

# Santa Rosa Light Industrial Site

## ± 3.82 Acres / 2 Parcels

3114 Santa Rosa Avenue - APN 044-101-003 (AKA 3120)

3122 Santa Rosa Avenue - APN 044-101-004 (AKA 3160)

APN# 044-101-003  
±0.81 Acres

APN# 044-101-004  
±3.01 Acres

**FOR SALE**

\$4,250,000 | \$25.54 PSF

**±3.82 ACRES**

±166,400 SQUARE FEET

**ZONED**

M-1 & R-3

**NEWMARK**

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# Property Offering Summary

## 3114 SANTA ROSA AVENUE - APN# 044-101-003

- Zoned: M-1
- ±3.01 Acres
- ±131,115 SF Lot

Water	Well - City water stubbed to site
Sanitary	County sewer
Electricity/Gas	PG&E
3 Tenants	1 - Smith Rentals occupies property on a month to month basis and currently purchasing business from the Seller and not paying rent. 2 - Angel Motors is a used car sales lot and has a lease until August 31, 2026. Currently paying \$5138 a month. 3 - Dream Homes occupies part of the office building (occupied by Smith Rentals – the seller) in the back and it is included in their rent.

## 3122 SANTA ROSA AVENUE - APN# 044-101-004

- Zoned: R-3
- ±.81 Acres
- ±35,283 SF Lot

Water	City water stubbed to site
Sanitary	None
Electricity/Gas	PG&E
Tenants	Leased to American Dream homes until 6/30/27. They have exercised their option and are currently paying \$6,588 a month

### 2025 DEMOGRAPHICS 5 MILE RADIUS - SANTA ROSA AVENUE

Traffic Count	Over 18,352 cars per day
AVG. HH Income	\$107,260 annual
Population	199,095 people

# Property Description

## Zoning

County of Sonoma (M-1) 3114 SANTA ROSA AVENUE - APN# 044-101-003  
County of Sonoma (R-3) 3122 SANTA ROSA AVENUE - APN# 044-101-004

Two unique parcels located on Santa Rosa Avenue adjacent to the City of Santa Rosa city limits featuring ±460 feet of street frontage. The largest parcel of 3.01 acres is zoned M-1 (Light Industrial) and the other parcel of 0.81 acres is zoned R-3 (Multifamily) both parcels are County of Sonoma jurisdiction.

The current uses on the parcels include U-Haul truck rentals including RV & car rentals, RV storage and used Auto sales and Manufactured Home sales.

The properties are adjacent to Santa Rosa City Limits and are designated in their General Plan as Medium Density. Both parcels are in County of Sonoma jurisdiction.

