

FOR SALE

100 B ST

Santa Rosa, CA 95401



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TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
CUSTOM SECTION	12
SALE COMPARABLES	17
DEMOGRAPHICS	20

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1

PROPERTY INFORMATION

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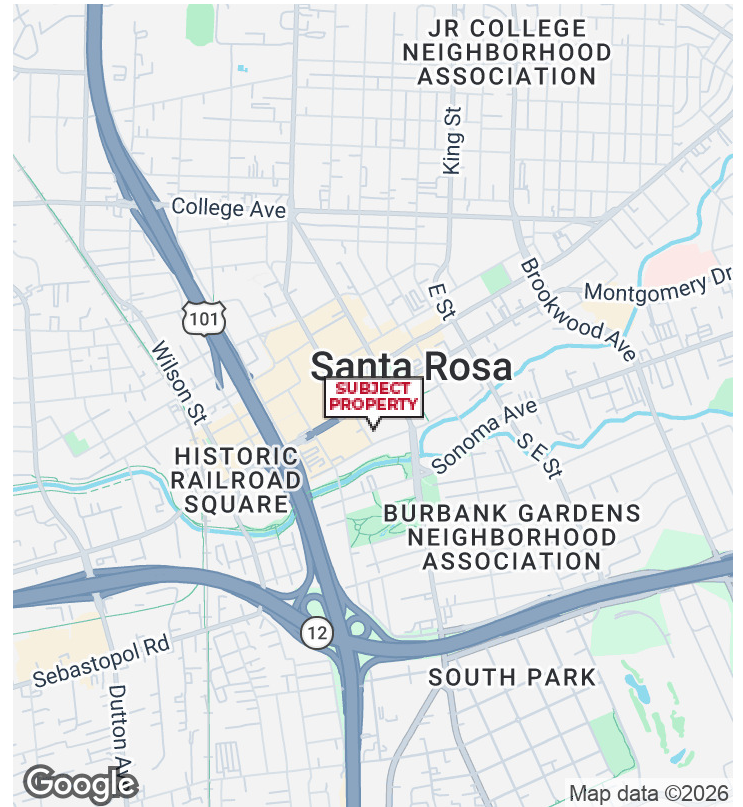
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OFFERING SUMMARY

Property Type:	Office
Sale Price:	Subject to Offer
Building Size:	+/- 48,870 SF
Lot Size:	+/- 16,160 SF
Year Built:	1988
Market:	Santa Rosa
Submarket:	Downtown

PROPERTY OVERVIEW

Offered for sale is a strategically located, Class B, downtown office building with significant repositioning and reuse potential. 100 B Street is a four-story office property designed for multi-tenant occupancy, currently demised across multiple suites and rentable spaces, and can be delivered fully vacant to accommodate a buyer's operational timeline and redevelopment strategy.

Centrally positioned in Santa Rosa's core commercial district, immediately adjacent to major retail, civic services, transit, and hospitality amenities. Walking distance to Santa Rosa Plaza, public parking garages, and the downtown transit mall — delivering high pedestrian visibility and accessibility.

Easy access to US Highway 101 and Highway 12 connections, enhancing regional connectivity.

PROPERTY HIGHLIGHTS

- 48,870 SF office building
- Built in 1988
- Zoned CMU - allowing mixed use housing
- Strategic Santa Rosa location

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PROPERTY DESCRIPTION

Flexible Floor Plates & Multi-Tenant Layout: The building's floor plan supports a range of office configurations, from private executive suites to open collaborative environments – tailored for professional services, nonprofit operations, or institutional occupancy. The building has conversion options to create a single tenant presence with large signage and visibility opportunities.

Vacant Delivery Option: The ability to deliver vacant possession dramatically streamlines lease-up, repositioning, or conversion plans. (Buyer to verify schedule.)

Downtown Core Mixed Use (CMU) Zoning: The CMU zoning designation supports a broad mix of uses beyond traditional office, including residential components, retail, cultural, institutional, and other active uses intended to strengthen downtown vitality. This broad use framework facilitates adaptive re-use or redevelopment opportunities in alignment with Santa Rosa's planning goals.

The CMU zoning also creates a full redevelopment potential to a mixed use housing development or supportive housing by right.

