

# 2995

DUTTON AVENUE

SANTA ROSA | CA

FOR SALE  
OWNER/USER OPPORTUNITY  
WAREHOUSE+OFFICE



Asking Price: **\$1,740,000 (\$223/SF)**

Building Size: **±7,790 SF**

OFFERING MEMORANDUM

**NEWMARK**

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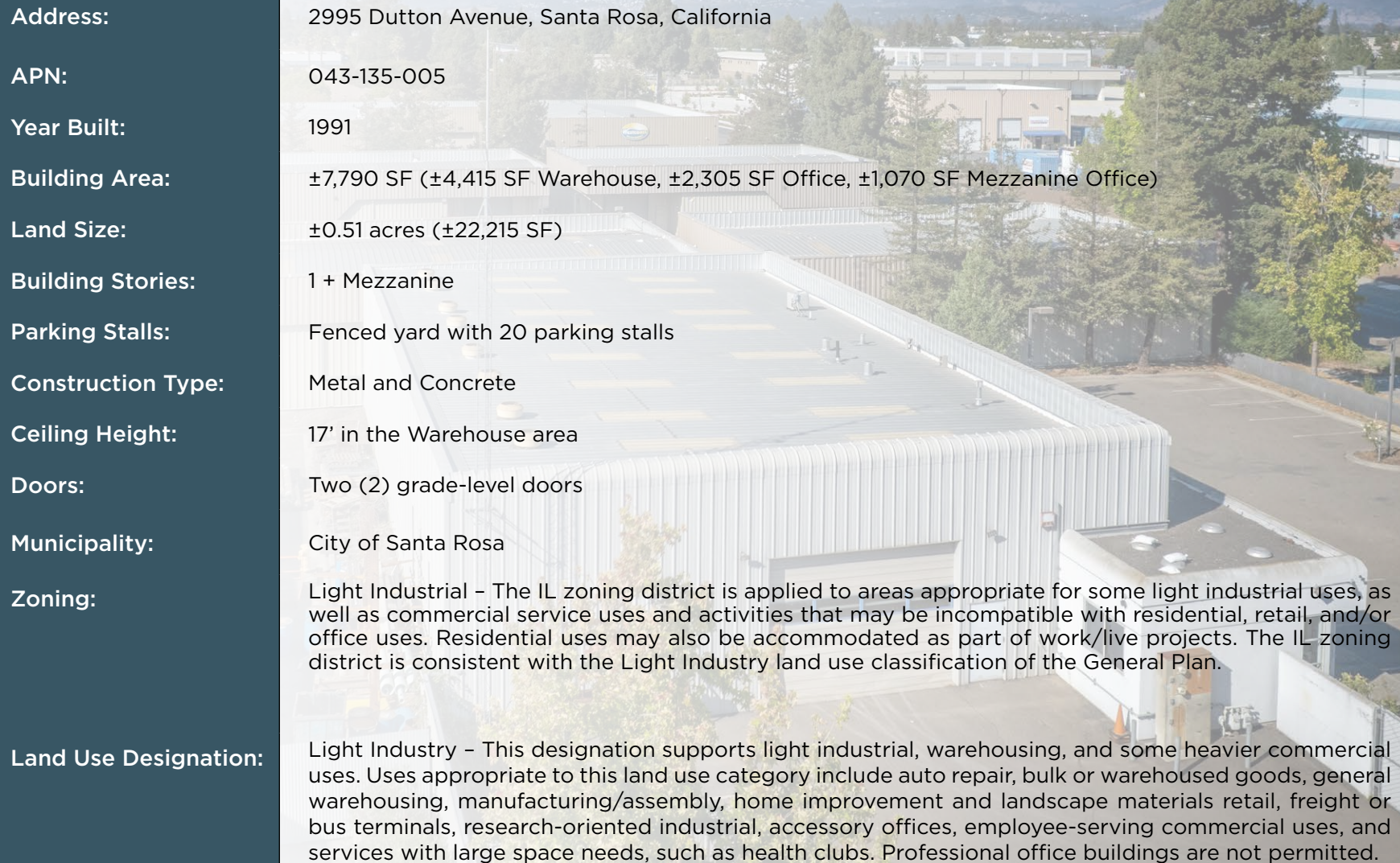
# Property Highlights

- **OWNER/USER OPPORTUNITY:** Formerly occupied by Ongaro & Sons, the building is currently vacant and is ideal for an owner/user.
- **FLEXIBILITY:** 2995 Dutton Avenue is currently configured for a single tenant, however, the building has the potential to accommodate two tenants with two separate entrances. The existing plan is well-suited for industrial operations but is suitable for businesses needing a mix of office and warehouse space.
- **LOCATION:** The property is well located in Southern Santa Rosa within 0.25 miles of Highway-101 and only a 5 minute drive to Todd Road or Yolanda Avenue exits.
- **BUILDING CONSTRUCTION:** The building is constructed of metal and concrete and offers 17 foot ceilings in the warehouse, two 12 foot grade-level doors, a secure yard, ample parking and adequate power.





