

FOR LEASE

5801 REDWOOD DRIVE

ROHNERT PARK, CA 94928



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±20,000 SF Industrial Building For Lease

OFFERING SUMMARY



W Commercial is pleased to present **5801 Redwood Drive** in Rohnert Park for lease. This is a unique offering of a large industrial building that can be delivered in 4,000 SF Increments. The site features a freshly paved parking lot, four roll-up doors, substantial power, and high cube clearance throughout. The property is ideal for warehouse, distribution, contractor, or service-based operations seeking both interior functionality, exterior storage/laydown space, connectivity across the North Bay.



LEASE RATE
\$1.25 NNN Est



AVAILABLE SF
±20,000 SF
(Divisible to 4,000)



TI ALLOWANCE
Credit/Term Dependent



FREE RENT
Credit/Term Dependent

PROPERTY INFORMATION



**BUILDING
SIZE**
±20,000 SF



LOT SIZE
1.64 AC (71,438 SF)



YEAR BUILT
1975



TENANCY
Single/Multi



**CLEARANCE
HEIGHT 20'**



ZONING I-L/O
(Light
Industrial-Office
Overlay)



ROLL UP DOORS
4 12' X 14'



PARKING SPACES
70 (3.5: 1,000)



POWER
800 Amps, 3-Phase
4 Individual Meters



HVAC
None

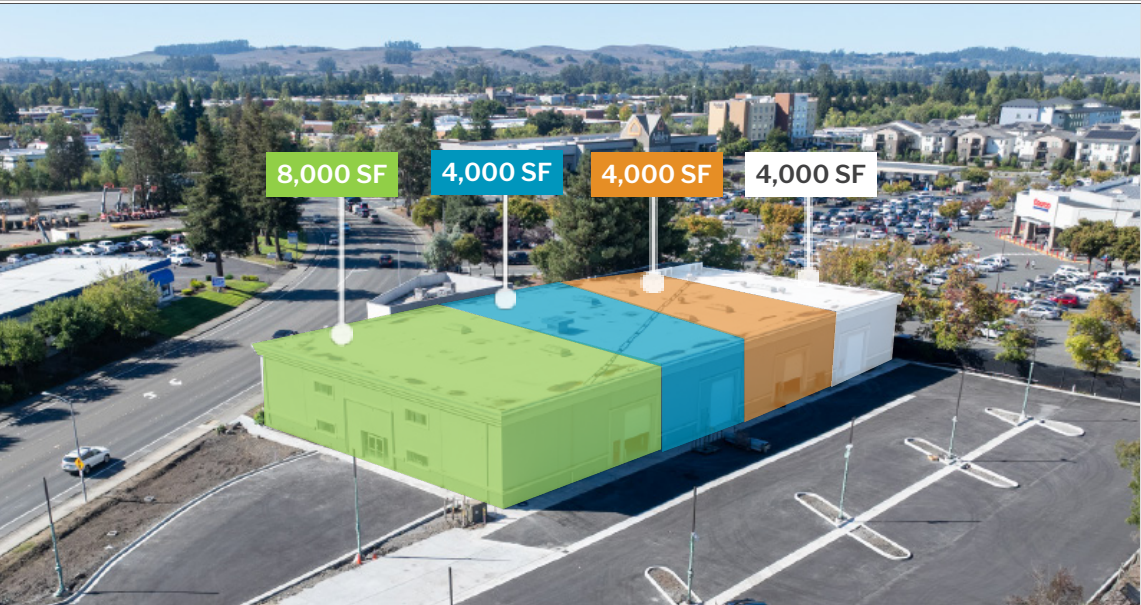


GAS
YES



SPRINKLERS
YES

PROPERTY HIGHLIGHTS



Current Breakdown 8,000 SF, 3 X 4000 SF

Unit	Size	Tenant	Lease Rate
A	8,000 SF	Vacant	\$1.25 NNN
B	4,000 SF	Vacant	\$1.25 NNN
C	4,000 SF	Vacant	\$1.25 NNN
D	4,000 SF	Vacant	\$1.25 NNN



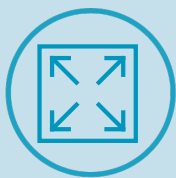
Premise Configurations

The property offers a flexible layout with multiple demising options, accommodating users from 4,000 SF up to the full 20,000 SF building. Configured for either single or multi-tenant occupancy, the site's 1.64-acre lot provides efficient layouts for a range of industrial and service-based users.