LOCATION DESCRIPTION

Centrally located in downtown Santa Rosa, directly across from Santa Rosa Plaza. The property offers exceptional accessibility with immediate proximity to US Highways 101 and 12. Tenants benefit from close access to public transit, nearby bus routes, and multiple public parking garages within one block. Surrounded by a full complement of dining, retail, financial, hospitality, and government services, the location supports a professional, client-oriented office environment with strong visibility, convenience, and walk-to amenities.

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Complete Highlights

100 B ST
Santa Rosa, CA 95401



PROPERTY HIGHLIGHTS

- ±46,000 SF multi-story office building located in the heart of downtown Santa Rosa
- Offered with the ability to deliver vacant, providing immediate control and flexibility for a new owner
- Currently demised for multiple tenants, allowing for phased occupancy, re-tenanting, or full repositioning
- Core Mixed Use (CMU) zoning, permitting a broad range of office, residential, civic, institutional, and mixed-use applications
- Ideal for government, municipal, or NGO occupancy, including administrative offices, service centers, or program facilities
- Downtown, transit-oriented location within walking distance of Santa Rosa Plaza, restaurants, and civic amenities
- Flexible floor plates capable of accommodating both private office layouts and open-plan configurations
- Adaptive reuse potential for nonprofit, educational, healthcare, or social service users
- Strong alignment with City of Santa Rosa planning goals encouraging downtown activation and mixed-use development
- Institutional-quality construction suitable for long-term ownership and mission-driven users
- Centralized core and vertical circulation, supporting efficient multi-tenant or single-user layouts
- Walkable urban setting attractive to workforce-oriented tenants and community-serving organizations
- Proximity to public parking garages and street parking, supporting employee and visitor access
- Excellent regional access via Highway 101 and Highway 12 corridors
- Opportunity for owner-user or single-tenant conversion, reducing operating complexity
- Potential for partial or full redevelopment subject to zoning and entitlements
- Located in Santa Rosa's primary commercial and civic district, surrounded by public and private investment
- Suitable for grant-funded or public-private partnership acquisition strategies
- Vacant-delivery option reduces lease-up risk and accelerates repositioning timelines
- Compelling downtown infill asset with long-term upside driven by zoning flexibility and location fundamentals

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Additional Photos

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2

LOCATION INFORMATION

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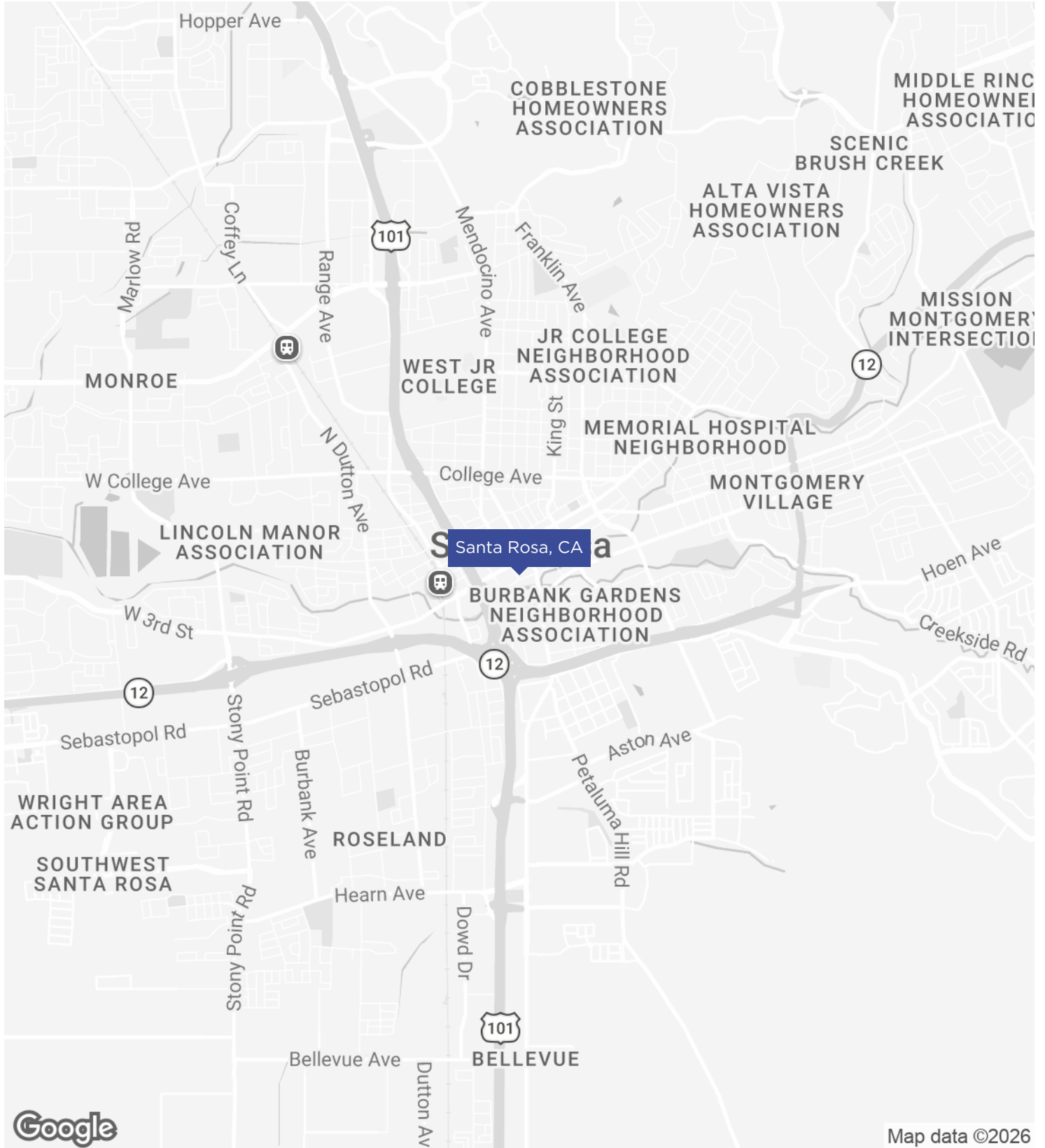
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Aerial Map

