



**PRICE REDUCED BY \$105,000!**

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FOR SALE: TURN-KEY OWNER/USER DENTAL CONDOMINIUM

**1144 Sonoma Avenue**

SANTA ROSA, CA



1144 SONOMA AVENUE CAN BE OCCUPIED IN  
LESS THAN 2 YEARS BY AN OWNER/USER

SONOMA AVE

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2131 CAPITOL AVE, STE 100  
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# THE OPPORTUNITY

± 2,002  
RSF

\$820,000  
PURCHASE PRICE

TURN-KEY  
DENTAL OFFICE

1 YEAR  
LEASE REMAINING

## TURN-KEY DENTAL CONDO INVESTMENT OPPORTUNITY IN THE HEART OF SANTA ROSA, CA

Situated in the heart of Santa Rosa, California, this exceptional turn-key dental condominium presents a remarkable opportunity for established dentists or those seeking a seamless launch into their dental practice dream. This meticulously designed, 2,002 SF dental condo offers a turn-key solution, allowing you to focus on patient care from day one.

**Investing in this turn-key dental condominium** is an investment in your professional future. Seize this exceptional opportunity to establish your dental practice in a thriving Santa Rosa market and watch your vision flourish.

*Note: The current tenant, Western Dental, has an expiring lease, with no options January 31, 2026.*

### STREAMLINED EFFICIENCY:

- **Move-in Ready:** Eliminate the hassle and expense of build-out. This fully equipped space boasts modern dental equipment and infrastructure, ready to accommodate your specific needs.
- **Optimized Layout:** The thoughtfully designed layout maximizes workflow and patient comfort.

### PRIME LOCATION ADVANTAGE:

- **Strategic Positioning:** Benefit from Santa Rosa's booming population and growing demand for dental services.
- **Convenience is Key:** This accessible location ensures easy patient access, with ample parking readily available.

### TAILOR-MADE FOR SUCCESS:

- **Professional Ambiance:** Impress your patients with a sleek and modern environment that fosters trust and comfort.
- **Scalability Potential:** The spacious layout allows for future expansion as your practice thrives.

### BEYOND THE WALLS:

- **Flourishing Community:** Santa Rosa's vibrant community provides a strong patient base for your practice.
- **Quality of Life:** Enjoy the benefits of living and working in a beautiful city known for its wineries, cultural attractions, and stunning natural surroundings.





