

3388 Regional Pkwy

SANTA ROSA, CA 95403

FOR
SALE



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CALDRE #02020207

PROPERTY DESCRIPTION

W Commercial is pleased to present to the market **3388 Regional Parkway** in Santa Rosa's Airport area. The property is a multi-tenant office/warehouse building. It is currently broken up into 3 different suites but can be combined for a single tenant or owner user. The property is 16,800 square feet with a combination of recently remodeled office space as well as high bay warehouse space. There is ample parking and an exclusive yard ideal for any onsite storage of material or extra parking. Located less than a mile away from the Sonoma County Airport. This property is an ideal fit for an owner user who wants to expand in the future or simply enjoy rental income in addition to their occupancy.

OFFERING SUMMARY

- **Sale Price:** \$3,700,000.00
- **Price Per Square Foot:** \$220
- **Sale Type:** Investment/ Owner User
- **Available Square Feet:** 8,800-16,000



LOT SIZE
49,658 SQF
1.14 ACRES



BUILDING SIZE
16,800 SQF



YEAR BUILT
1988



ZONING
M2 - HEAVY INDUSTRIAL



CLEARANCE HEIGHT
18'



ROLL UP DOORS
5 - 16' DOORS



PARKING SPACES
30+



POWER
1,200 AMPS
3 PHASE



HVAC
YES



GAS
YES



SPRINKLERS
YES

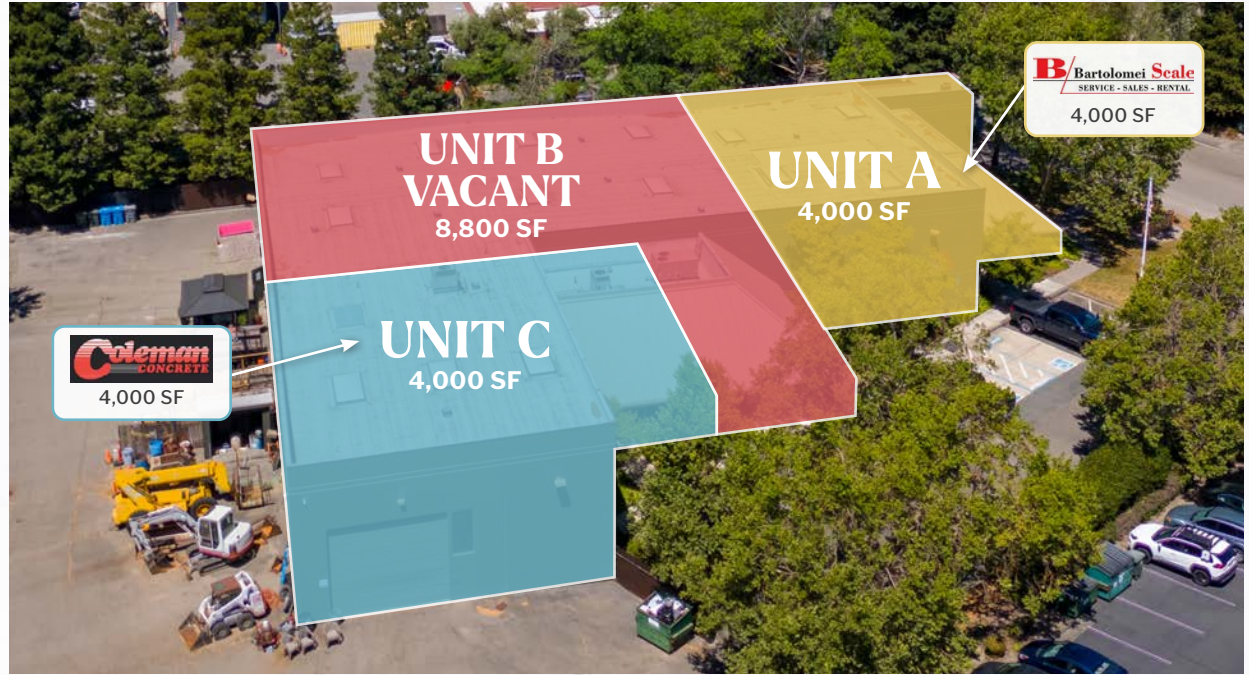


RESTROOMS
6

PROPERTY HIGHLIGHTS

Owner User/ Income Opportunity: The property offers an ideal combination for an owner user to occupy the property while taking advantage of the existing income the leases generate.

