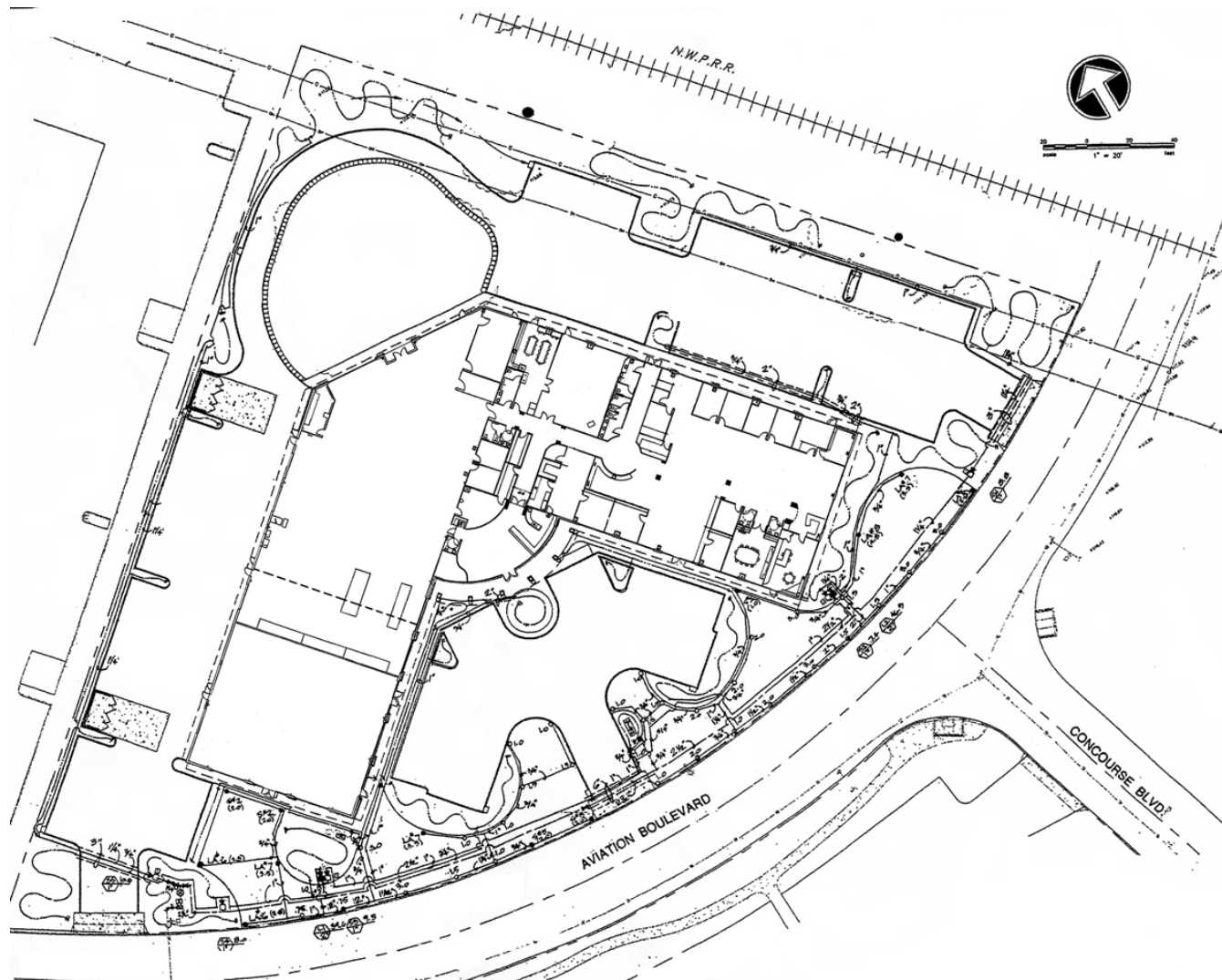


SITE PLAN



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PROPERTY PHOTOS



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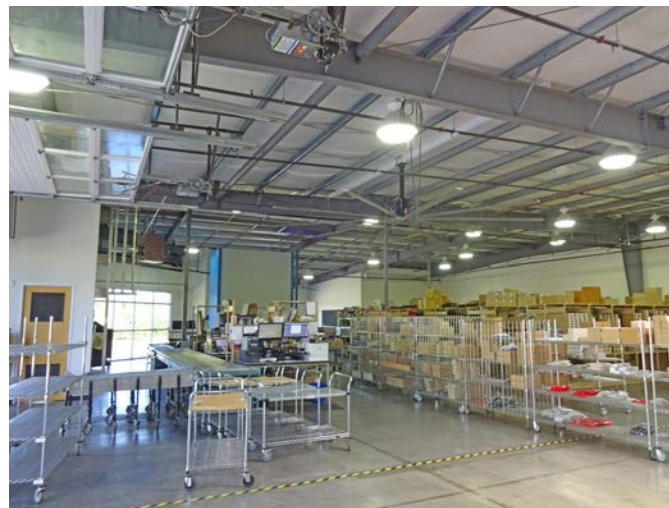


PROPERTY PHOTOS



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PROPERTY PHOTOS



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AERIAL MAP



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DRIVING DISTANCE

AIRPORT	3 MINS
HIGHWAY 101	3 MINS
DOWNTOWN SANTA ROSA	12 MINS
PETALUMA	30 MINS
NAPA	1 HR
SAN FRANCISCO	1 1/2 HRS

BY AIR

LOS ANGELES	1 1/2 HRS
PHOENIX	2 HRS
PORTLAND	2 HRS
SAN DIEGO	1 3/4 HRS
SEATTLE	2 HRS
DENVER	2 HRS

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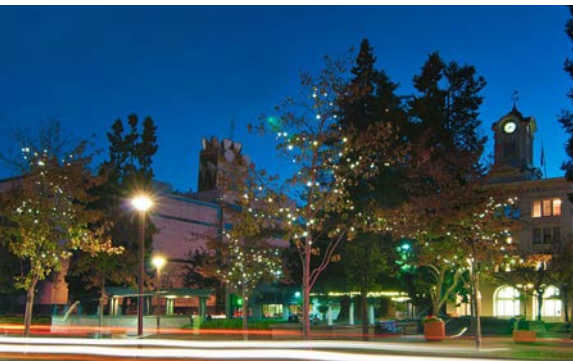


MARKET SUMMARY



447 AVIATION BLVD.
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OWNER/USER HEADQUARTERS OPPORTUNITY



SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the surrounding neighborhoods near and along the 101

corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

Keegan & Coppin Co., Inc.
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