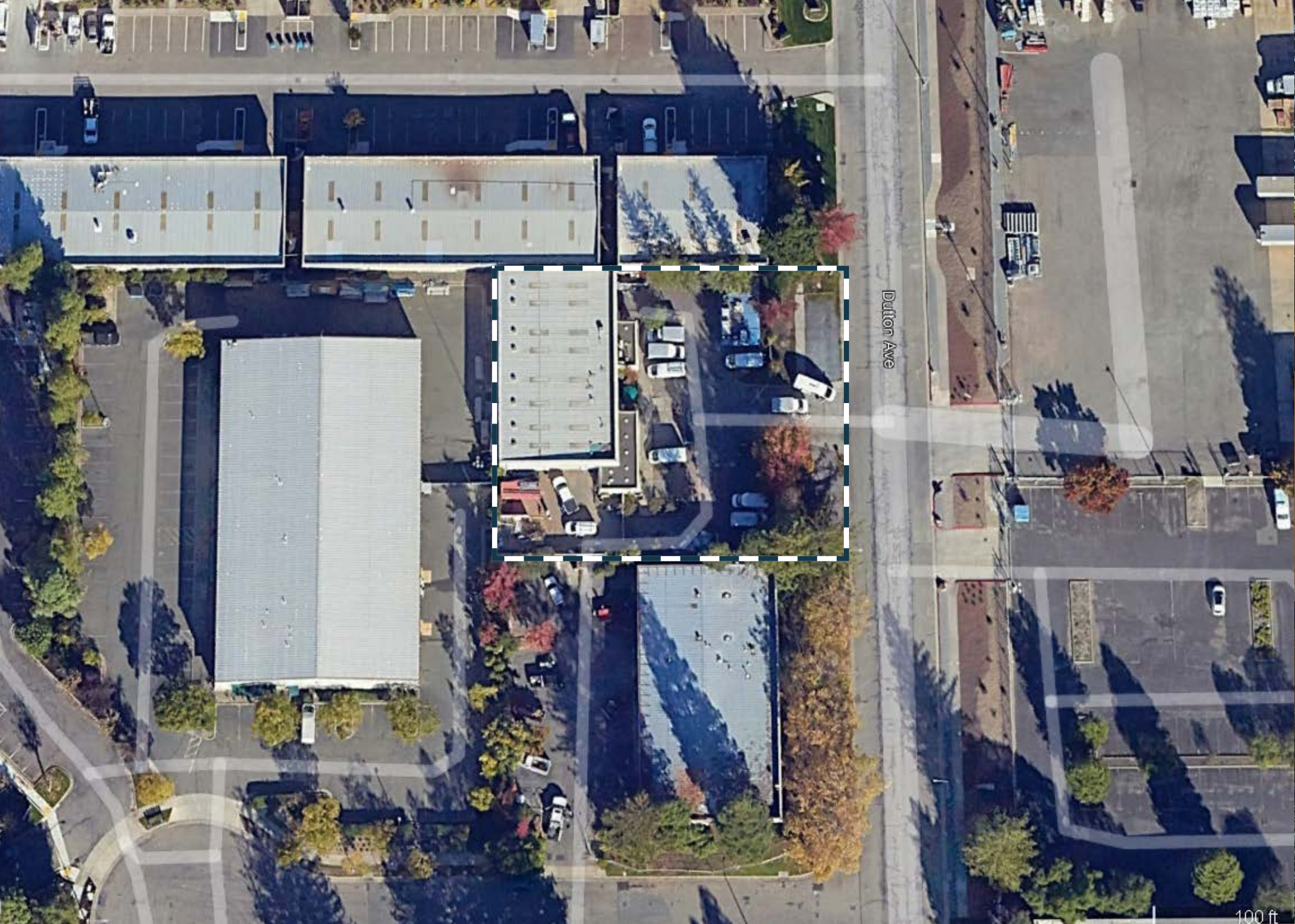
# PropertyDetails



<b>Address:</b>	2995 Dutton Avenue, Santa Rosa, California
<b>APN:</b>	043-135-005
<b>Year Built:</b>	1991
<b>Building Area:</b>	±7,790 SF (±4,415 SF Warehouse, ±2,305 SF Office, ±1,070 SF Mezzanine Office)
<b>Land Size:</b>	±0.51 acres (±22,215 SF)
<b>Building Stories:</b>	1 + Mezzanine
<b>Parking Stalls:</b>	Fenced yard with 20 parking stalls
<b>Construction Type:</b>	Metal and Concrete
<b>Ceiling Height:</b>	17' in the Warehouse area
<b>Doors:</b>	Two (2) grade-level doors
<b>Municipality:</b>	City of Santa Rosa
<b>Zoning:</b>	Light Industrial - The IL zoning district is applied to areas appropriate for some light industrial uses, as well as commercial service uses and activities that may be incompatible with residential, retail, and/or office uses. Residential uses may also be accommodated as part of work/live projects. The IL zoning district is consistent with the Light Industry land use classification of the General Plan.
<b>Land Use Designation:</b>	Light Industry - This designation supports light industrial, warehousing, and some heavier commercial uses. Uses appropriate to this land use category include auto repair, bulk or warehoused goods, general warehousing, manufacturing/assembly, home improvement and landscape materials retail, freight or bus terminals, research-oriented industrial, accessory offices, employee-serving commercial uses, and services with large space needs, such as health clubs. Professional office buildings are not permitted.



# Aerial





# OfficePhotos





# WarehousePhotos





# ComparableSales



<b>Building:</b>	<b>566 Marin Avenue, A1-A4</b>
<b>RBA:</b>	±5,075 SF
<b>Land Area:</b>	±0.6 AC/±26,136 SF