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Santa Rosa, CA 95401



Google

Imagery ©2026 Airbus, Maxar Technologies

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FLOOR PLANS

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FLOOR PLANS

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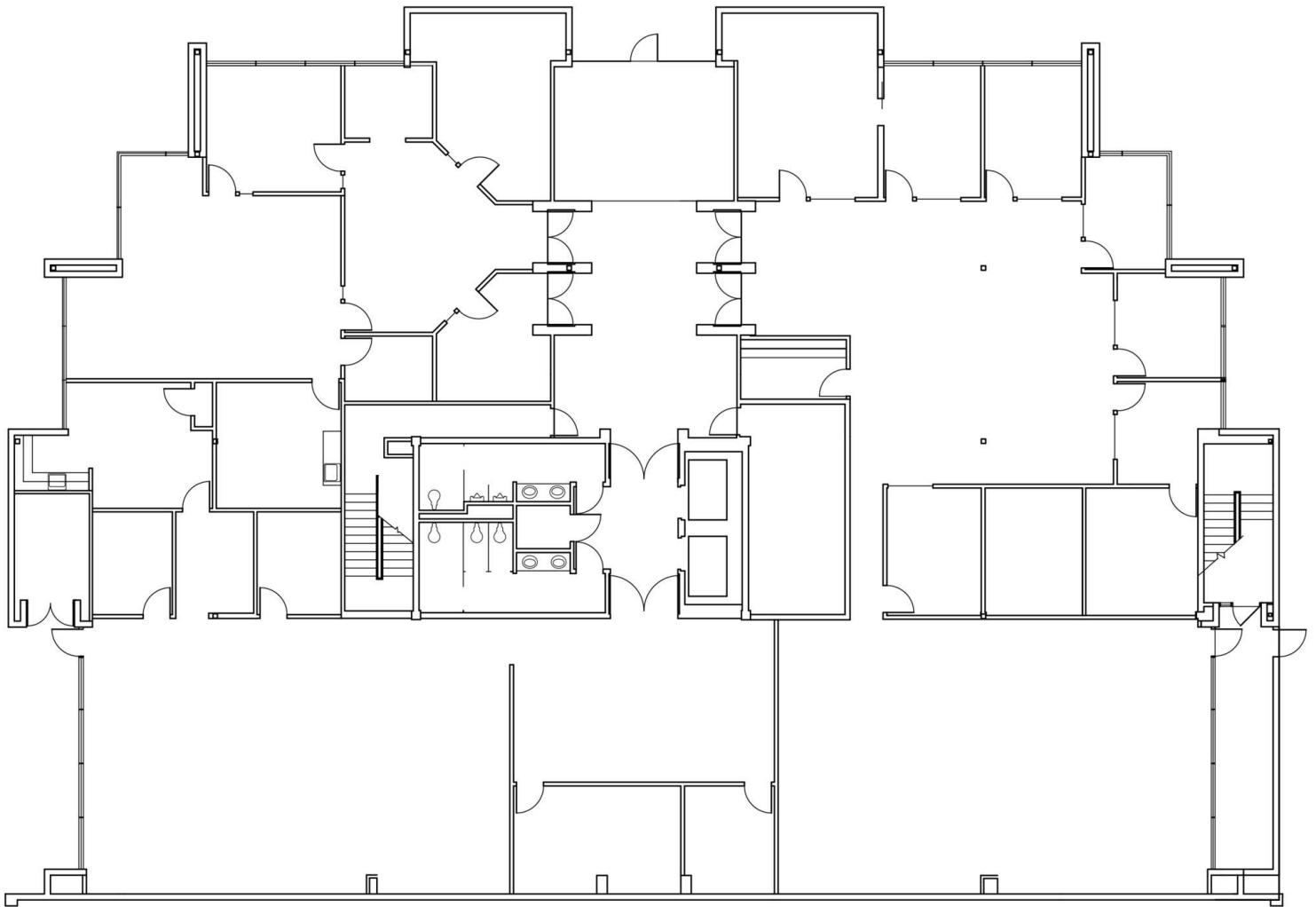
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1st Floor Plan

