

# 111 THIRD STREET

Santa Rosa, CA



PRICE REDUCTION

Owner-User Opportunity



±7,000 SF RETAIL BUILDING FOR SALE

\$1,195,000

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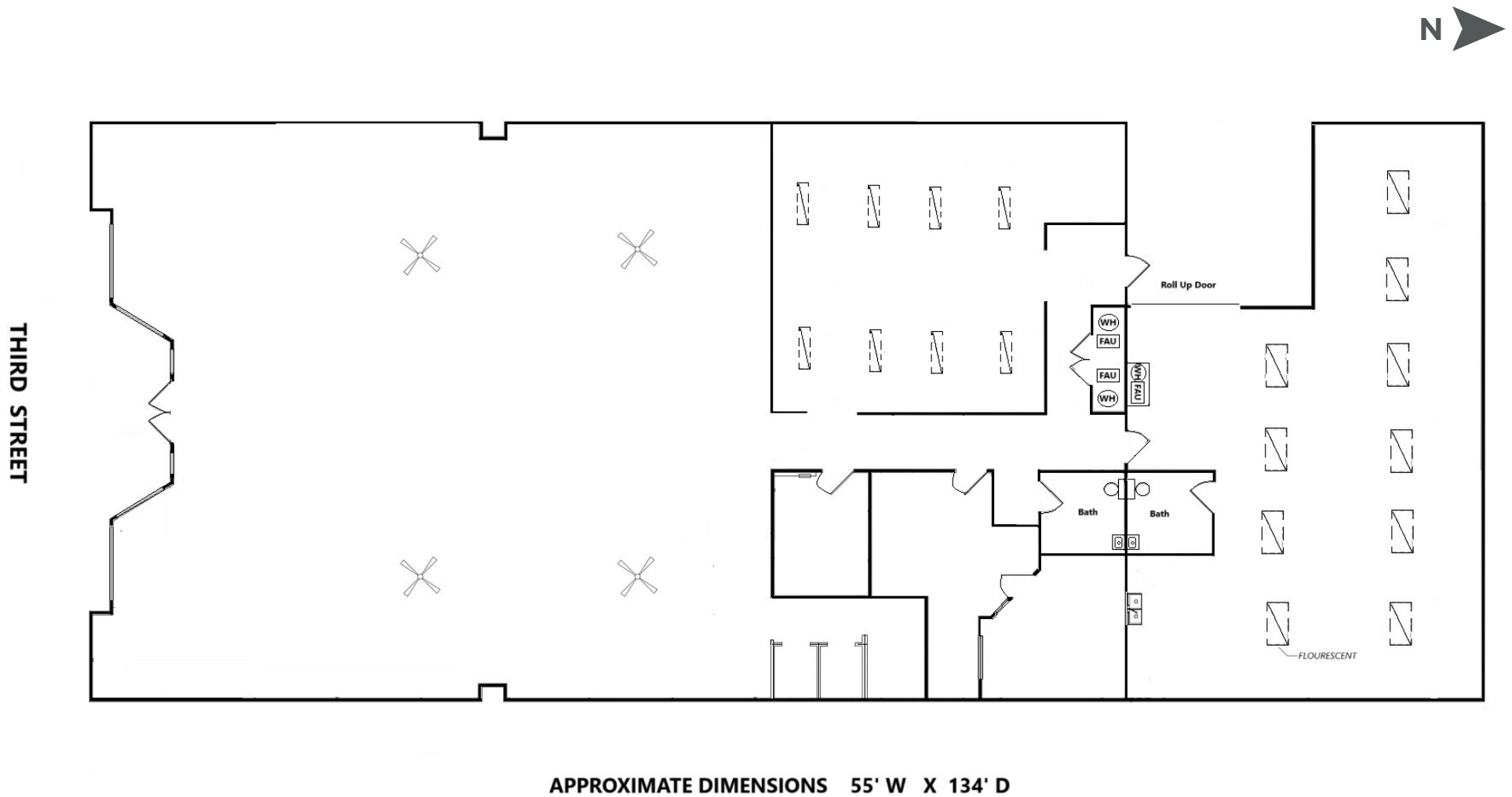
# PROPERTY DETAILS

High profile retail building is centrally located within Santa Rosa central business district. Fronting busy 3rd Street, across from the Kenneth Blackman conference center in the vibrant Historic Railroad Square. The area offers visitors a walkable, family friendly atmosphere with vintage shopping, hotels, dining, financial services, award winning theater, and world-class wines.