<b>Seller:</b>	Place William J Trust
<b>Buyer:</b>	TBD
<b>Year Built:</b>	1978
<b>Sale Price:</b>	\$1,236,000 (\$243.55/SF)
<b>Date Sold:</b>	Under Contract – 43 Days on Market
<b>%Leased:</b>	100%



<b>Building:</b>	<b>233 Bellevue Avenue</b>
<b>RBA:</b>	±32,020 SF
<b>Land Area:</b>	±2.07 AC/±90,169 SF
<b>Seller:</b>	Primo Edificio LLC
<b>Buyer:</b>	The Dagovitz 2005 Trust
<b>Year Built:</b>	2002
<b>Sale Price:</b>	\$6,855,000 (\$214.08/SF)
<b>Date Sold:</b>	8/28/2024
<b>%Leased:</b>	100%



<b>Building:</b>	<b>440 E Todd Road</b>
<b>RBA:</b>	±7,100 SF
<b>Land Area:</b>	±0.95 AC/±41,382 SF
<b>Seller:</b>	Alexandre M Da Silveira
<b>Buyer:</b>	Justin Lena
<b>Year Built:</b>	1986
<b>Sale Price:</b>	\$1,800,000 (\$253.52/SF)
<b>Date Sold:</b>	11/25/2024
<b>%Leased:</b>	100%



<b>Building:</b>	<b>380 Todd Road</b>
<b>RBA:</b>	±6,400 SF
<b>Land Area:</b>	±0.48 AC/±20,909 SF
<b>Seller:</b>	Michael DiMatteo & Mary Ann DiMatteo Trust
<b>Buyer:</b>	Miller And Elwood Concrete Inc
<b>Year Built:</b>	1986
<b>Sale Price:</b>	\$1,550,000 (\$242.19/SF)
<b>Date Sold:</b>	5/9/2024
<b>%Leased:</b>	100%

# AmenitiesMap





# TransportationMap

## 2995 DUTTON AVENUE TO:

Sonoma Airport	10 Miles
Petaluma	16 Miles
Sonoma	25 Miles
San Rafael	35 Miles
San Francisco	53 Miles

SMART Train line



SMART Stations





# 2995

## DUTTON AVENUE

### SANTA ROSA | CA

# FOR SALE OWNER/USER OPPORTUNITY WAREHOUSE+OFFICE

Newmark (the "Agent") has been engaged as the exclusive representative for the Sale of 2995 Dutton Avenue, Santa Rosa, CA (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (October 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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