

418 Aviation Blvd

SANTA ROSA, CA 95403



Property Description

Presenting 418 Aviation Blvd, a \pm 6,592 SF multi-tenant office/medical building on \pm 0.10 acres, strategically located in the Airport Business Center within the Santa Rosa submarket. This well-positioned asset offers both stabilized income and significant lease-up potential, with current occupancy at 51.3% and \pm 3,212 SF available.

Built in 1991, the property features flexible suite configurations, a strong parking ratio of 6.0/1,000 SF, and a professional environment suitable for a wide range of tenants. Recent leasing activity in the submarket supports competitive asking rents of

Offering Summary

Sale Price:	\$1,970,000
Cap Rate:	7.2%
Market Cap Rate:	16.9%
Price/SF:	\$140,802.00
Building Size:	6,592 SF
NOI:	\$140,802
Occupancy:	100%



Scan/Click for Offering
Memorandum



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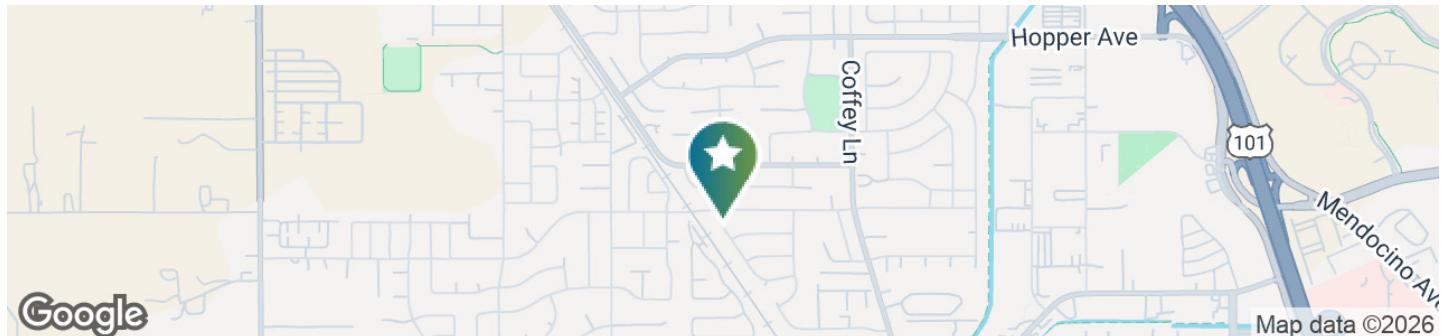
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Additional Photos



Location Information



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