

# 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

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



Scan/Click for Offering Memorandum



**James Kilpatrick**  
President  
james@nainorcal.com  
510.290.9647  
CalDRE #01277022

**Seth Hubbert**  
Investment Advisor  
shubbert@nainorcal.com  
510.332.9389  
CalDRE #02158135

**Damon Gerstein**  
Investment Advisor  
dgerstein@nainorcal.com  
415.465.4907  
CalDRE #02268840

**Tim Marshall**  
Investment Advisor  
tmarshall@nainorcal.com  
408.502.5363  
CalDRE #02325164

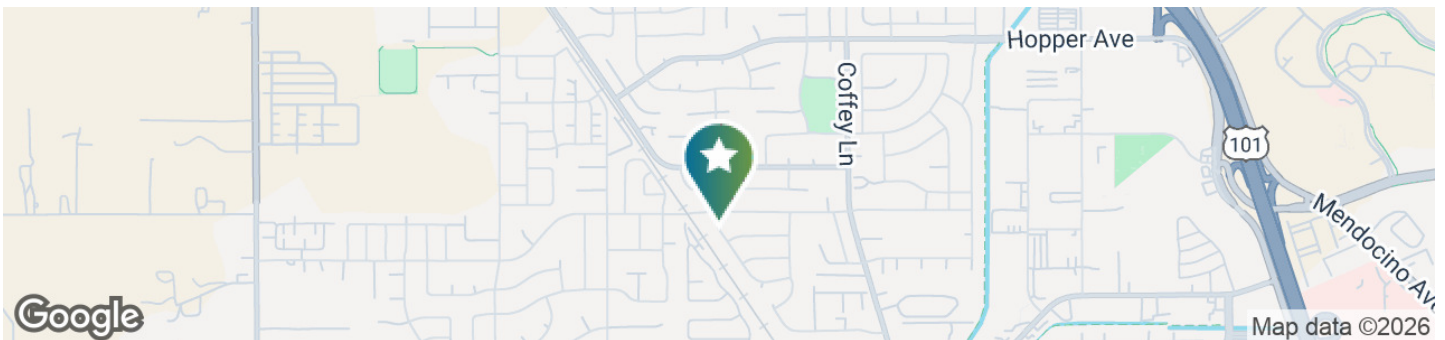
**Ian Cruda**  
Investment Advisor  
icruda@nainorcal.com  
408.204.2287  
CalDRE #02250093



## Additional Photos



## Location Information



## For More Information

**James Kilpatrick**  
President  
james@nainorcal.com  
510.290.9647  
CalDRE #01277022

**Seth Hubbert**  
Investment Advisor  
shubbert@nainorcal.com  
510.332.9389  
CalDRE #02158135

**Damon Gerstein**  
Investment Advisor  
dgerstein@nainorcal.com  
415.465.4907  
CalDRE #02268840

**Tim Marshall**  
Investment Advisor  
tmarshall@nainorcal.com  
408.502.5363  
CalDRE #02325164

**Ian Cruda**  
Investment Advisor  
icruda@nainorcal.com  
408.204.2287  
CalDRE ##02250093