

FOR SALE & FOR LEASE

481 AARON STREET

COTATI, CA 94931



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±21,350 SF Industrial Building

OFFERING SUMMARY



W Commercial is pleased to present **481 Aaron Street — The Brisco Building** — in Cotati, for sale and for lease. This $\pm 21,350$ SF industrial building sits on a full one-acre parcel in the heart of the Petaluma/Cotati/Rohnert Park submarket, featuring M-1 industrial zoning, six roll-up doors, 18' clear height, and heavy power throughout. Delivered **fully vacant** with single- or multi-tenant capability, the property is an ideal fit for an owner-user seeking to occupy the building — in whole or in part — or for an investor looking to reposition and lease well-located North Bay industrial product. Minimal, high-quality office space fronts a majority high-clear warehouse, making it well suited to a wide range of traditional warehouse, distribution, and service-based users.



SALE PRICE
CALL BROKER



LEASE RATE
\$1.25 NNN



SALE TYPE
Investment/Owner User



AVAILABLE SF
 $\pm 21,350$ SF (0+ Divisible)



TENANCY
Single / Multi-Tenant

PROPERTY INFORMATION



**BUILDING
SIZE (RBA)**
±21,350 SF



LOT SIZE
1.00 AC
(43,560 SF)



YEAR BUILT
1986



TENANCY
Single /
Multi-Tenant



BUILDING FAR
0.49



**CLEARANCE
HEIGHT**
18'



ZONING
M-1 (Light/
General
Industrial),
City of Cotati



**ROLL UP
DOORS**
6



POWER
1,000 Amps,
240V, 3-Phase



HVAC
YES



GAS
YES



SPRINKLERS
YES



RESTROOMS
4



PARKING SPACES
32 surface spaces
(3.12 / 1,000 SF)

PROPERTY HIGHLIGHTS



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DELIVERED FULLY VACANT.

Offered as a whole or divisible for single- or multi-tenant occupancy.

SPACE	SIZE	STATUS	LEASE RATE
Entire Building	±21,350 SF	Vacant	\$1.25 NNN
Divisible		Vacant	\$1.25 NNN



HEAVY POWER

1,000 Amps at 480V three-phase (or 2,000 Amps at 120V), with power converters distributed throughout the property to support power-intensive operations.



EFFICIENT FLOOR PLAN

Minimal but high-quality office space fronting a majority of high-clear warehouse. Ideal for a wide range of traditional warehouse and distribution users.



SINGLE LOCATION

Discover this exceptional industrial building in a premier location, offering unparalleled access to a major freeway and convenient proximity to all of Sonoma County.

Its strategic position makes it easy to reach Santa Rosa, Petaluma, and destinations both north and south, providing seamless connectivity for your business operations.

Ideal for industrial users seeking efficiency and growth potential in a highly accessible hub.



LOT SIZE:
1.00 AC (43,560 SF)



SITE PLAN



481 Aaron Street
Cotati, CA 94931

Parcel ID:
144-010-043

Lot Size:
1.00 AC (43,560 SF)