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(Not to Scale)



1st FLOOR

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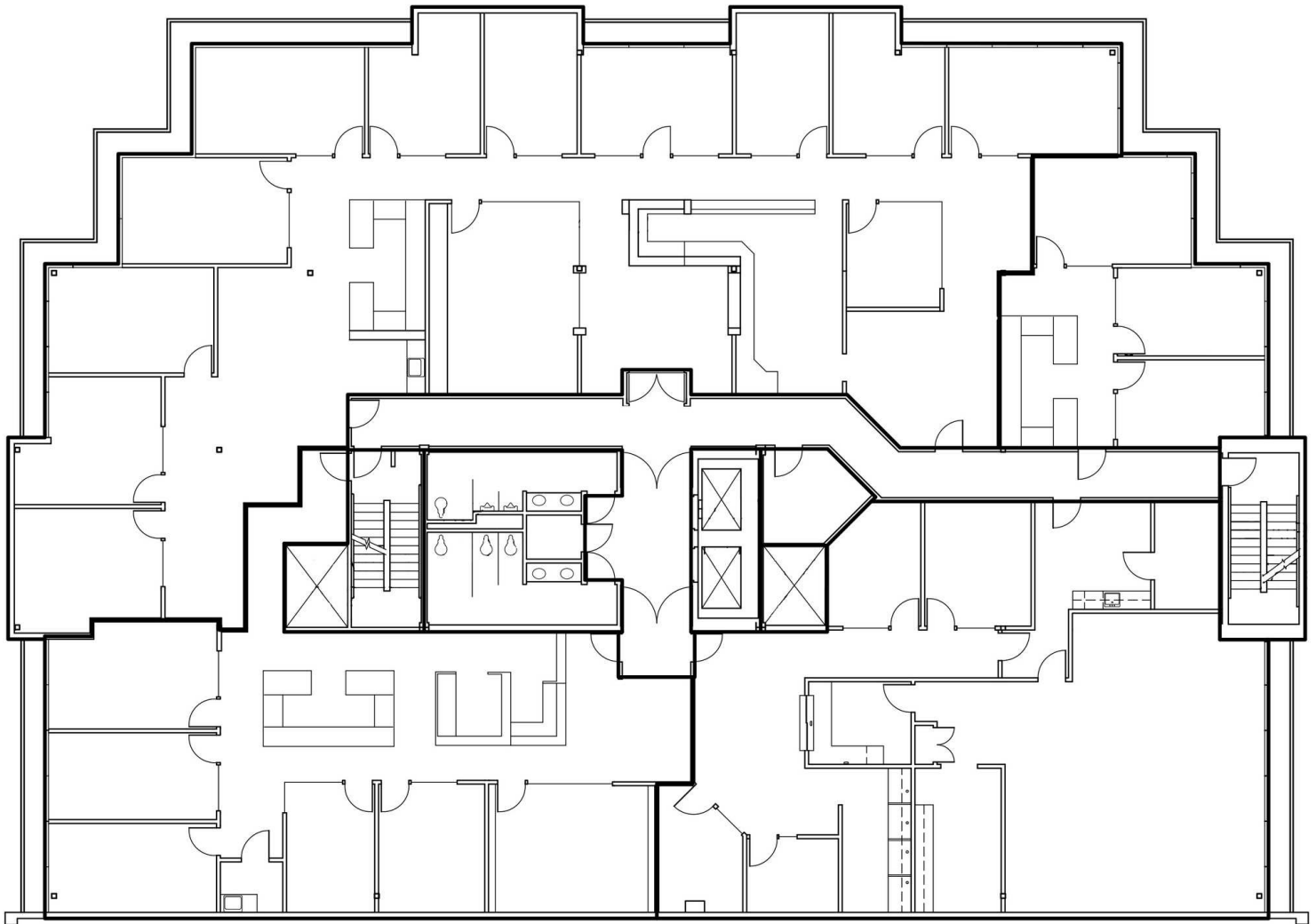
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2nd Floor Plan