Flexible Zoning

The Light Industrial Office Overlay district opens the property to a wide range of uses ranging from light industrial, service based, more standard retail/service bases uses operated by the overlay



Large Lot

Approximately .85 acres of freshly paved parking lot creates flexibility to create a large gated and fenced yard space, while still having sufficient parking



Lot Size:
1.64 AC (71,438 SF)



KEY BUSINESSES



RETAIL & SHOPPING ANCHORS

Costco Wholesale
The Home Depot
Target
Safeway (Park Plaza Center)
Grocery Outlet
PetSmart
CVS Pharmacy



RESTAURANTS / QUICK-SERVE

In-N-Out Burger
El Pollo Loco
Chipotle Mexican Grill
Panera Bread
Krispy Kreme Doughnuts
Starbucks
Mary's Pizza Shack
Amy's Drive Thru



ENTERTAINMENT & RECREATION

Graton Resort & Casino
Scandia Family Fun Center
Foxtail Golf Club (North & South)
Double Decker Lanes (Bowlero)



HOTELS

DoubleTree by Hilton Sonoma Wine Country
Oxford Suites Sonoma County
Hampton Inn & Suites



KEY BUSINESSES

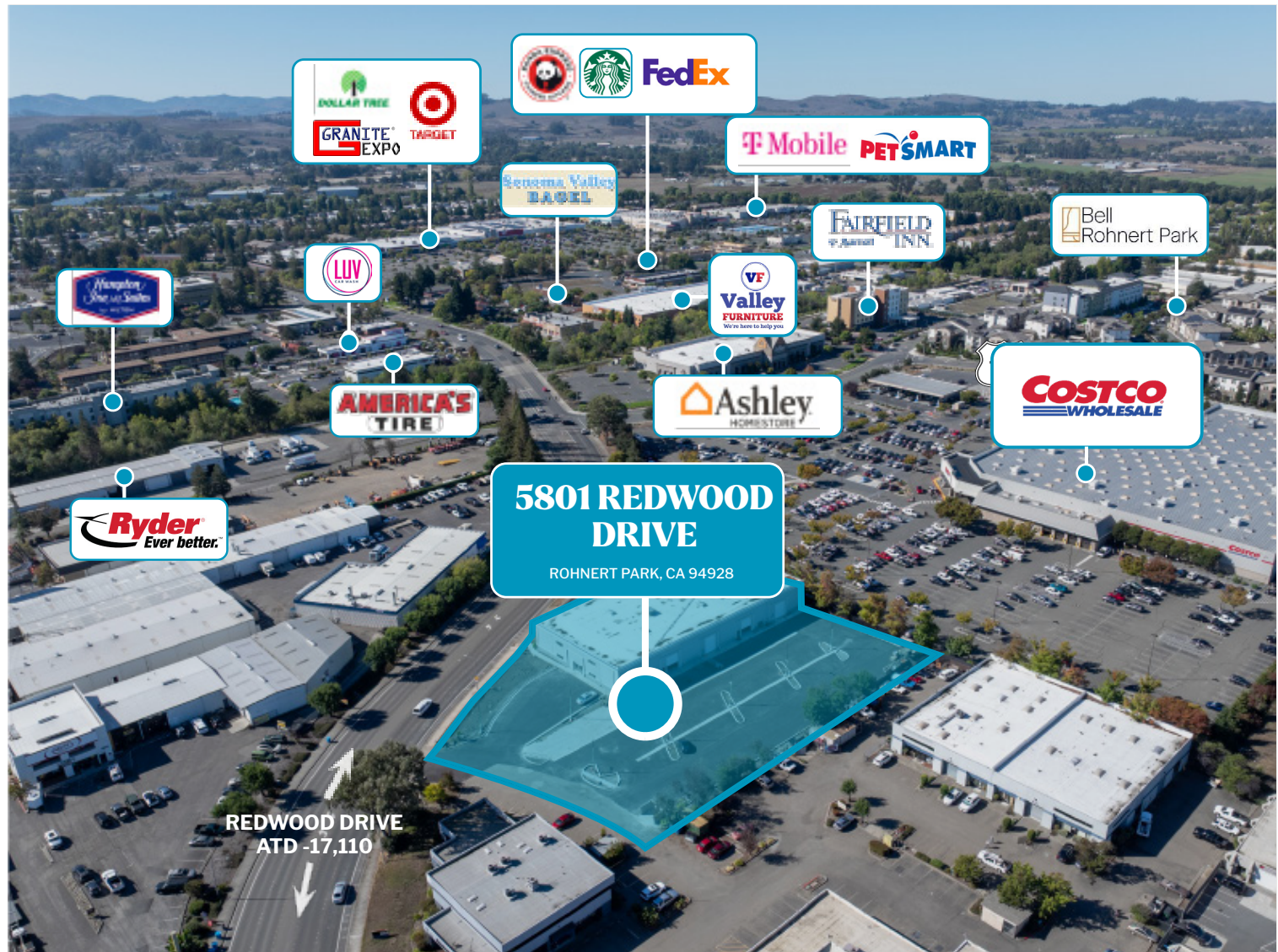
- Costco
- Ryder Truck Rental
- Hampton INN
- Americas Tires
- Luv Carwash
- Ashley Furniture Store
- Valley Furniture
- Fairfield Inn
- Sonoma Valley Bagel
- Panda Express
- Starbucks
- Fed Ex
- Granite Expo
- Dollar Tree
- Target
- Bell Rohnert Park Apartments
- Pet Smart
- T-Mobile