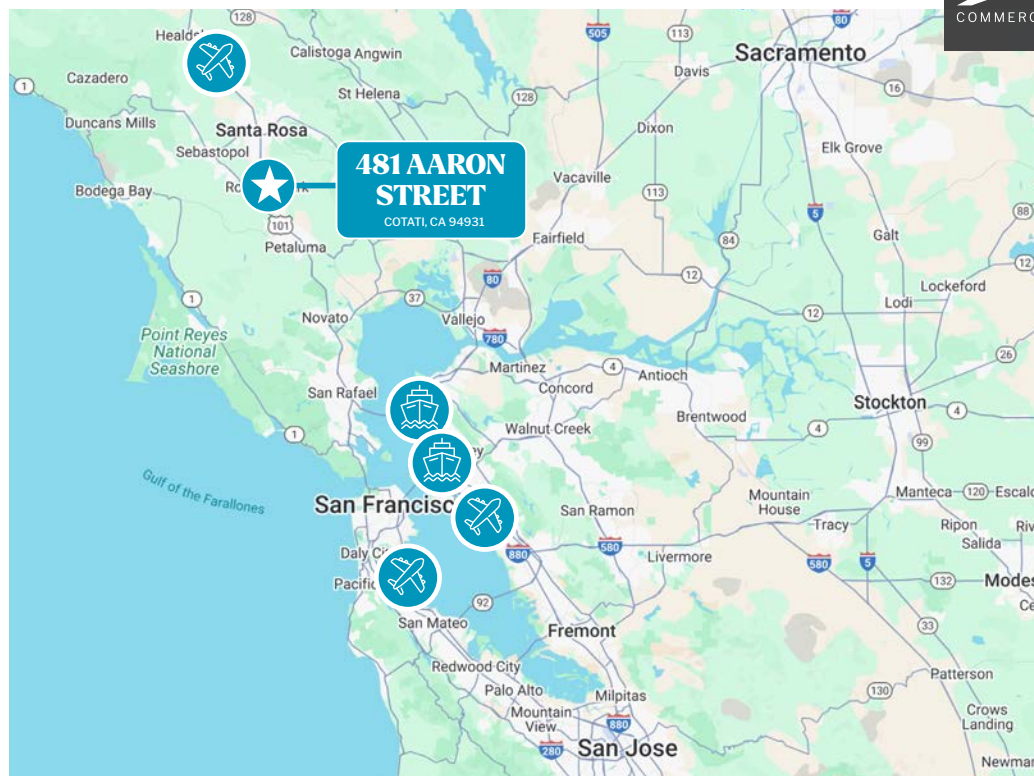
±21,350 SF

Aaron St.

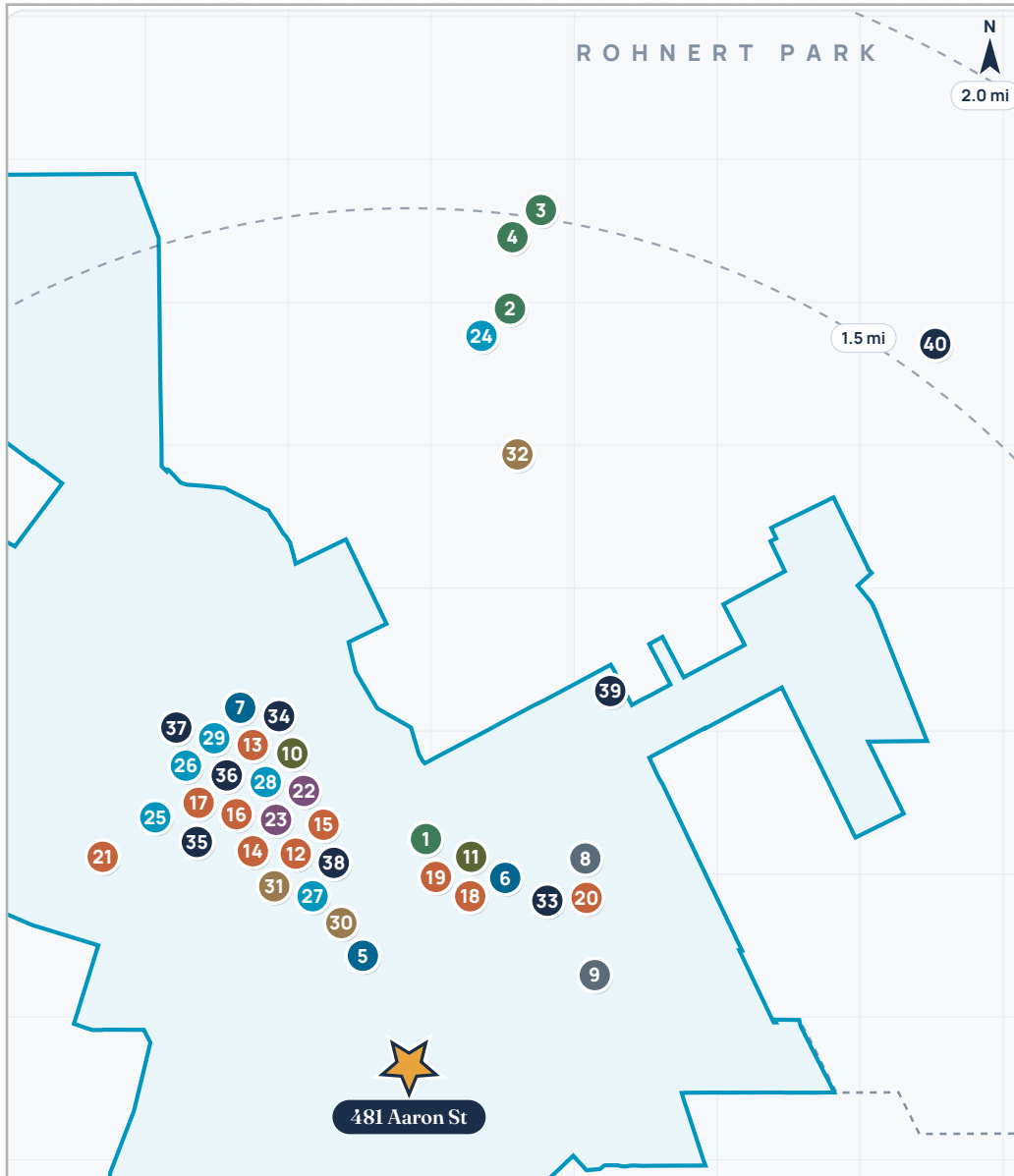
Mercantile Dr.