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(Not to Scale)



SECOND FLOOR

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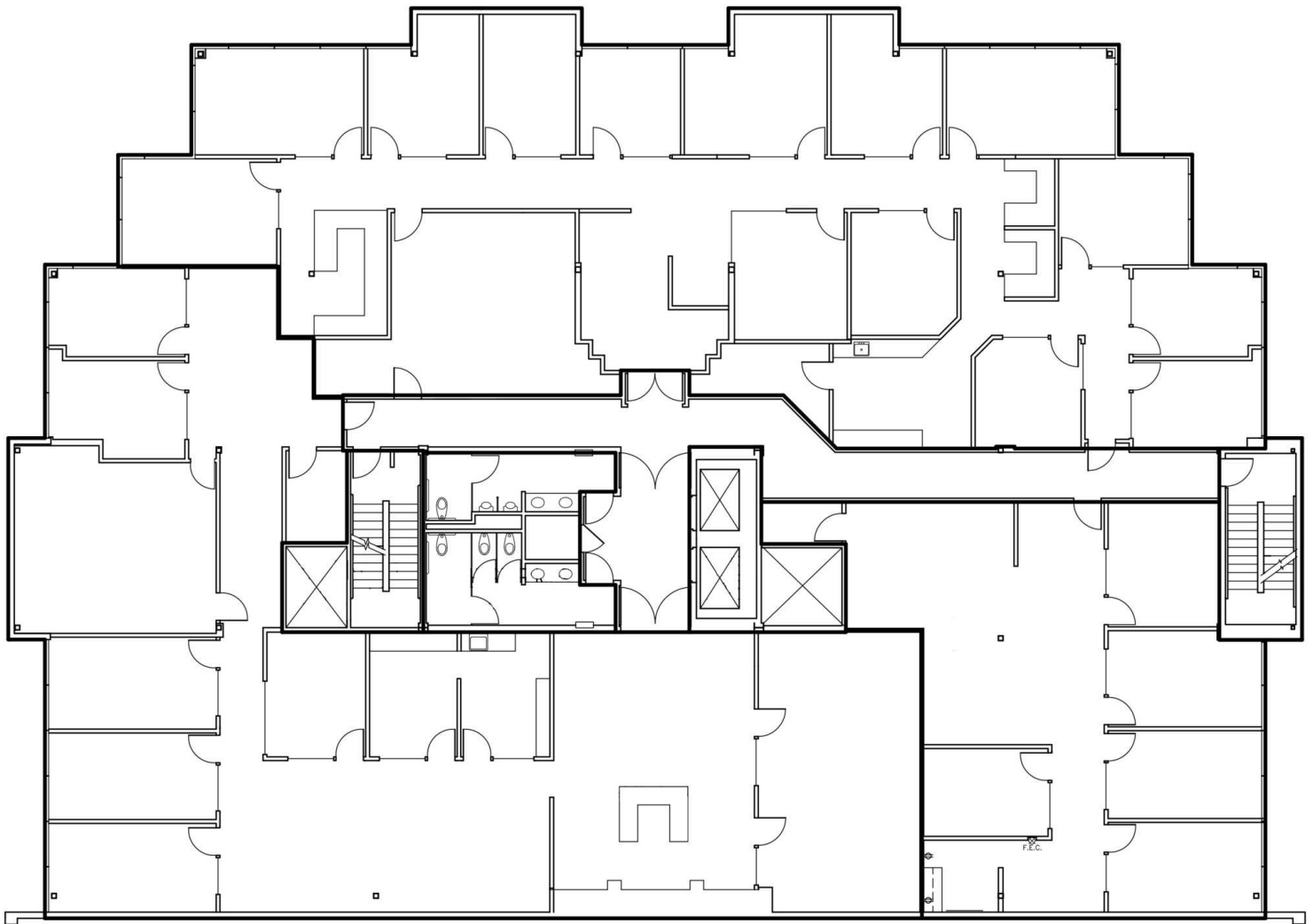
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3rd Floor Plan