Section One: The Property

1144 Sonoma Avenue

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## PROPERTY DETAILS

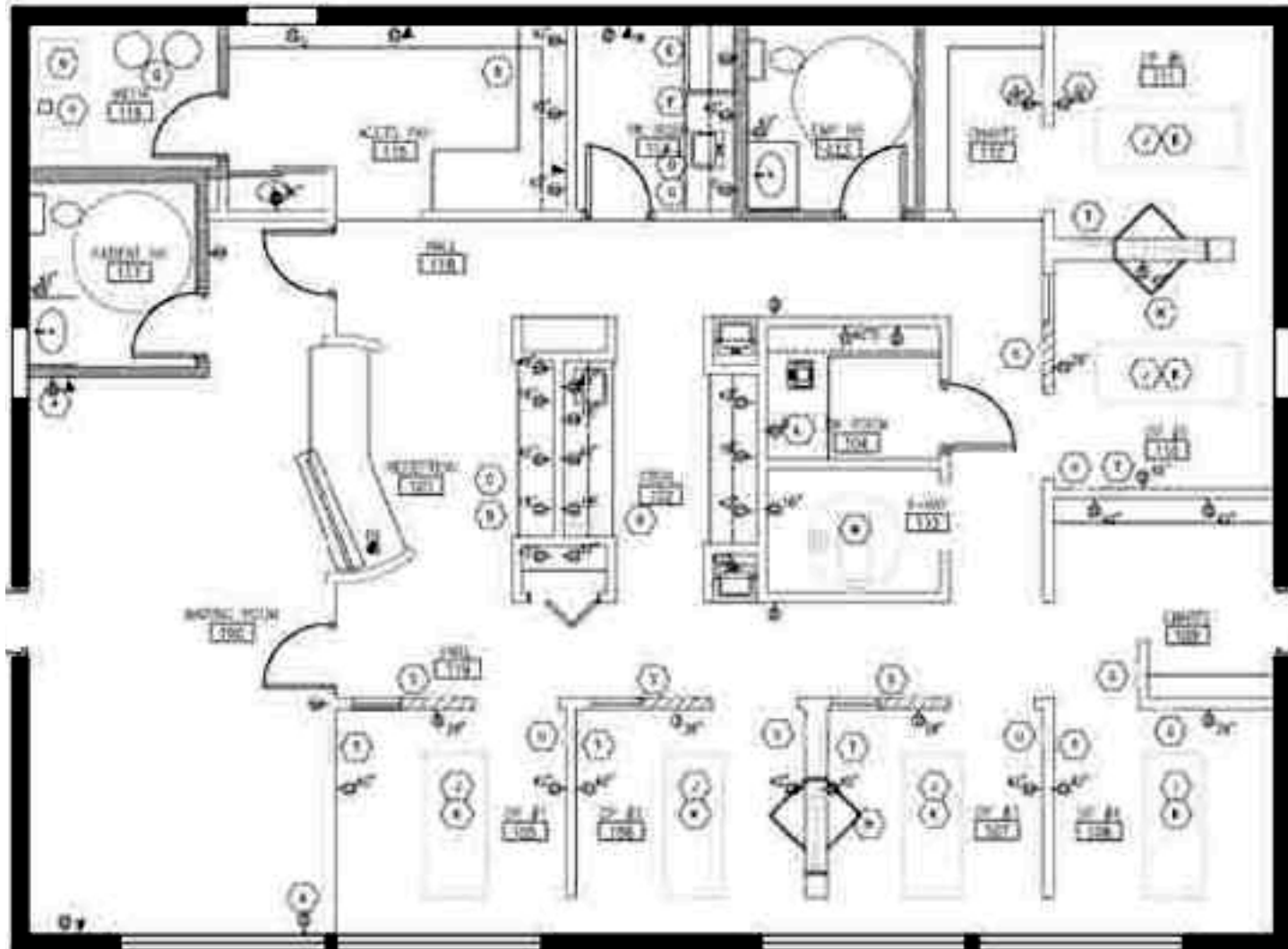
Address: 1144 Sonoma Ave, Santa Rosa, CA 95405  
APN: 014-720-022  
County: Sonoma County  
Building Size: ± 2,002 SF  
Building Type: Medical / Dental Condominium  
Stories: One (1)  
Parcel Size: ± 2,613 SF  
Year built: 1974  
Zoning: C0  
Current Lease Expiration: 1/31/2026  
Options to Renew: None