## Location

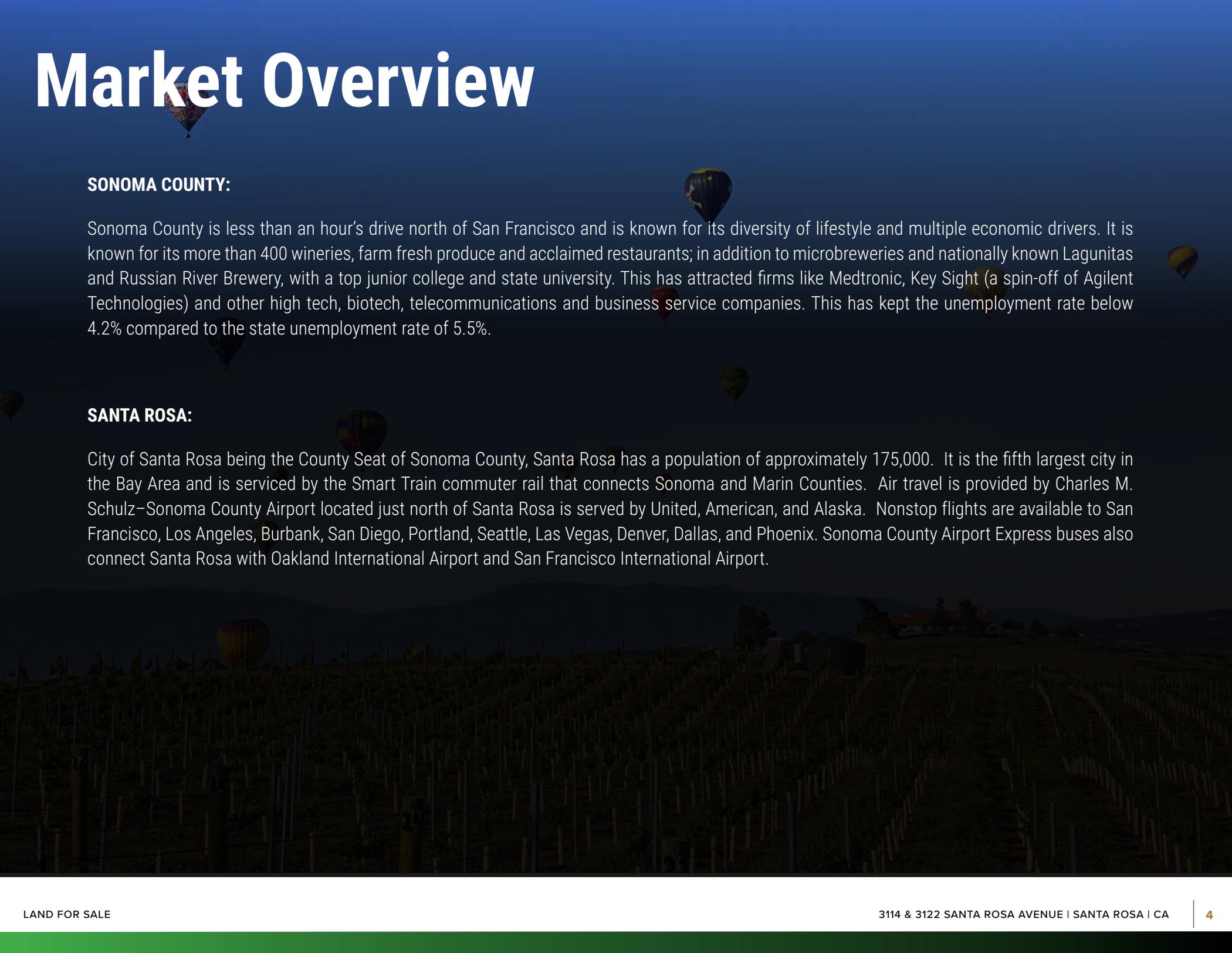
These properties are located in the path of progress in Santa Rosa's prime commercial corridor with many surrounding businesses and recently constructed multifamily housing.

Located on the southern end of Santa Rosa's sphere of influence, has attracted many regional retail shopping centers and big box retailers such as Best Buy, Costco, Target, Grocery Outlet, REI

These properties are located in a prime commercial corridor with many surrounding businesses and recently constructed multifamily housing developments.

Regional retail shopping centers and minutes away with big box retailers such as REI, Costco, Target, Grocery Outlet. Located on the southern end of Santa Rosa's growth pattern, the value of land has continued to increase in value over the years.