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(Not to Scale)



3RD FLOOR

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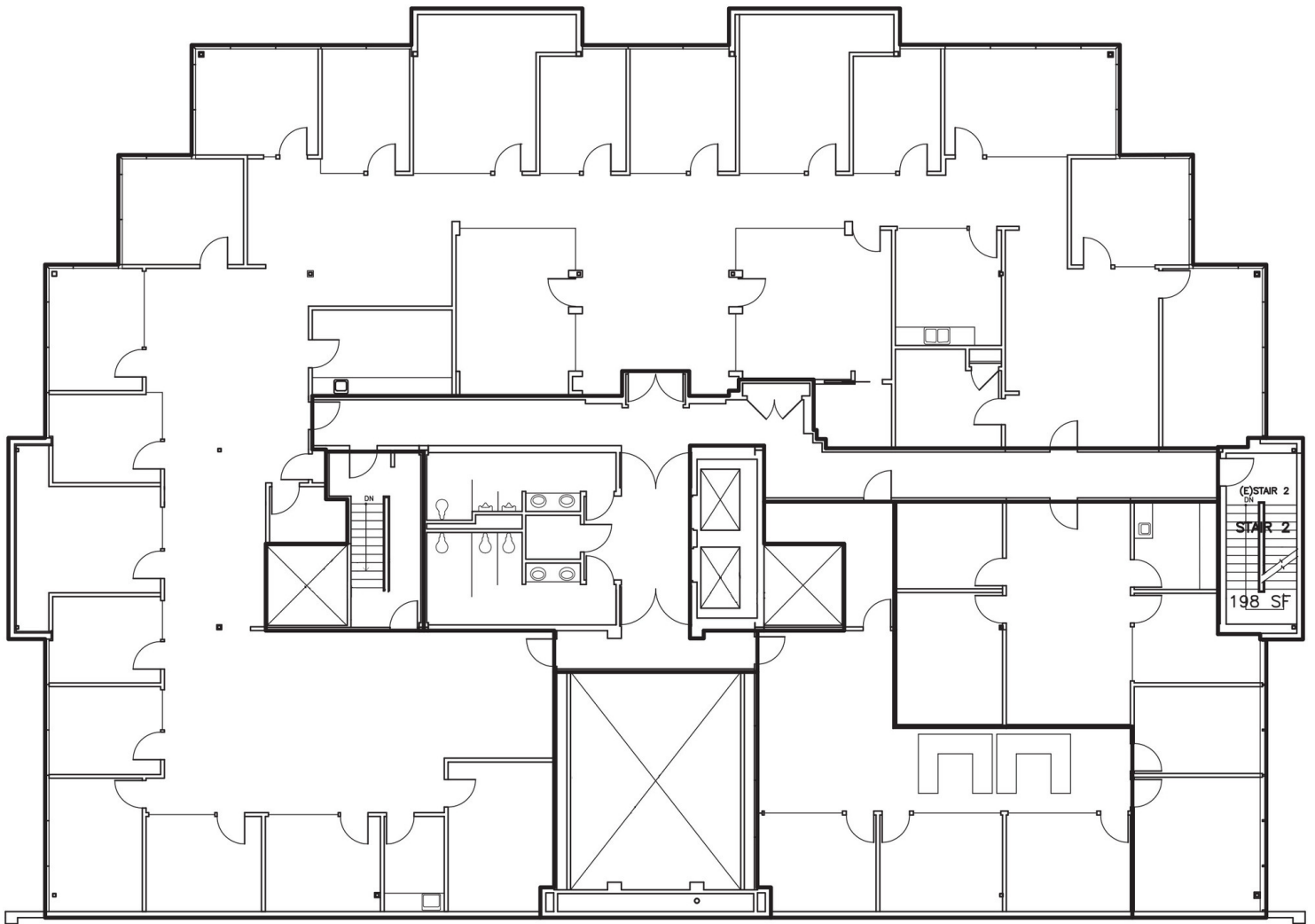
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4th Floor Plan

