

FOR SALE OFFICE CONDOMINIUM



THE OAKS

1400 N. DUTTON AVE., UNIT 21, SANTA ROSA, CA

PRICE - \$676,000



Paul Schwartz

Senior Associate, Commercial Real Estate

Cell: 707-479-1841

SchwartzBroker@gmail.com

CalBRE #01111744

corcoran

ICON PROPERTIES
COMMERCIAL

Property Summary

Price:	\$676,000	Year Built:	1982
Building Size:	2,457± SF	Zoning:	BP - Business Park
Price/SF:	\$275/SF	Parcel #:	036-450-021

This office condominium has an Home Owners Association (HOA) that manages and maintains the property along with the adjacent 23 units in the office complex. There are shared restrooms and kitchen facilities, as well as abundant parking.

Unit 21 includes approximately 6 private offices, a conference room, reception desk, lobby area and support staff area.



Location

The building is located in The Oaks office condominium development adjacent to the Santa Rosa Business Park area along N. Dutton Ave. The property is situated in a convenient location between W. College Ave. and Guerneville Rd. with easy access to Hwy. 101 and 12. It includes excellent onsite parking and attractive, mature landscaping.

The condominium unit is located within walking distance to the Parkpoint Health and Racquet Club, hair salons, a physical therapy center, an urgent care clinic, a branch of Redwood Credit Union, and Franchetti's Restaurant in Santa Rosa Business Park. It is within approximately one mile of the Coddington Shopping Center and U.S. Post Office. There is a conveniently located SMART Train station at Guerneville Rd., one block east of North Dutton Ave.