# FLOOR PLAN

1144 SONOMA AVENUE CAN BE OCCUPIED IN LESS THAN 2 YEARS BY AN OWNER/USER

2,002 SF BUILDING SIZE





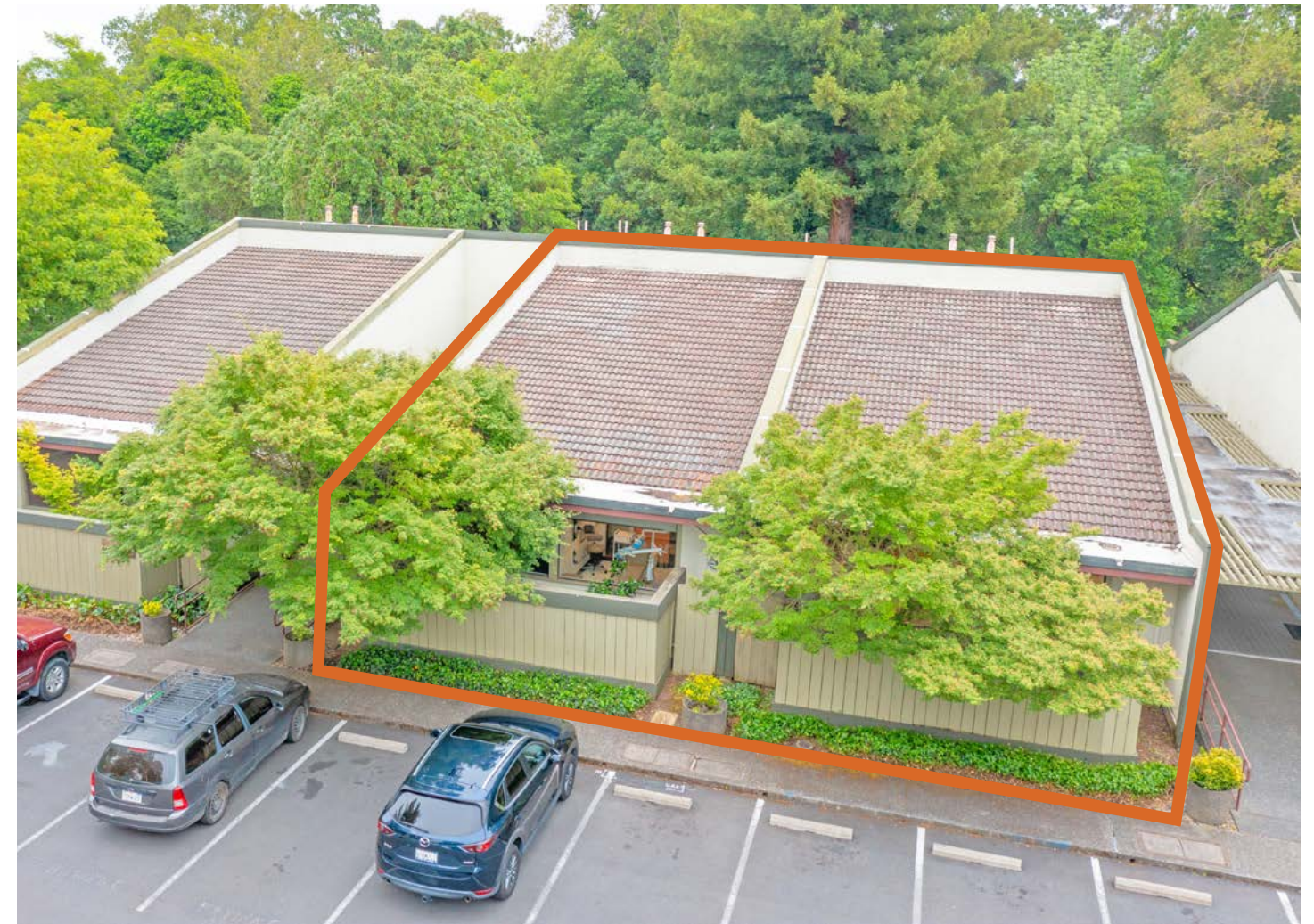
# ECONOMICS

## REVENUE

Suite	Tenant	Size	Expiration	Base Rent Per Mo	Base Rent Per Year MG
108-110	Western Dental	2,000	1/31/2026	\$7,202.77	\$86,433.27
Subtotal		2,000	\$8,223.75	\$7,202.773	\$86,433.270

## EXPENSES

Item	Per Month	Per Year
Transaction Fee	\$1.04	\$12.45
Business Tax	\$38.92	\$467.03
CAM Expense	\$1,050.43	\$12,605.11
Insurance Expense	\$61.85	\$742.22
Janitorial Expense	\$56.67	\$680.00
Landscaping & Groundkeeping	\$91.67	\$1,100.00
Legal Fee	\$71.67	\$860.00
Repairs & Maintenance	\$1,309.87	\$15,718.41
Pro Forma Property Tax	\$727.25	\$8,726.97
Subtotal	\$3,409.35	\$40,912.19
Net Operating Income	-	\$45,521.08







# SANTA ROSA

Located in the heart of Sonoma County, Santa Rosa offers a captivating blend of urban convenience and Californian charm. This dynamic city, located just 55 miles north of San Francisco, beckons with a flourishing wine scene, rich cultural heritage, and stunning natural beauty.

Investing in Santa Rosa presents a chance to be part of a flourishing community. This city's dynamic energy, coupled with its natural beauty and cultural richness, promises an unparalleled lifestyle experience.

## THRIVING WINE COUNTRY HUB:

- Position your property at the epicenter of California's prestigious Wine Country. Wineries boasting world-class varietals and captivating landscapes are mere moments away.
- From intimate tasting rooms to sprawling vineyards, Santa Rosa caters to every palate and preference.

## CULTURAL TAPESTRY:

- Immerse yourself in a vibrant arts scene. Explore the Charles M. Schulz Museum, a haven for Peanuts enthusiasts, or be mesmerized by renowned performances at the Luther Burbank Center for the Arts.
- History buffs will delight in exploring the city's well-preserved neighborhoods, each boasting unique architectural styles.

## OUTDOOR PARADISE:

- Santa Rosa serves as a haven for outdoor enthusiasts. Hike amidst towering redwoods in Annadel State Park, or cycle along scenic trails that weave through the countryside.
- The city's proximity to the Californian coast unlocks a world of beachfront recreation, offering a perfect balance to urban life.

## BEYOND THE WINERIES:

- Santa Rosa is a haven for families. The Children's Museum of Sonoma County sparks imaginations with interactive exhibits, while families can bond over delicious meals at farm-to-table restaurants showcasing the region's bounty.
- A thriving craft brewery scene and a diverse culinary landscape cater to every taste bud.





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