



# W COMMERCIAL

205 5th Street Santa  
Rosa, CA 95401



**STEPHEN SKINNER**

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CALDRE #02020207

**PROPERTY ADDRESS**

205 5th Street

Santa Rosa, CA 95401





## PROPERTY DESCRIPTION

W Commercial is thrilled to bring 205 5th St to market for sale as a fully leased investment opportunity. Positioned on a 0.54-acre lot in Historic Rail Road Square, the two-story retail building features a large private parking lot and is conveniently located near hospitality and complimentary retail amenities. Don't miss out on your chance to own a high-identity building with notable tenants in one of the most dynamic and rapidly evolving pockets of Sonoma County.

## OFFERING SUMMARY

Sale Price: Call Broker

Available: Now

Building Size: 11,758 SF

Lot Size: 0.53 AC

APN: 010-088-010

Sale Type: Leased Investment

## BUILDING INFORMATION

Building Type: Retail/Freestanding

Year Built: 1995

Tenancy: Multi

Stories: 2

Typical Floor Size: 5,879 SF







# TENANTS

- Americana Resteraunt
- Joon Hair Salon
- The Z Room
- Sunkissed Swimwear
- Neva B Interior Design
- Primp Skin Studio
- April Wolfe Wellness Center
- AC Hotel Santa Rosa Sonoma Wine Counrty
- EVgo Charging Station

# HISTORIC RAIL ROAD SQUARE

Historic Railroad Square is Santa Rosa's old town, listed on the National Register of Historic Places, offering visitors a walkable, family friendly atmosphere full of international dining, vintage shopping, award winning theater and more. The district is within minutes of world-class wineries and at the center of a burgeoning craft beer industry.



# BUSINESSES IN RAIL ROAD SQUARE

- Omelette Express
- Paradise Sushi
- Jackson's Bar & Oven
- La Gare French Restaurant
- Hotel La Rose
- Hyatt Vineyard Creek Hotel and Spa
- Courtyard by Marriot
- Echelon Cycle & Multi Sport
- Furniture Depot
- Goblin Bros. Games & Gear
- Lucky Rock Wine Co.
- Old Towne Jewelers
- Olive + Rose
- Shangri-La Lane
- Star Guitars Music Store
- Whistlestop Antiques







### **420 MENDOCINO AVE DEVELOPMENT**

The approved project includes redevelopment of a 0.64-acre site with an 8-level building containing 168 studio, one, and two-bedroom units, ground floor commercial space and amenities, and a rooftop terrace. On-site vehicle parking will be provided by a 100-space mechanical parking garage.

### **3RD ST HOUSING DEVELOPMENT**

The SMART Site master plan envisions a series of predominantly residential buildings with ground floor community and retail spaces sited and designed to respond to the Railroad Square and West End Preservation Districts, as well as the historic Cannery Building.

### **W 9TH ST DEVELOPMENT**

Proposed future development of a 5-story, 40-unit, market-rate multi-family residential building with 4% of units reserved for affordable. The proposed project design features four units and five tuck-under parking spaces on the ground floor and nine units located on each of floors 2-5. Unit sizes range from 414-625 square feet. Building C amenities, including a dog run, dog wash station, pool area, gym, bike storage, office, conference room and community lounge, will be shared from Pullman Phase I, which is currently under construction.



STARK'S  
STEAK & SEAFOOD

GROSSMAN'S  
*Nashery & Bar*

Omelette Express

AC  
HOTELS  
MARRIOTT.

