



Chanate Office Condominiums

3315-3317 CHANATE ROAD, (UNITS 1E,1F,1G,1H,2E,2F), SANTA ROSA, CA 95404

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Property Summary

CHANATE OFFICE CONDOMINIUMS | SANTA ROSA



Property Description

For Sale: ±7,635 SF Office Condo Package – Santa Rosa, CA

Located in the established Chanate medical corridor, this offering includes six legally mapped office condo units across two freestanding buildings, sold as a package. The property is currently built out as two large commercial suites, and a buyer could choose to lease or resell the space as-is—or demise and improve the interiors to activate the six separate condo units.

Both units are vacant and equipped with zoned HVAC, grade-level access, and shared surface parking. The HOA maintains exteriors, water, trash, and landscaping.

To fully separate the six legal units, interior demising walls, electrical panels, and individual mechanicals would need to be added, presenting a value-add opportunity for repositioning or resale to owner-users.

OFFERING SUMMARY

Sale Price:	\$1,080,000
Number of Units:	6
Building Size:	7,635 SF

UNIT 1: ±5,195 SF Building: Formerly occupied by the U.S. Dept. of Veterans Affairs, with full medical buildout including exam rooms, ADA restrooms, nurse stations, reception area, and private offices.

UNIT 2: ±2,440 SF Building: Previously used by a tech/R&D tenant (Ladybug Technologies); open floor plan suitable for therapy, office, or light clinical use.