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	POPULATION	13,314	61,187	83,644
	HOUSEHOLDS	5,202	22,335	29,700
	AVG. HOUSEHOLD INCOME	\$101,913	\$125,738	\$121,701
	MEDIAN HOUSEHOLD INCOME	\$83,617	\$99,838	\$96,955
	AVG. HOUSEHOLD SIZE	2.50	2.60	2.60
	MEDIAN AGE	37.7	38.6	38.8
	MEDIAN HOME VALUE	\$584,964	\$698,052	\$716,457
	OWNER / RENTER OCCUPIED	38% / 62%	55% / 45%	55% / 45%
	CIVILIAN EMPLOYED	7,144	33,698	45,357



AMENITIES MAP



481 Aaron St

Subject Property · Cotati, CA

DINING & EATERIES

10

- 12 Redwood Cafe 0.8 mi
- 13 Superburger 0.7 mi
- 14 Tiny Thai 0.8 mi
- 15 Sal's Pizzeria 0.8 mi
- 16 Cafe Salsa 0.8 mi
- 17 Slow Co. Pizza 0.7 mi
- 18 Jersey Mike's 1.0 mi
- 19 Galvan's Eatery & B... 0.9 mi
- 20 Mi Ranchito Mexica... 0.6 mi
- 21 Mai Vietnamese Cui... 1.1 mi

COFFEE & CAFÉS

2

- 10 Cotati Coffee Com... 0.7 mi
- 11 Starbucks 1.0 mi

GROCERY & MARKETS

4

- 1 Oliver's Market 0.9 mi
- 2 Raley's 1.3 mi
- 3 Safeway 1.4 mi
- 4 Grocery Outlet 1.5 mi

SHOPPING & SERVICES

6

- 24 Ross Dress for Less 1.3 mi
- 25 Apple Valley Plaza 1.0 mi
- 26 Professional Frami... 0.7 mi
- 27 WiFi Wash 0.7 mi
- 28 Ladybirds Flora & A... 0.7 mi
- 29 Loud and Clear Mus... 0.7 mi

BARS & NIGHTLIFE

2

- 22 Spancky's Bar 0.7 mi
- 23 Tradewinds Bar 0.7 mi

HEALTH & FITNESS

3

- 5 Walgreens 0.8 mi
- 6 Energy Health Clubs 1.1 mi
- 7 Songbird Communi... 0.8 mi