# Market Overview



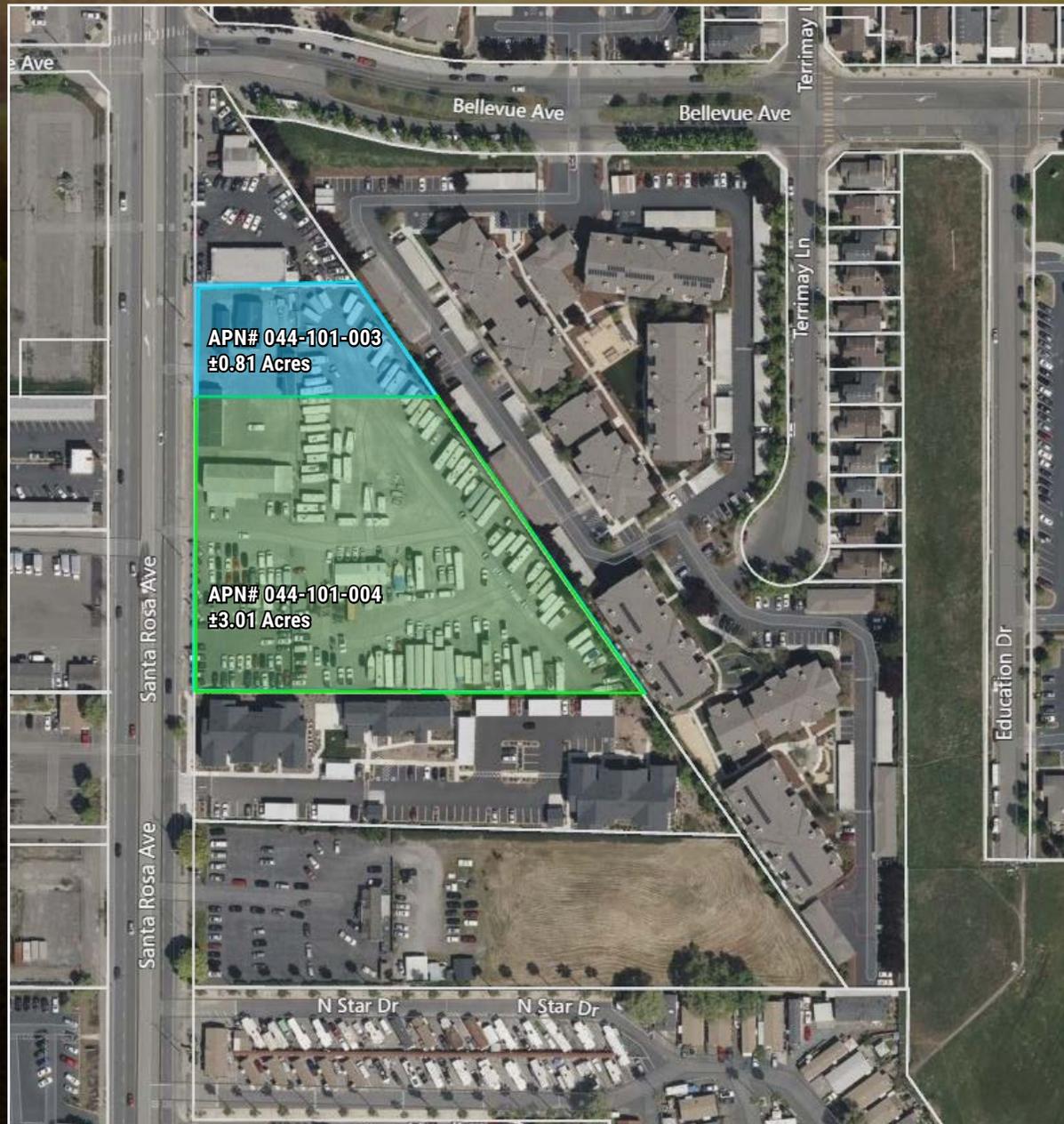
## **SONOMA COUNTY:**

Sonoma County is less than an hour's drive north of San Francisco and is known for its diversity of lifestyle and multiple economic drivers. It is known for its more than 400 wineries, farm fresh produce and acclaimed restaurants; in addition to microbreweries and nationally known Lagunitas and Russian River Brewery, with a top junior college and state university. This has attracted firms like Medtronic, Key Sight (a spin-off of Agilent Technologies) and other high tech, biotech, telecommunications and business service companies. This has kept the unemployment rate below 4.2% compared to the state unemployment rate of 5.5%.

## **SANTA ROSA:**

City of Santa Rosa being the County Seat of Sonoma County, Santa Rosa has a population of approximately 175,000. It is the fifth largest city in the Bay Area and is serviced by the Smart Train commuter rail that connects Sonoma and Marin Counties. Air travel is provided by Charles M. Schulz–Sonoma County Airport located just north of Santa Rosa is served by United, American, and Alaska. Nonstop flights are available to San Francisco, Los Angeles, Burbank, San Diego, Portland, Seattle, Las Vegas, Denver, Dallas, and Phoenix. Sonoma County Airport Express buses also connect Santa Rosa with Oakland International Airport and San Francisco International Airport.