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(Not to Scale)



4th FLOOR

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SALE COMPARABLES

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Sale Comps

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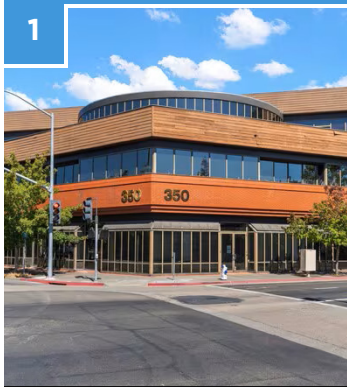
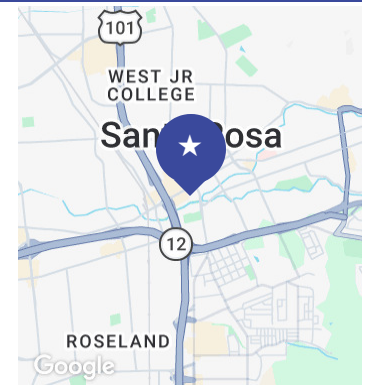
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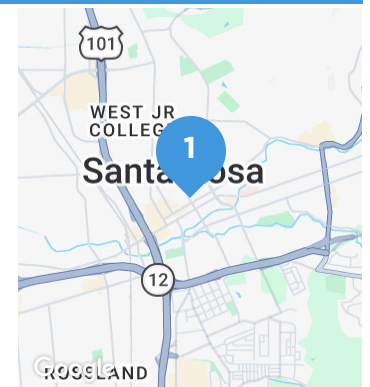
Price: Subject to Offer Bldg Size: 48,870 SF
Lot Size: 16,160 SF Year Built: 1988



350 E STREET

Santa Rosa, CA 95404

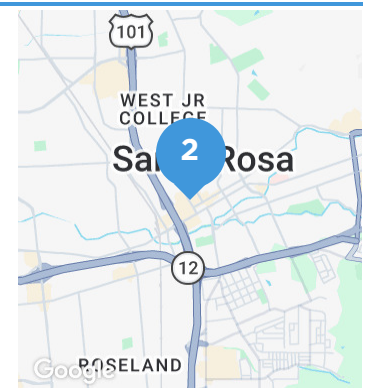
Price: \$3,200,000 Bldg Size: 19,346 SF
Lot Size: 8,712 SF Year Built: 1982
Price/SF: \$165.41



416 B STREET

Santa Rosa, CA 95401

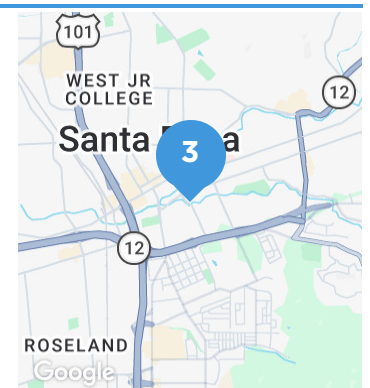
Price: \$4,700,000 Bldg Size: 25,646 SF
Lot Size: 13,068 SF Year Built: 1940
Price/SF: \$183.26



MATANZAS CREEK OFFICES

144 S. E Street, Santa Rosa, CA 95404

Price: \$1,950,000 Bldg Size: 11,018 SF
Lot Size: 35,284 SF Cap Rate: 6.36%
Year Built: 1989 Price/SF: \$176.98



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Sale Comps

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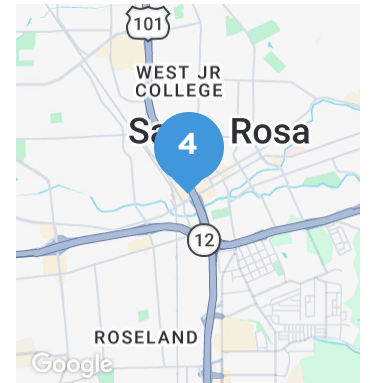
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200 FOURTH STREET

Santa Rosa, CA 95401

Price:	\$12,500,000	Bldg Size:	34,189 SF
Lot Size:	23,289 SF	Year Built:	2005
Price/SF:	\$365.61		