<b>BUILDING SIZE</b>	± 7,000 SF
<b>LAND AREA</b>	± 8,275 SF (0.19 AC)
<b>USE</b>	RETAIL
<b>CURRENT TENANT LEASE</b>	THROUGH JUNE 2025, 1 RENEWAL OPTION
<b>FRONTAGE</b>	± 50' ALONG 3RD ST
<b>PARKING</b>	STREET AND PUBLIC PARKING
<b>APN</b>	010-075-010
<b>CONSTRUCTION</b>	MASONRY
<b>BUILT</b>	1914, RENOVATED 1983
<b>ZONING</b>	SMU- STATION AREA. MIXED USE. HISTORIC
<b>TRAFFIC COUNT</b>	3RD ST: 20,000 CPD



# FLOOR PLAN



# LOCAL AMENITIES

## FOOD/BEVERAGE



- 1 Marla SR Bakery
- 2 Chevy's
- 3 La Gare French Restaurant
- 4 Railroad Stop
- 5 Aroma Roasters
- 6 Americana
- 7 Jackson's Bar and Oven
- 8 Stark's Steak & Seafood
- 9 Osaka Japan
- 10 Mediterranean Kitchen

## RETAIL



- 11 Lush Cosmetics
- 12 LensCrafters
- 13 Star Guitars Music
- 14 Sole Desire Shoes
- 15 Macy's
- 16 Sephora
- 17 Roxy Stadium 14
- 18 Fitt Zone
- 19 Wells Fargo Bank
- 20 Poppy Bank

## GROCERY

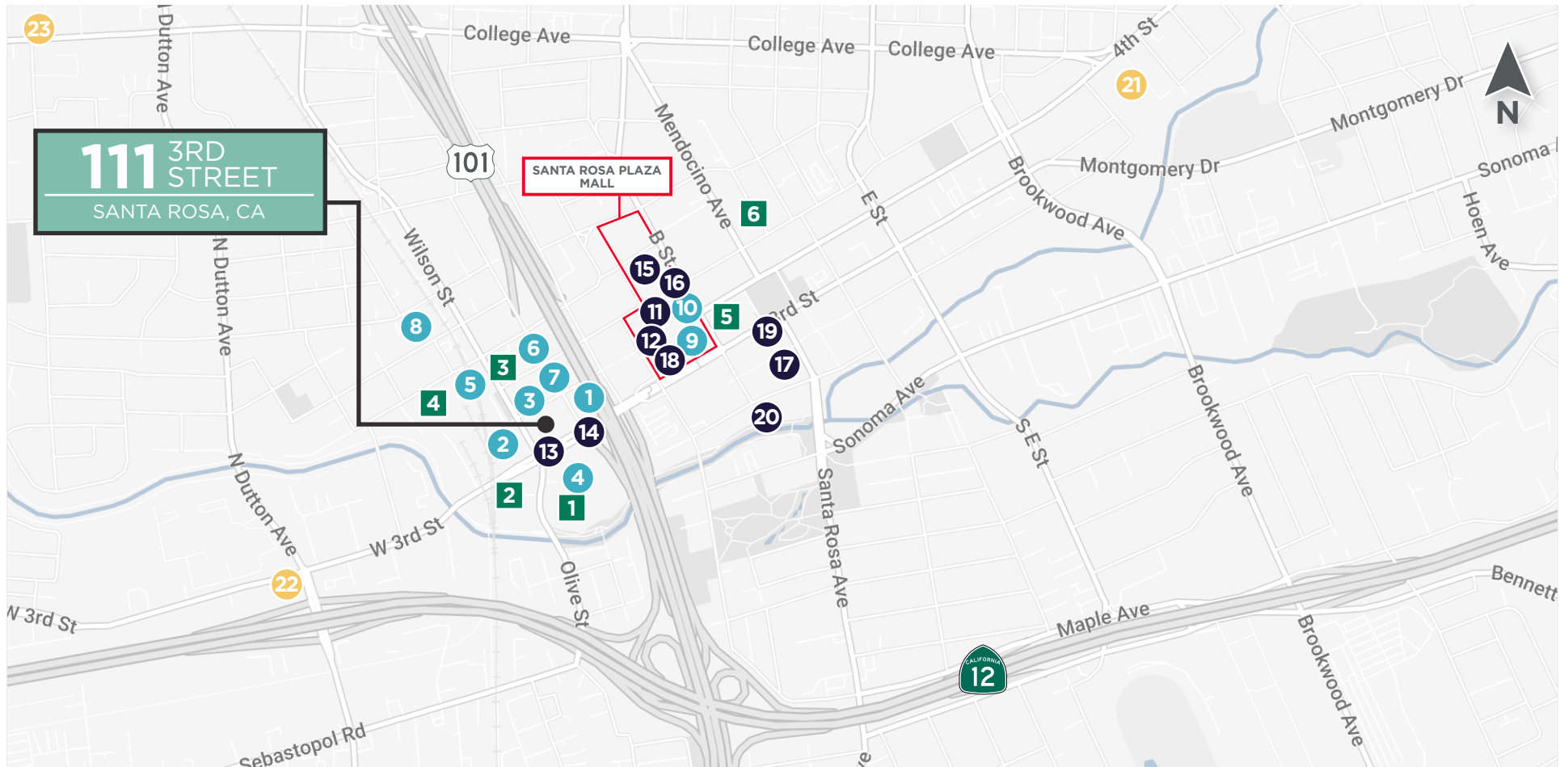


- 21 Grocery Outlet
- 22 Dave's Market
- 23 Safeway

## HOTELS



- |                        |   |
|------------------------|---|
| 1 Hyatt Regency        | 255 Rooms<br>40,000 SF<br>Meeting Space |
| 2 Courtyard by Marriot | 138 Rooms                               |
| 3 AC Hotel             | 142 Rooms                               |
| 4 Hotel La Rose        | 48 Rooms                                |
| 5 Hotel E              | 39 Rooms                                |
| 6 Art House Hotel      | 36 Rooms                                |







## CONTACT

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