COURTYARD  
BY MARRIOTT

HYATT  
REGENCY

HOTEL LA ROSE







SONOMA STATE

SANTA ROSA PLAZA  
A SHOPPING MALL

GRATON  
RESORT & CASINO

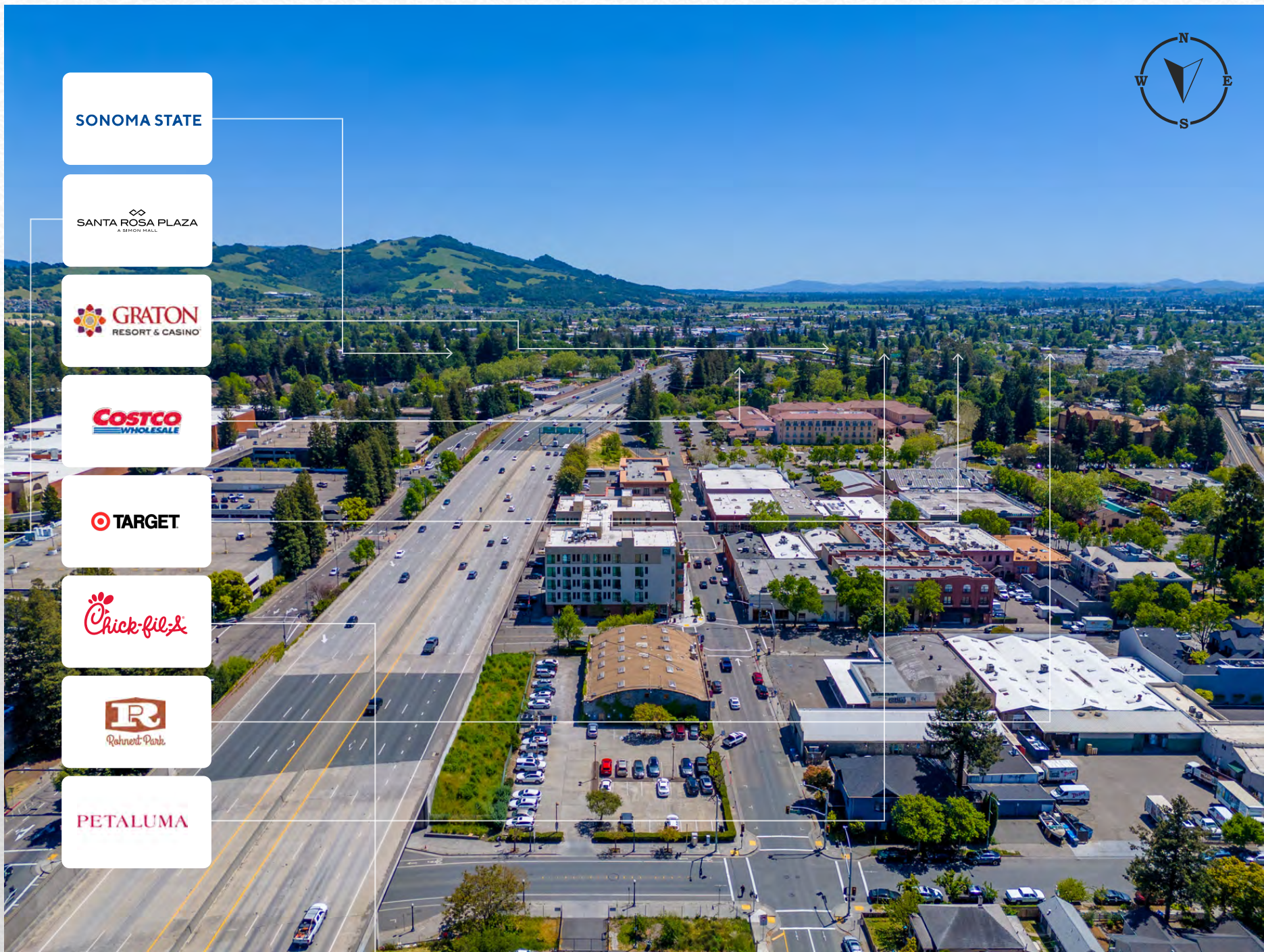
COSTCO  
WHOLESALE

TARGET

Chick-fil-A

RP  
Rohrer Park

PETALUMA







WINDSOR



CODDINGTONTOWN





# SITE PLAN

**0.53 Acres**

**11,754 SF**





## INFORMATION ON SANTA ROSA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

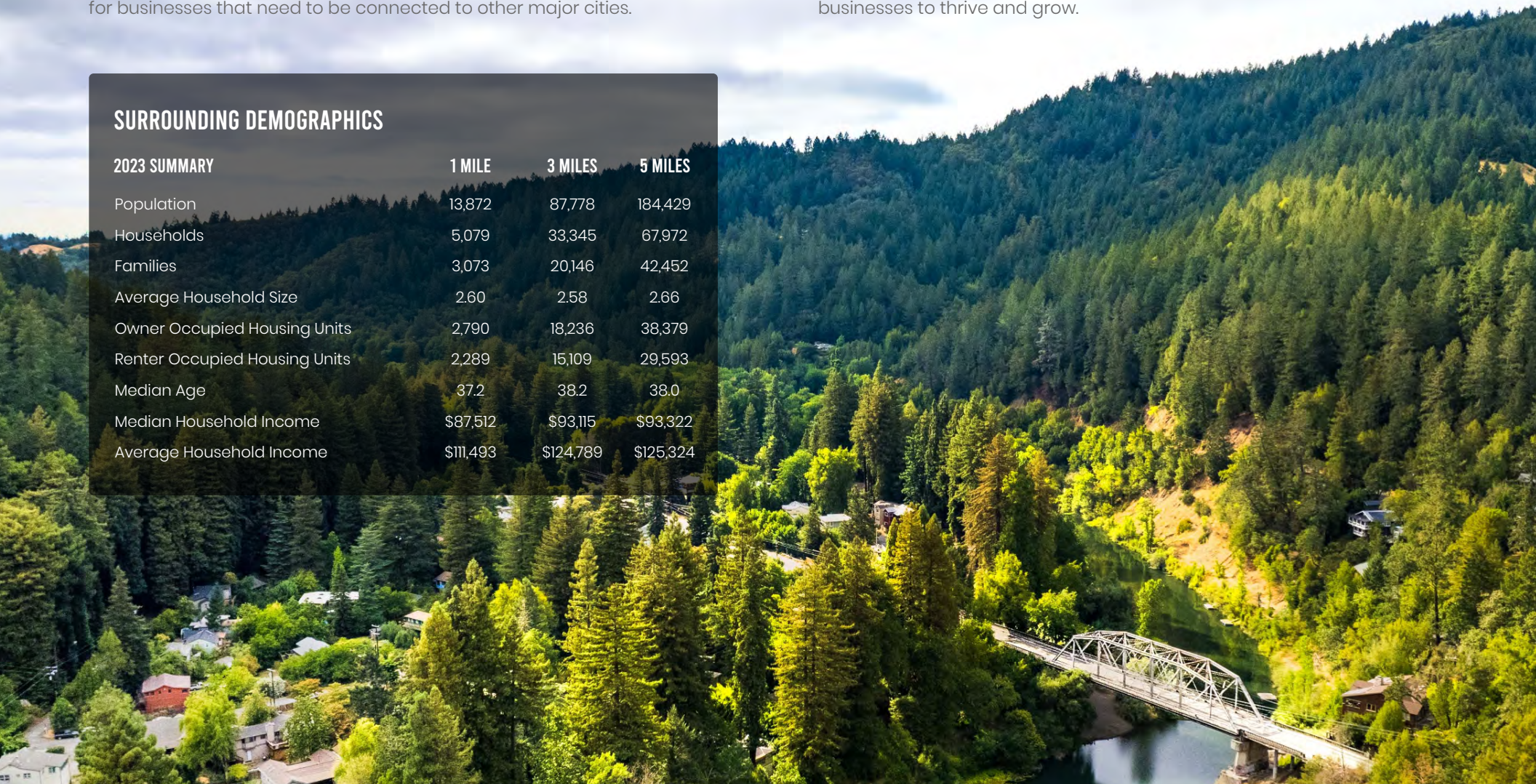
Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.