Complete Highlights

CHANATE OFFICE CONDOMINIUMS | SANTA ROSA

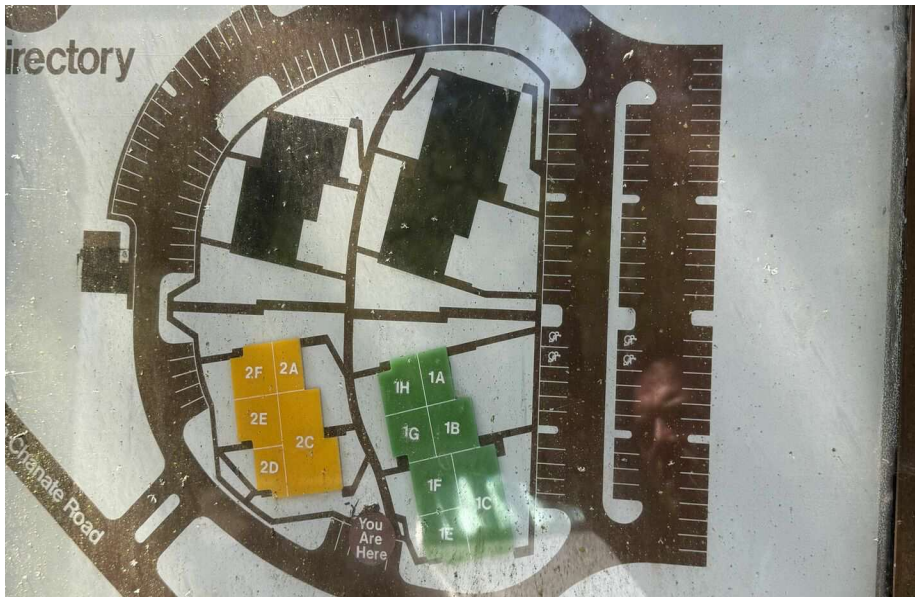


BUILDING INFORMATION

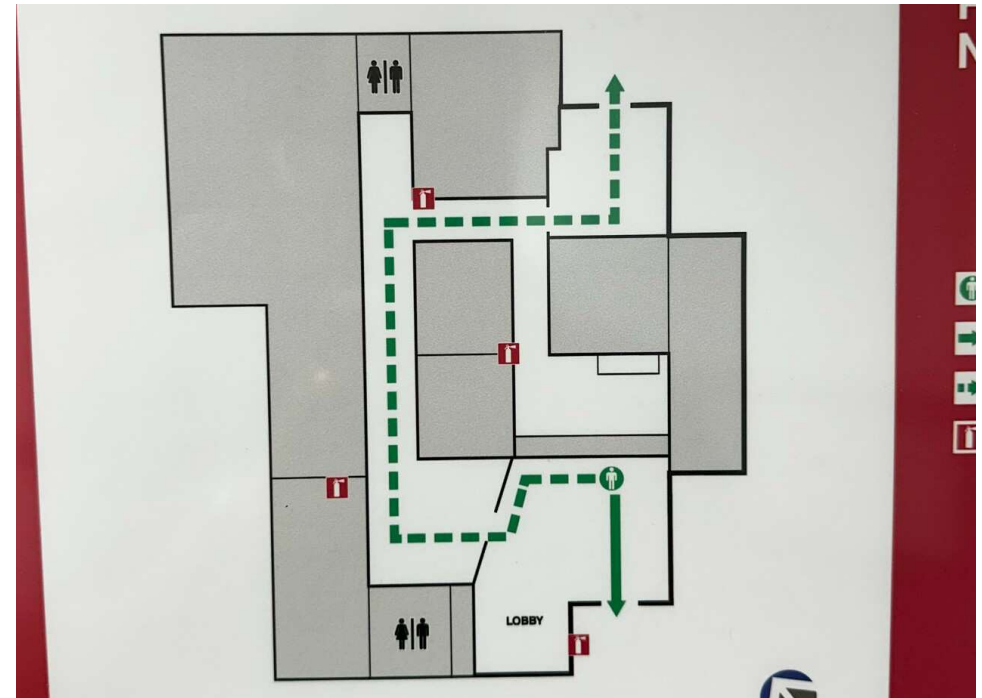
Building Class	B
Property Type	Condominiums
Year Built	1978
Property Subtype	Office

Property Highlights

- ±7,635 SF across six legal office condos
- Sold as a single package — may be resold or leased individually
- One ±5,195 SF unit formerly occupied by the U.S. Department of Veterans Affairs
- One ±2,440 SF unit formerly occupied by Ladybug Technologies
- Fully vacant and ready for owner-user, investor, or value-add repositioning
- Medical-grade buildouts with exam rooms, restrooms, private offices
- Located behind former Sutter Hospital and next to Woodlands at Chanate
- Part of well-managed Chanate Office Condominium Association
- HOA includes exterior maintenance, parking, landscaping, water & trash
- Ample surface parking and quiet, wooded setting









About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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About Santa Rosa

Located in the hills of northeast Santa Rosa, the subject property sits at 3315-3317 Chanate Road, directly adjacent to the future Woodlands at Chanate master-planned community. Tucked behind the former Sutter Hospital site, the six-unit commercial condo offering is accessed via a private easement, providing both convenience and separation from traffic along Chanate Road. Set among mature trees with sweeping views of the surrounding development, the property offers a rare combination: commercial pricing in a predominantly residential neighborhood. High-income demographics, proximity to regional parks and schools, and the incoming wave of new housing make this location uniquely positioned for owner-users or value-add investors. Nearby amenities include Hidden Valley Elementary, Paulin Creek walking trails, and the proposed new neighborhood commercial center tied to the Chanate redevelopment. With ample onsite parking, utility infrastructure in place, this offering is a strategic foothold in one of Santa Rosa’s most active residential corridors.

POPULATION	1 MILE	2 MILES	10 MILES
Total Population	7,151	41,452	312,684
Average Age	48	43	42
Average Age (Male)	47	42	41
Average Age (Female)	49	44	43

HOUSEHOLDS & INCOME	1 MILE	2 MILES	10 MILES
Total Households	2,878	17,080	116,887
# of Persons per HH	2.5	2.4	2.7
Average HH Income	\$166,727	\$126,780	\$133,301
Average House Value	\$943,624	\$804,872	\$787,656



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DISCLAIMER

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.