HOME & HARDWARE

2

- 8 Cotati True Value H... 0.6 mi
- 9 Lowe's Home Impro... 0.9 mi

FUEL & CONVENIENCE

3

- 30 Chevron 0.8 mi
- 31 76 1.0 mi
- 32 Valero 1.3 mi

CIVIC, PARKS & SCHOOLS

8

- 33 Cotati SMART Stati... 1.3 mi
- 34 Cotati Chamber of ... 0.6 mi
- 35 Cotati City Hall / Ci... 0.6 mi
- 36 La Plaza Park 0.7 mi
- 37 Putnam Park 0.8 mi
- 38 Cotati Park & Ride 0.8 mi
- 39 Thomas Page Acad... 1.4 mi
- 40 Rancho Cotate Hig... 1.5 mi

ABOUT COTATI, CA

Cotati is a small, walkable city in southern Sonoma County, positioned directly on US-101 between Rohnert Park and Petaluma — one of the most connected points in the North Bay. Best known for its historic hexagonal La Plaza Park and active downtown, the city pairs a strong sense of place with practical, business-friendly industrial and commercial corridors along Gravenstein Highway and Old Redwood Highway.

Its central location gives businesses fast reach across Sonoma and Marin counties and into the greater Bay Area, supported by direct freeway access, the nearby SMART rail station, and proximity to Sonoma State University and the Graton Resort & Casino employment base. For industrial users and investors, Cotati offers the connectivity of the 101 corridor without the cost basis of the larger North Bay markets — a combination that continues to drive demand for well-located industrial product like 481 Aaron Street.