### SURROUNDING DEMOGRAPHICS

2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,872	87,778	184,429
Households	5,079	33,345	67,972
Families	3,073	20,146	42,452
Average Household Size	2.60	2.58	2.66
Owner Occupied Housing Units	2,790	18,236	38,379
Renter Occupied Housing Units	2,289	15,109	29,593
Median Age	37.2	38.2	38.0
Median Household Income	\$87,512	\$93,115	\$93,322
Average Household Income	\$111,493	\$124,789	\$125,324





# ABOUT W COMMERCIAL

## W COMMERCIAL REAL ESTATE

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.

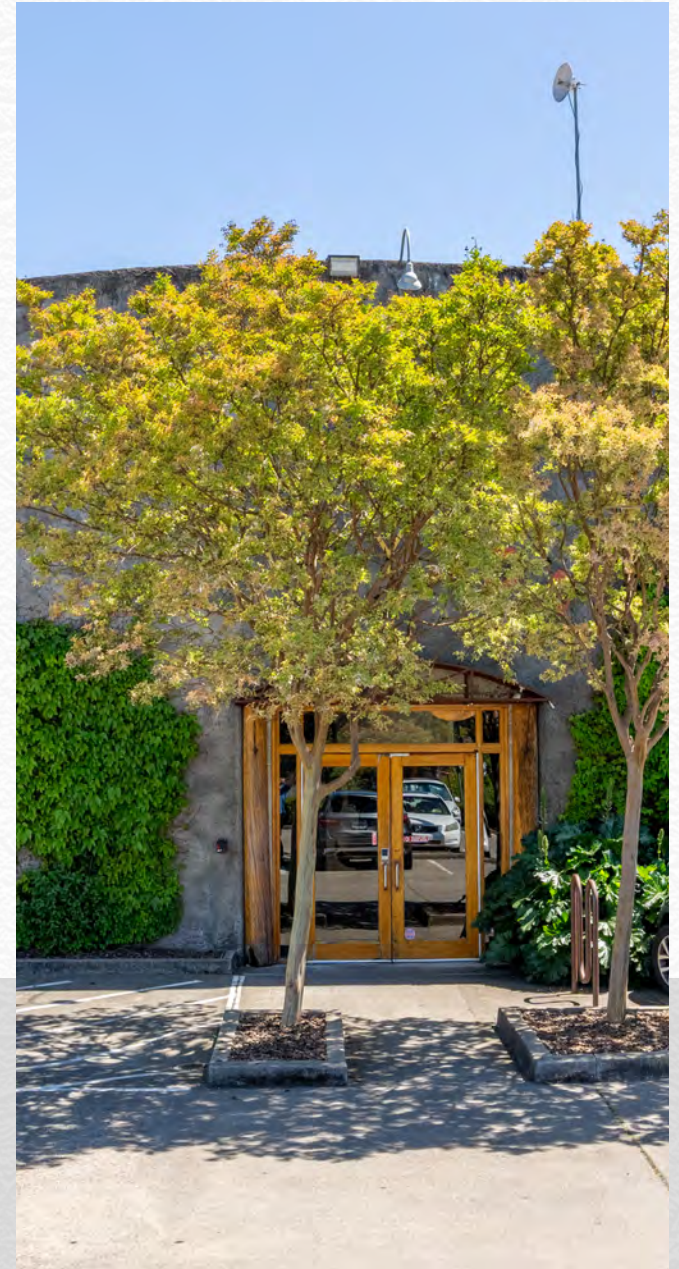
Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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[www.wcommercialre.com](http://www.wcommercialre.com).

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# W

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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.

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 the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.