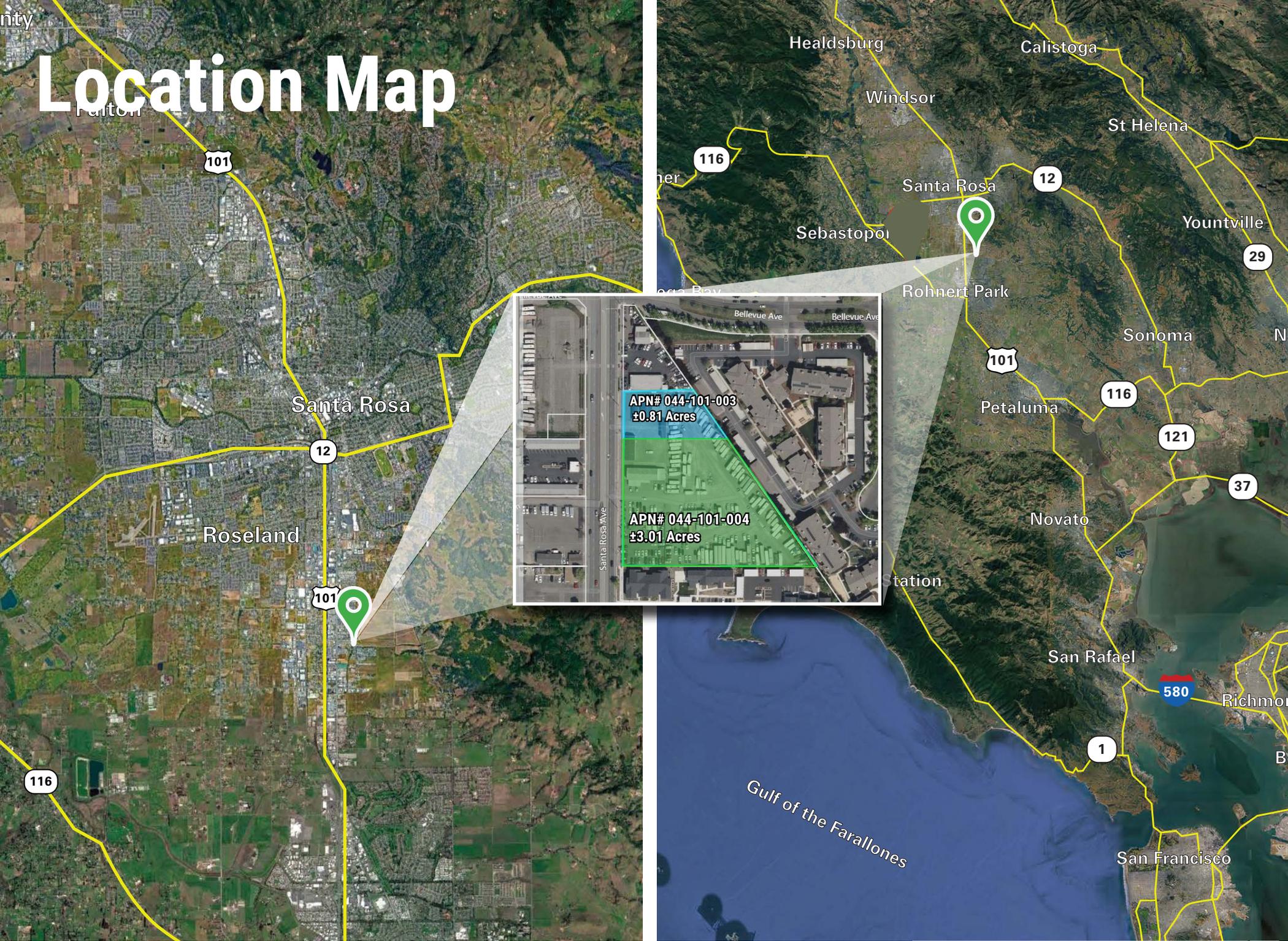
# Parcel Map



# Property Photos



# Location Map



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