Redwood Drive

ATD: 17,110

Rohnert Park Expressway

ATD: 27,070



KEY BUSINESSES



EDUCATION/INSTITUTIONS

Sonoma State University



FREEWAYS & MAIN STREETS

US-101 with interchanges at
Rohnert Park Expy and
Golf Course Dr/Wilfred Ave



KEY ARTERIALS

Redwood Dr, Rohnert Park Expy,
Golf Course Dr, Commerce Blvd,
State Farm Dr,



TRANSIT & DEVELOPMENTS

SMART Rohnert Park Station –
near 900 Rohnert Park Expy W








Station Avenue / Downtown
Rohnert Park mixed-use development
(SMART station area)

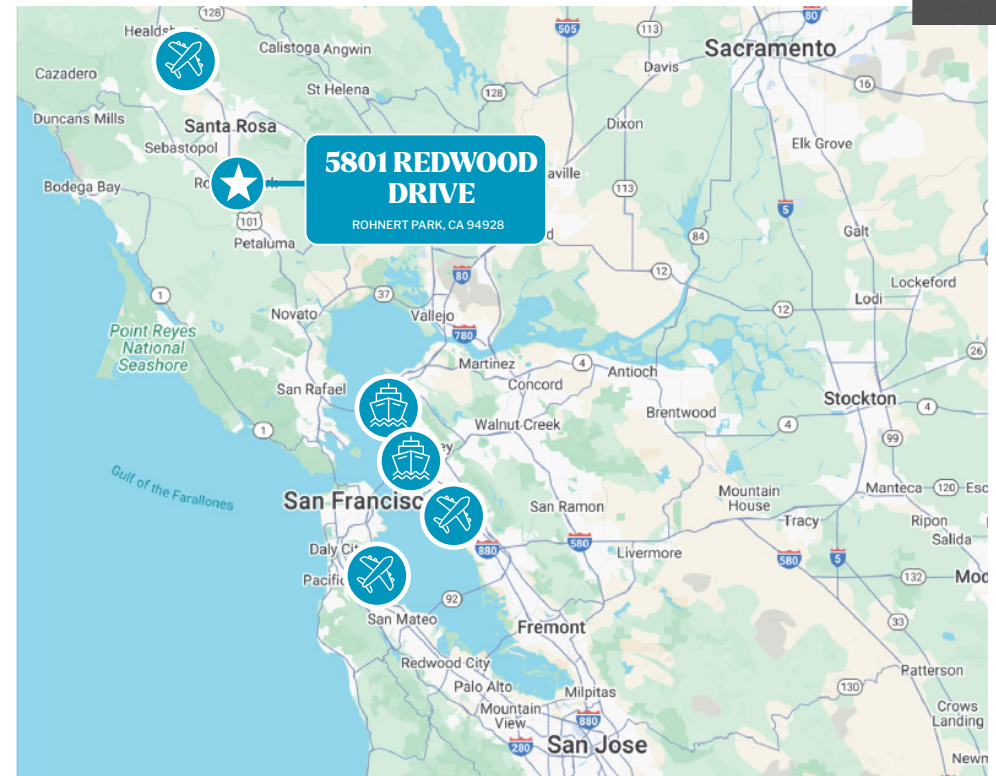
Former Reading Cinemas site

555 Rohnert Park Expy W (approved
for pickleball/health club conversion)



DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	POPULATION	10,271	60,122	100,835
	AVERAGE HOUSEHOLD INCOME	\$96,842	\$109,900	\$107,728
	HOUSEHOLDS	4,118	22,731	35,555
	MEDIAN HOUSEHOLD INCOME	\$72,774	\$88,327	\$86,418
	MEDIAN AGE	38	39	39
	OWNER/RENTER OCCUPIED	39% 61%	54% 46%	54% 46%
	EMPLOYMENT	9,281	59,616	100,092



CITIES

San Francisco	49 miles
Oakland	52 miles
Sacramento	91 miles
San Jose	93 miles



TRANSIT

I-580 (San Rafael interchange)	31 miles
I-80 (Vallejo)	36 miles
I-5 (Tracy junction)	95 miles



AIRPORTS

STS - Charles M. Schulz- Sonoma County Airport	14 miles
SFO - San Francisco International Airport	61 miles
OAK - Oakland International Airport	61 miles



PORTS

Port of Richmond	42 miles
Port of Oakland	52-53 miles

ABOUT ROHNERT PARK

Rohnert Park, California, is a thriving city located in Sonoma County. The city's commercial real estate industry has been growing rapidly in recent years, thanks to the area's strong economy, convenient location, and growing population.