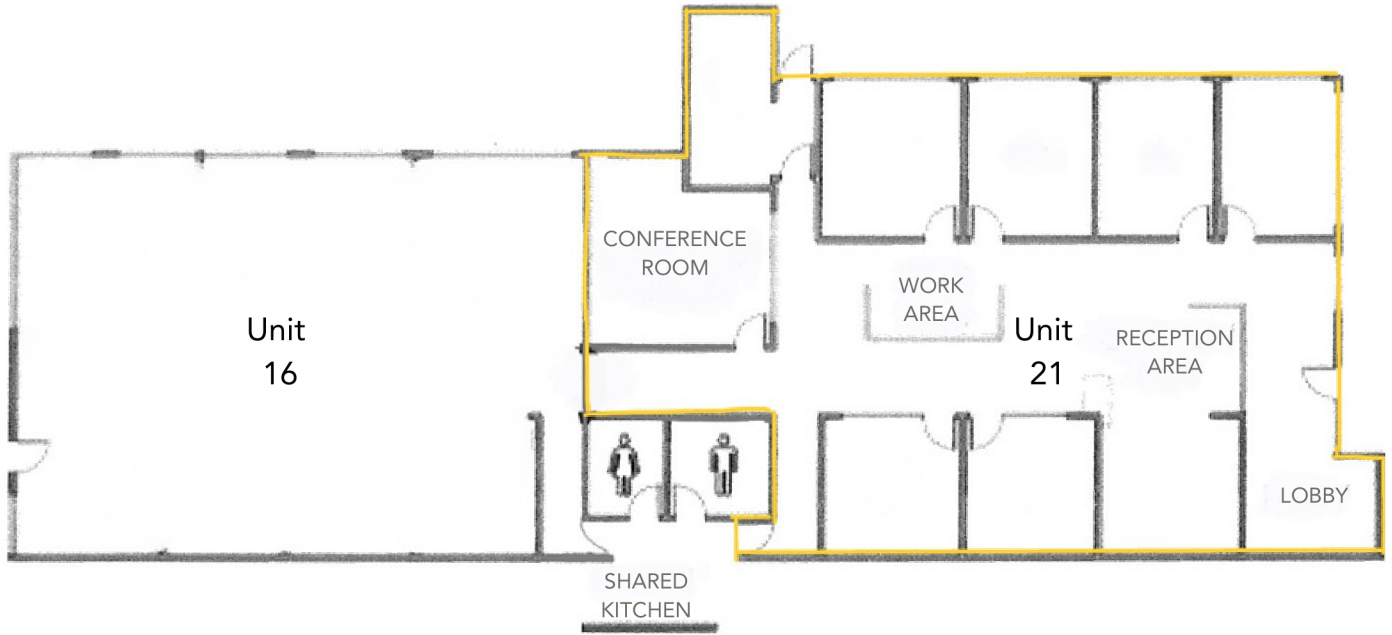


Building Features

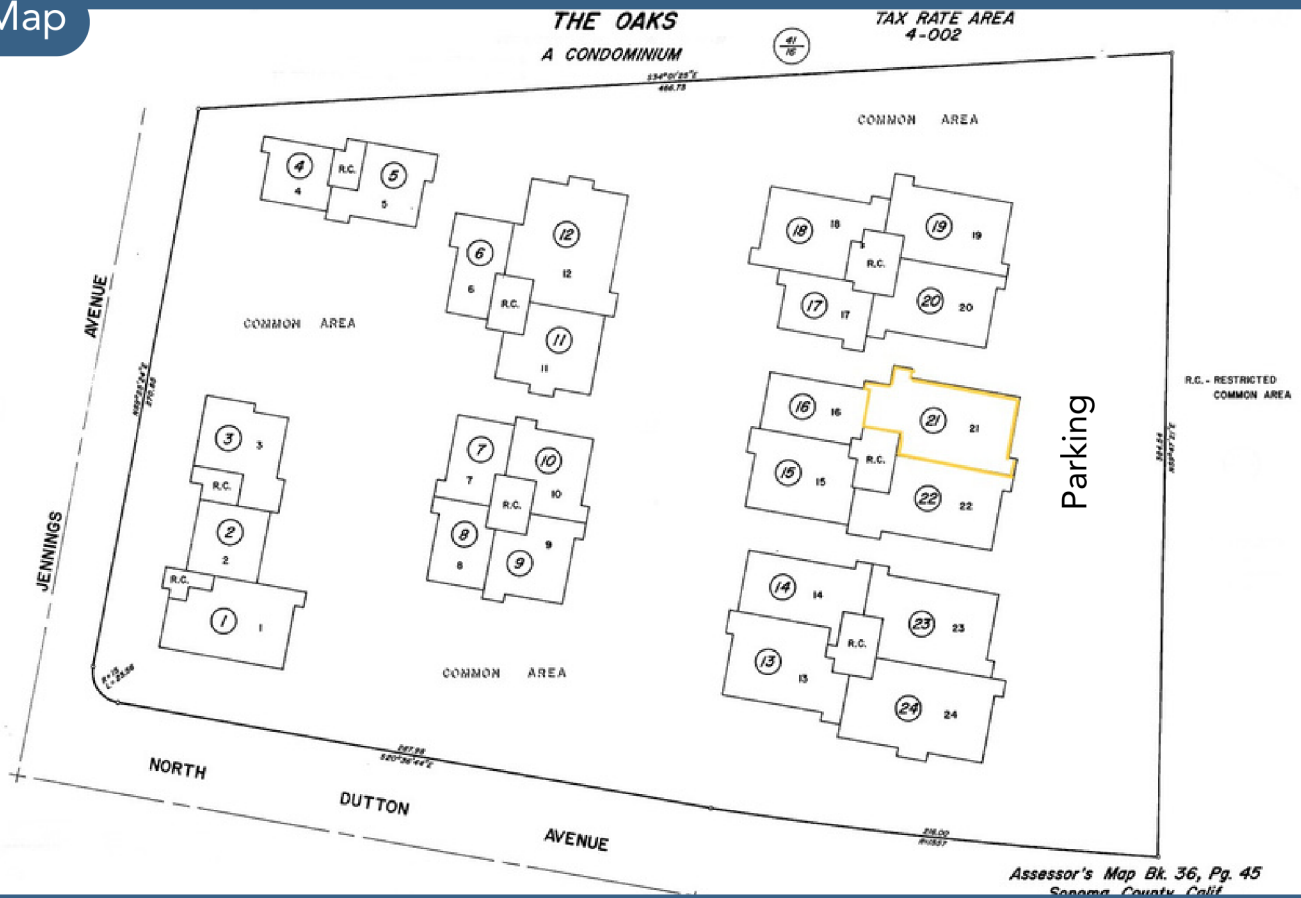
- Extensive exterior glass
- Flexible plan - multiple private rooms
- Large kitchen/break-room area
- Shared with 23 other professional offices

- Professional building management
- Well maintained exterior common areas
- Suite exterior signage
- Quality interior improvements