Current Tenants: Two units are currently occupied with short-term leases that expire March 30, 2025. Both tenants have expressed interest in renewing.



TENANT INFO

B Bartolomei Scale SERVICE - SALES - RENTAL **Bartolomei Scale:** Bartolomei Scale Inc. is a family owned and operated scale business headquartered in Santa Rosa, CA, licensed by the state of California, and fully insured to protect our customers. We specialize in the (sale, service and rental) of scale products manufactured by a broad list of leading scale companies. The primary markets for our products and services consist of the manufacturing industry, food processing, agriculture, grape growers and wineries, farmers market, cement, quarry, asphalt, plus retail food services. www.bartolomeiscale.com



Coleman Concrete: Coleman Concrete is a reputable concrete company based in Santa Rosa, CA, specializing in providing high-quality concrete services to residential and commercial clients. With a team of experienced professionals, Coleman Concrete offers a wide range of concrete solutions, including installation, repair, and maintenance, to meet the diverse needs of its customers.

Tenant	Square Feet	Expiration	Rent
Bartolomei Scale	4,000	March 30, 2025	\$4,200 Gross

Tenant	Square Feet	Expiration	Rent
Coleman Concrete	4,000	March 30, 2025	\$4,697.67 Gross

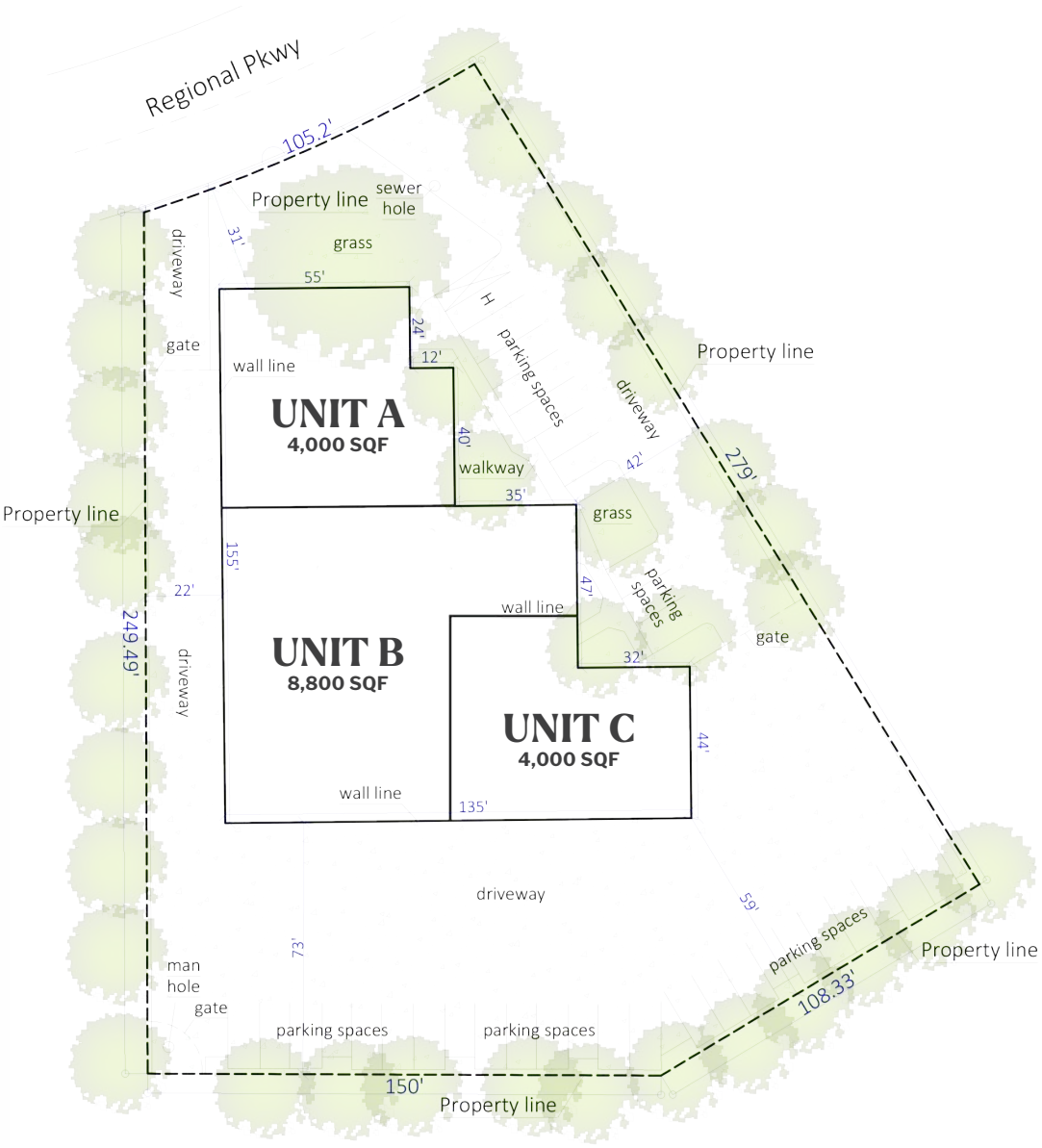
SITE PLAN



Scale 1"=40'

3388 Regional Pkwy
Santa Rosa, CA 95403

Parcel ID: 059-210-012-000
Lot Size: 1.14 Acres



KEY BUSINESSES

SHOPPING

- Trader Joe's
- Walmart
- The Home Depot
- Kohls

RESTAURANTS

- Burger King
- A&W Restaurant
- Carmen's Burger Bar
- Flavor Burger Café
- Momo Cafe

ENTERTAINMENT

- Airport Stadium 12
- Pacific Coast Air Museum
- Coddington Mall
- Charles Schulz Museum

INDUSTRY

- Les Schwab Tire Center
- Land Design Construction
- Tractor Supply

BREWERIES & WINERIES

- Russian River Brewing
- Sonoma-Cutrer Vineyards
- Kendall Jackson Wine
- Old World Winery
- Martinelli Vineyards
- Gamba Vineyards
- La Crema Winery



TRAVEL DISTANCES GOING NORTH

CITIES

- Windsor - 5 miles
- Healdsburg - 10 miles
- Ukiah - 59 miles
- Clearlake - 53 miles

AIRPORTS

- Sonoma County Airport (STS) - 1 mile
- Healdsburg Municipal Airport (KHES) - 15 miles
- Ukiah Municipal Airport (UKI) - 54 miles

FREEWAYS

- US Hwy 101 - 1 mile



NORTH



SOUTH

TRAVEL DISTANCES GOING SOUTH



SOUTH

CITIES

- Rohnert Park – 15 Miles
- Petaluma – 24 Miles
- Napa – 48 Miles
- San Francisco – 62 Miles
- Oakland – 65 Miles
- Sacramento – 102 Miles
- San Jose – 106 Miles

