

1700 Piner Road

SANTA ROSA, CA 95403

FOR
SALE



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CALCRE #02020207

PROPERTY DESCRIPTION

W Commercial is please to present to the market for sale the property at **1700 Piner Road in Santa Rosa California**. The property is a multi tenant industrial building along Piner Road. Currently occupied by multiple tenants with short term leases.

OFFERING SUMMARY

Sale Summary: \$1,950,000 (\$216 psf)



LOT SIZE
17,859 SF



BUILDING SIZE
8,432 SF



YEAR BUILT
1972



ZONING
IL - LIGHT INDUSTRIAL



CLEARANCE HEIGHT
14'-16'



ROLL UP DOORS
4



PARKING SPACES
16



POWER
**600 AMPS
3 PHASE**



HVAC
NONE



GAS
YES



SPRINKLERS
YES



RESTROOMS
3

PROPERTY HIGHLIGHTS

- Frontage Along Piner Road
- Multi Tenant Warehouse
- Favorable Light Industrial Zoning
- 21,000 Cars Per Day
- Investment Opportunity
- Owner/User Opportunity
- 2,800 SF vacant
- Short term leases – 75% Leased
- Ideal for all auto related uses.



SITE PLAN



Scale 1"=30'

**1700 Piner Road
Santa Rosa, CA 95403**

Parcel ID 1: 015-390-031-000

Lot Area 1: 0.41 Acres

Parcel ID 2: 015-053-008-000

Lot Area 2: 0.06 Acres



KEY RETAILERS



KEY RETAILERS



OTHER AMENITIES & ENTERTAINMENT

- Coddington Mall
- Charles Schulz Museum

DEVELOPMENTS

- Coffee Park
- Fountaingrove

NEARBY CITIES

- Windsor
- Healdsburg
- Rohnert Park
- Petaluma

TRAVEL DISTANCES

Airports

- Sonoma County Airport (STS)
12 minutes / 5.8 Miles

Freeways

- US Hwy 101
5 minutes / 1.4 miles
- Hwy 12
9 minutes / 3.9 miles



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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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure. This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.