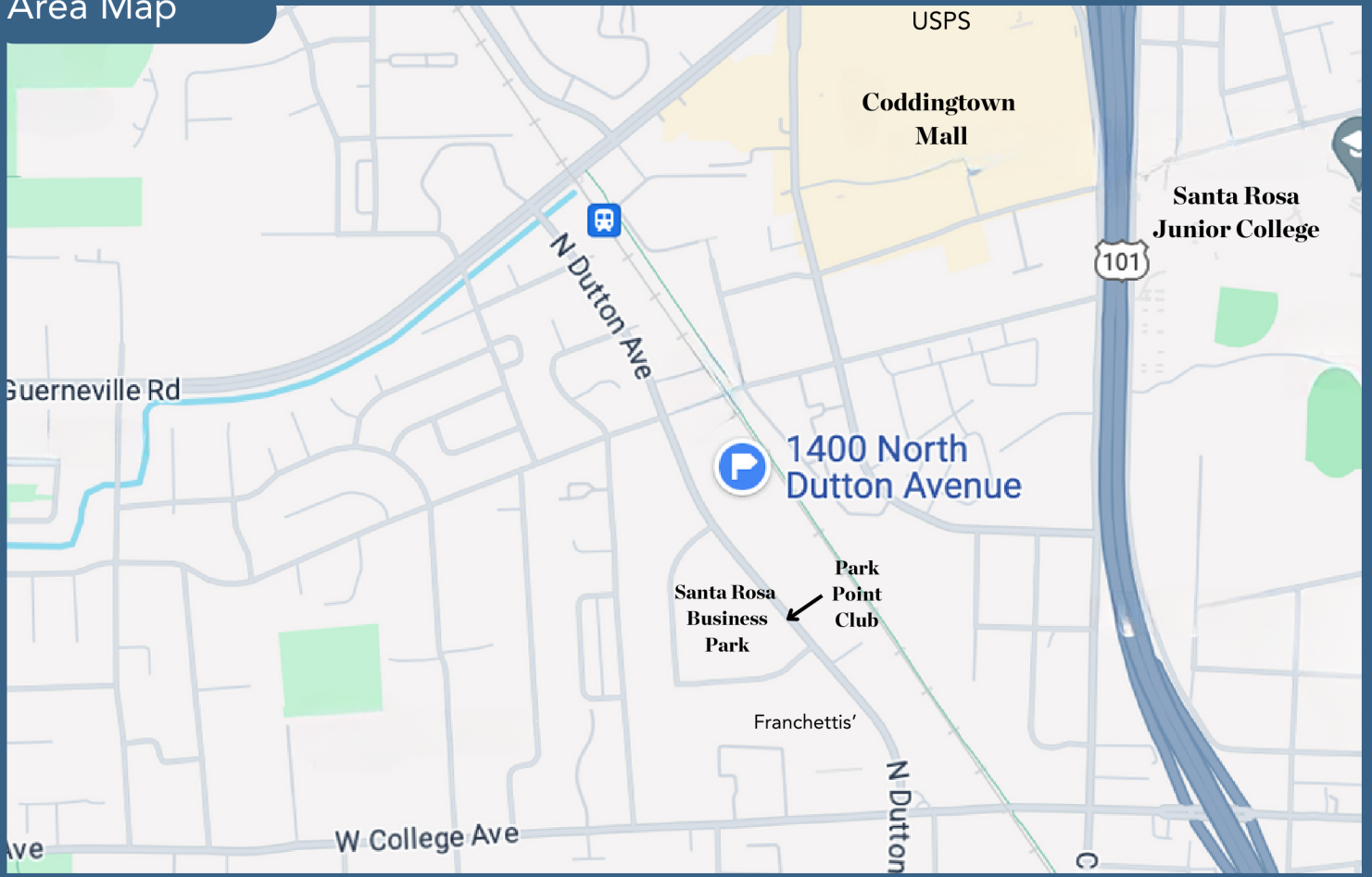
Floor Plan



Parcel Map



Area Map



Aerial Map



Santa Rosa/Sonoma County

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world- renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbeldt Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

Links:

Santa Rosa Chamber of Commerce — www.santarosametrochamber.com

Sonoma County Economic Development Board — www.sonomaedb.org

City of Santa Rosa — www.srcity.org

Press Democrat Newspaper — www.PressDemocrat.com

North Bay Business Journal — www.NBBJ.com

©2020 Corcoran Group LLC. All rights reserved. Corcoran® and the Corcoran Logo are registered service marks owned by Corcoran Group LLC. Corcoran Group LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated. ©2020

corcoran

ICON PROPERTIES
COMMERCIAL

www.CorcoranIcon.com

2416 Sonoma Avenue
Santa Rosa, CA 95405