AIRPORTS

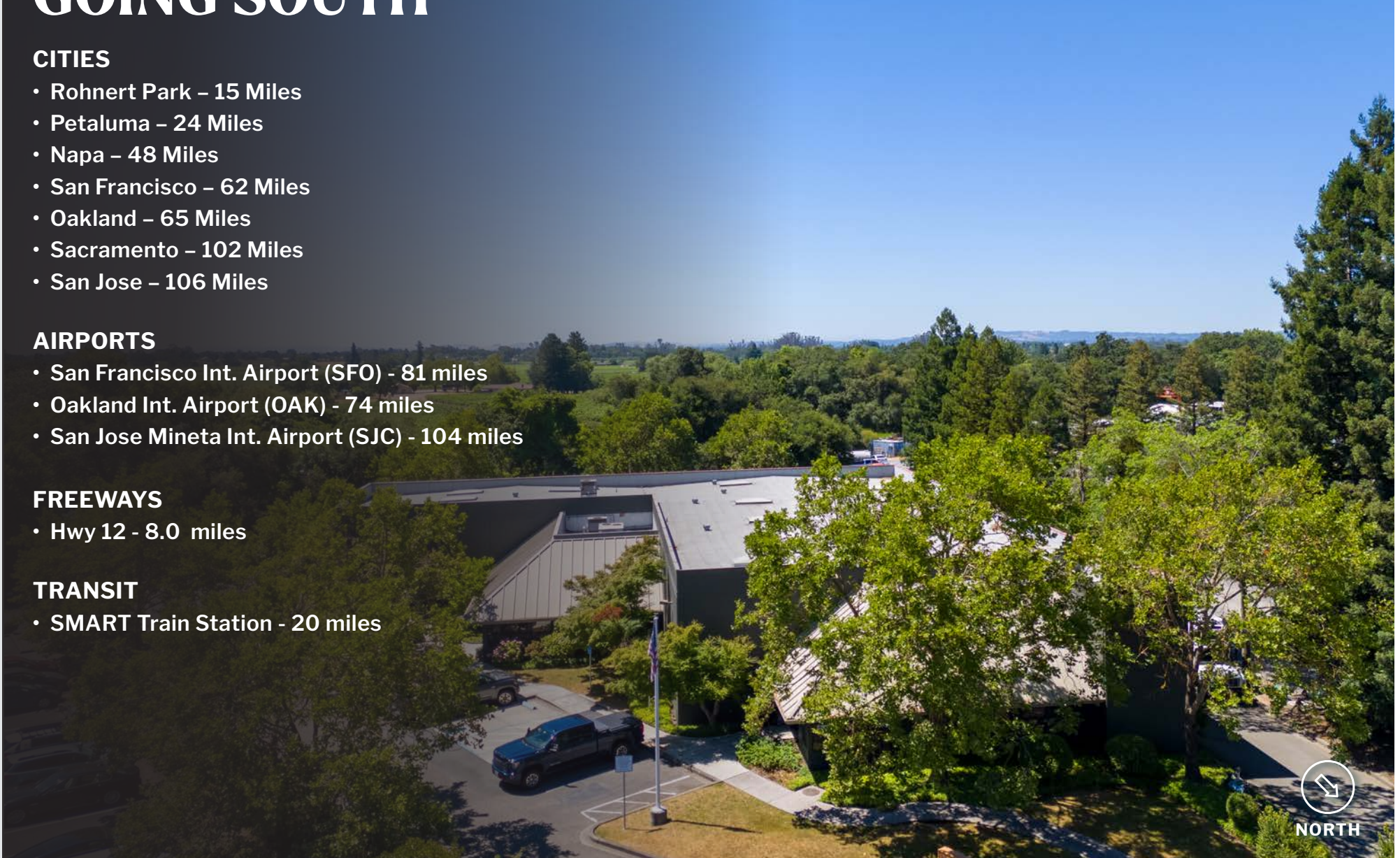
- San Francisco Int. Airport (SFO) - 81 miles
- Oakland Int. Airport (OAK) - 74 miles
- San Jose Mineta Int. Airport (SJC) - 104 miles