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DEMOGRAPHICS

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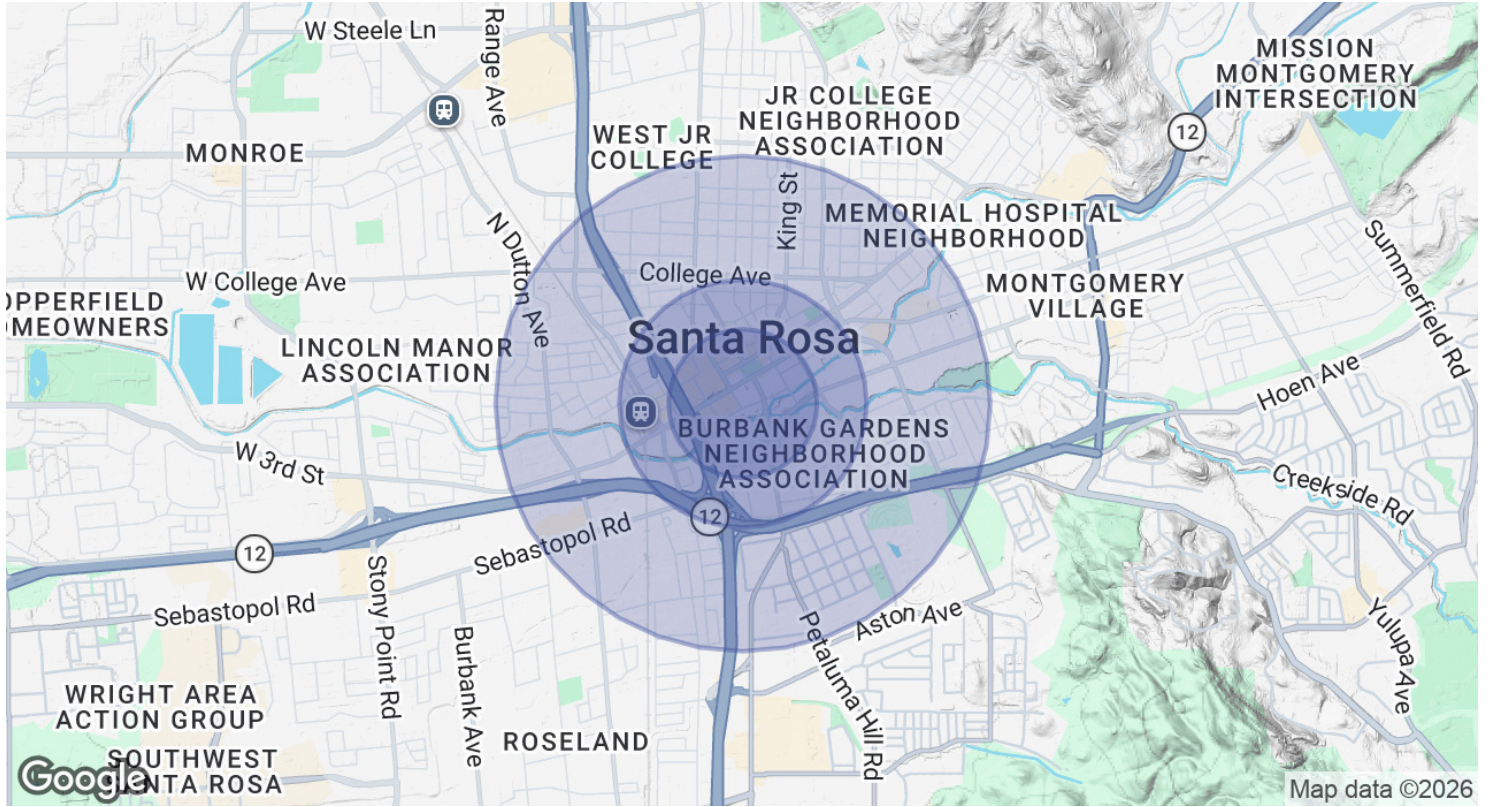
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	461	3,781	19,186
Average Age	44	41	40
Average Age (Male)	43	40	39
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	241	1,751	7,791
# of Persons per HH	1.9	2.2	2.5
Average HH Income	\$77,638	\$87,093	\$92,362
Average House Value	\$645,029	\$675,777	\$690,144

Demographics data derived from AlphaMap

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