One of the major drivers of the commercial real estate industry in Rohnert Park is the city's location. Rohnert Park is located in the heart of Sonoma County, one of California's premier wine regions. As a result, the city has become a hub for tourism and hospitality, with many hotels, restaurants, and other businesses catering to visitors to the area. This has led to a strong demand for commercial real estate, particularly in the hospitality sector.

In addition to tourism, Rohnert Park is also home to a number of major employers, including Sonoma State University, Sutter Health, and the Graton Resort and Casino. These employers bring in thousands of workers each day, creating a need for office space and other commercial real estate. As the city continues to attract new businesses and expand its economic base, demand for commercial real estate is likely to remain strong.

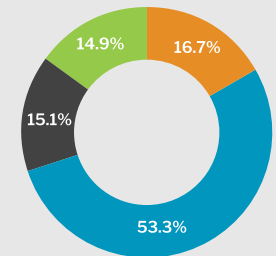
Finally, Rohnert Park's growing population is also driving demand for commercial real estate. The city's population has grown steadily in recent years, with many new residents attracted by the area's high quality of life, excellent schools, and strong job market. As the population continues to grow, so too will the demand for commercial real estate to support new businesses and services.

In summary, Rohnert Park's commercial real estate industry is thriving thanks to a combination of factors, including its location in a major tourism and wine region, the presence of major employers, and a growing population. As the city continues to grow and expand, the commercial real estate industry is likely to play an increasingly important role in its economy.



AVERAGE WEEKLY COMMUTE

- 0-59 Min.
- 1-2 Hrs.
- 3-6 Hrs.
- 7+ Hrs.



2024 POPULATION
45,817



MEDIAN AGE
37.59



POPULATION 65+
16%



PER CAPITA INCOME
\$48,369



MEDIAN HOUSEHOLD INCOME
\$94,556

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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