FREEWAYS

- Hwy 12 - 8.0 miles

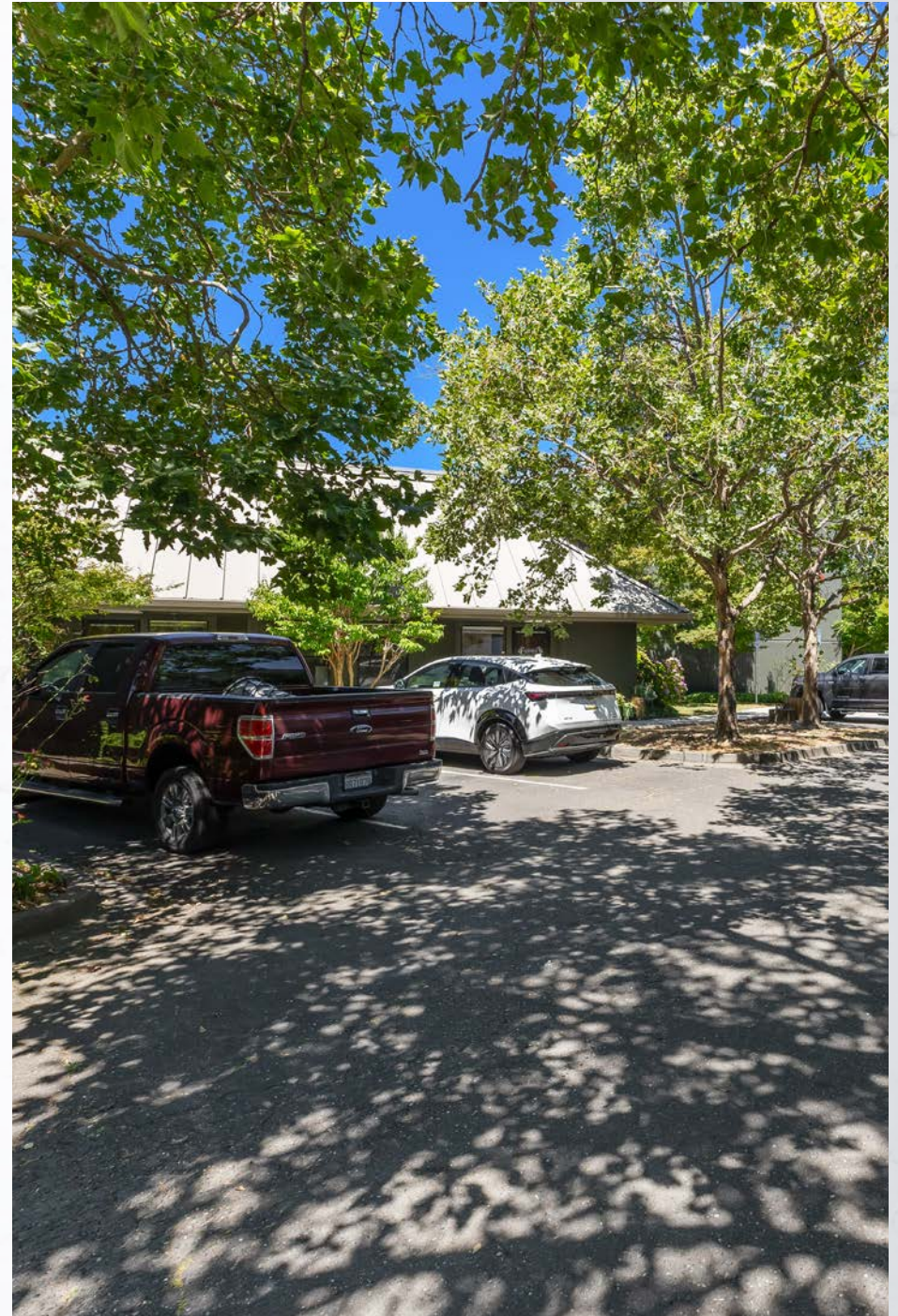
TRANSIT

- SMART Train Station - 20 miles

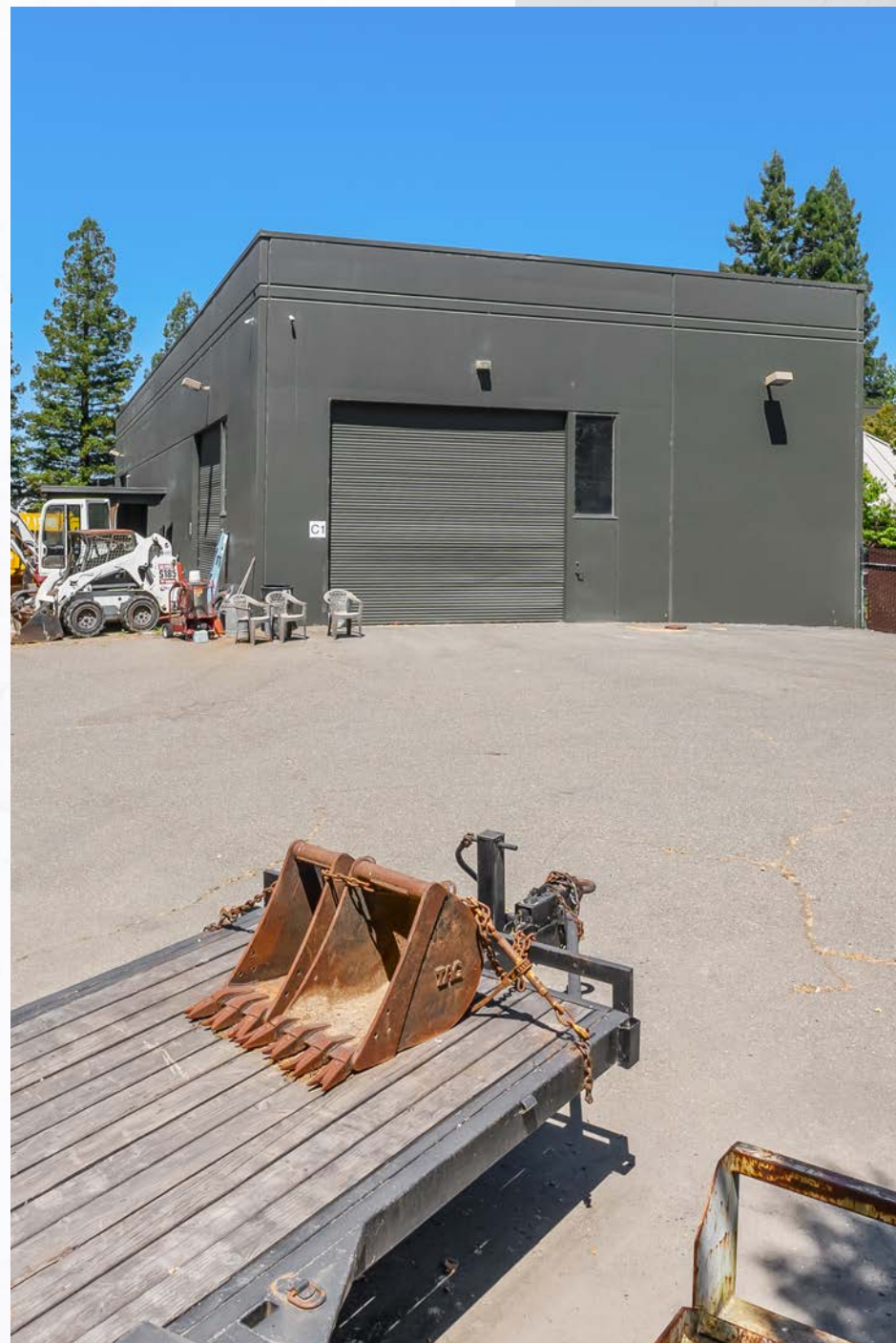


NORTH

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT SANTA ROSA, CA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



2024 POPULATION

175,669



AVERAGE AGE

40.4



AVERAGE HOUSEHOLD INCOME

\$92,604

ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

We work closely with owner-users, investors, and developers to identify opportunities and meet specific requirements. By conducting in-depth analyses, we maximize property valuations and ensure our clients achieve optimal returns on their investments.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

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