2024 POPULATION
7,562



AVERAGE AGE
40.2



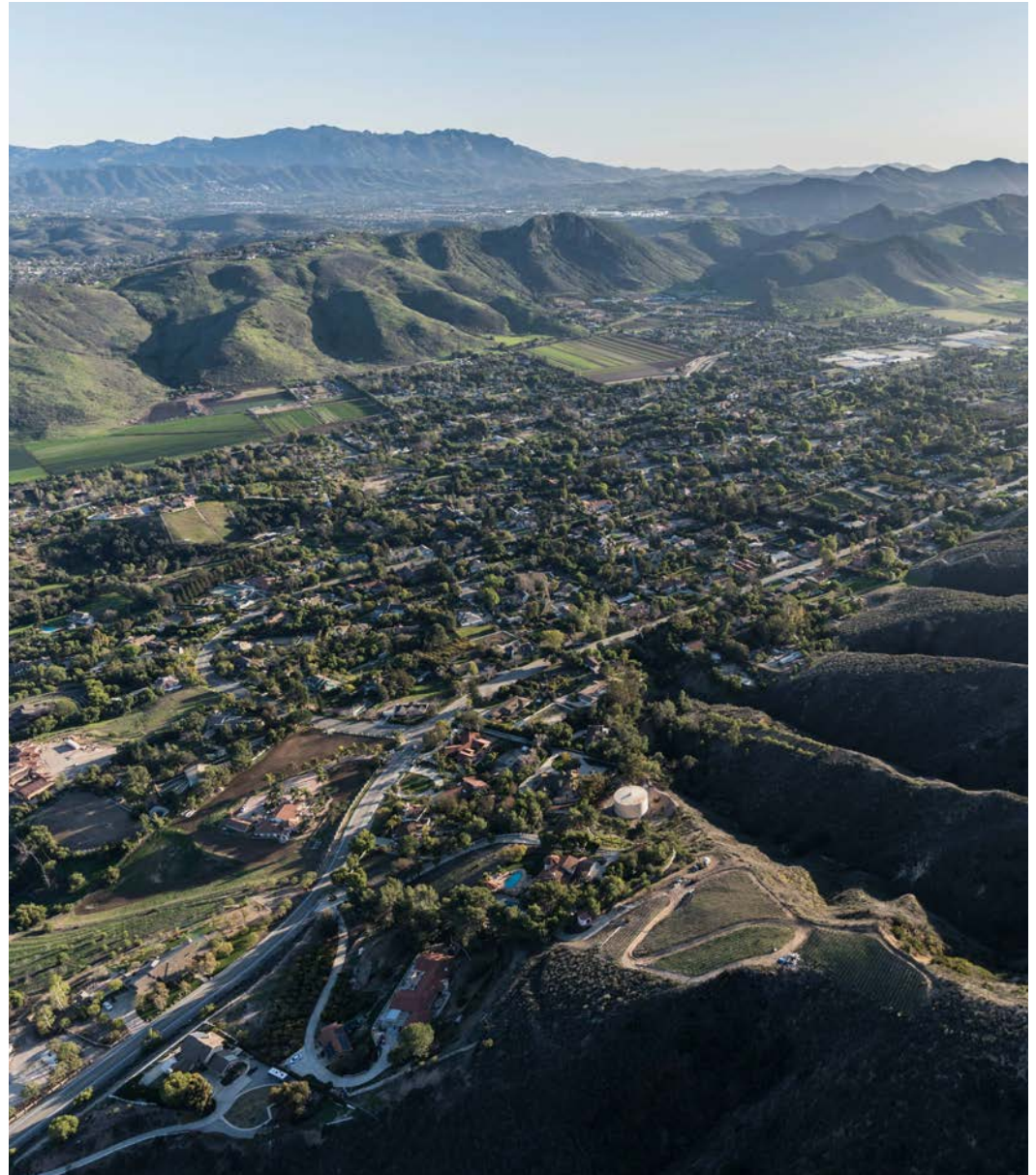
AVERAGE HOUSEHOLD INCOME
\$92,933

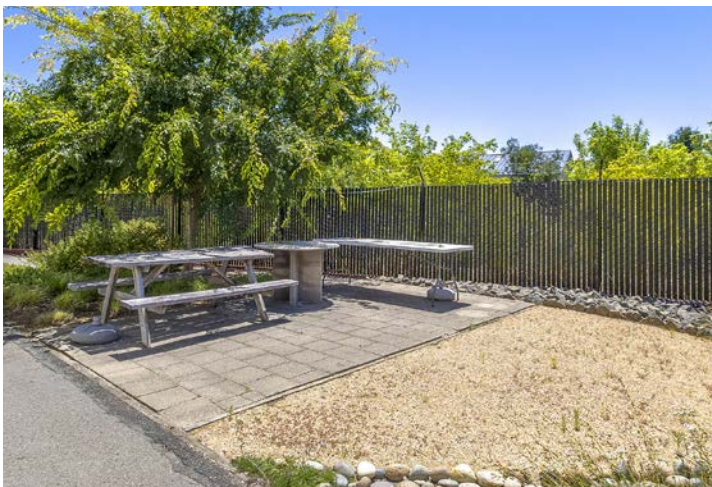
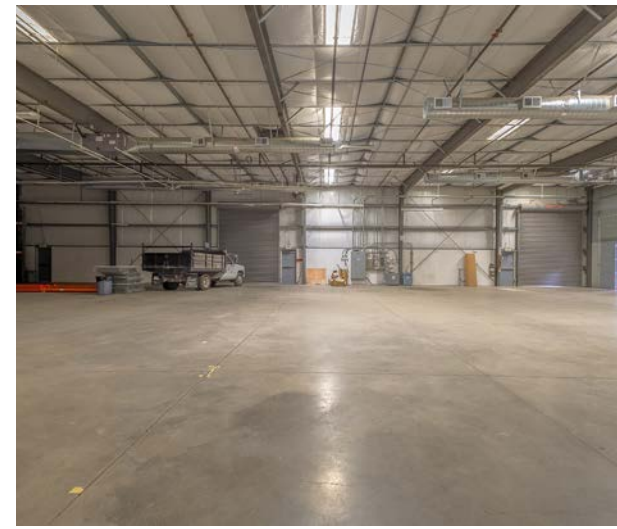
ABOUT W COMMERCIAL

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.

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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