



Keegan & Coppin
COMPANY, INC.



FOR LEASE

3100 DUTTON AVENUE
SANTA ROSA, CA

OFFICE & WAREHOUSE
INDUSTRIAL SPACE

MAJOR PRICE REDUCTION

SUITE 110

BELLEVUE AVE.

DUTTON AVE.

Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400, EXT. 238
SJOHNSON@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT. 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY DETAILS



3100 DUTTON AVE.
SANTA ROSA, CA

**OFFICE/WAREHOUSE
INDUSTRIAL SPACE
FOR LEASE**

PROPERTY INFORMATION

BUILDING HIGHLIGHTS

SUITE 110

- Five(5) Finished 1st Floor Offices - 1,400+/- sq. ft.
- Storage Above Offices - 1,400+/- sq. ft. (640 sq. ft. is Bonus)
- Warehouse - 840+/- sq. ft.
- **Total of 3,000+/- sq. ft.**

DETAILS

ZONING

IG - General Industrial

TYPE

Concrete

PARKING FOR BUILDING

On-Site

DESCRIPTION OF PREMISES

Located on Dutton Ave just south of Bellevue Avenue in the southwest area of Santa Rosa. This area has a well established industrial base with many businesses in close vicinity and a hub for the contractor trades and suppliers. Access to Highway 101 is from Todd Road to the south and Hearn Ave to the north.

LEASE TERMS

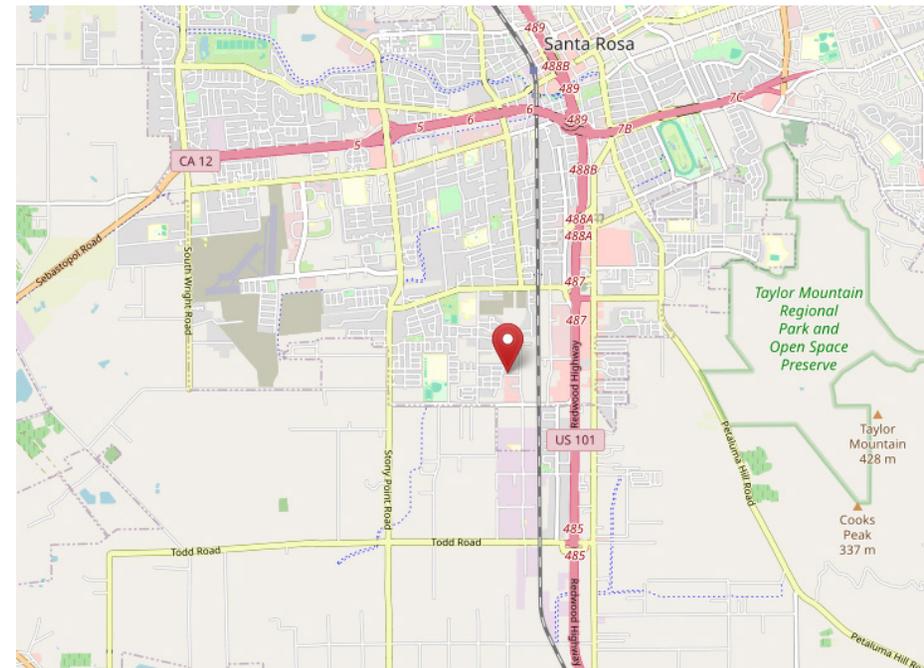
Rate

Suite 110: \$2,500 Approx \$.83 psf Gross

MAJOR PRICE REDUCTION

Terms

Minimum 1 Year Lease



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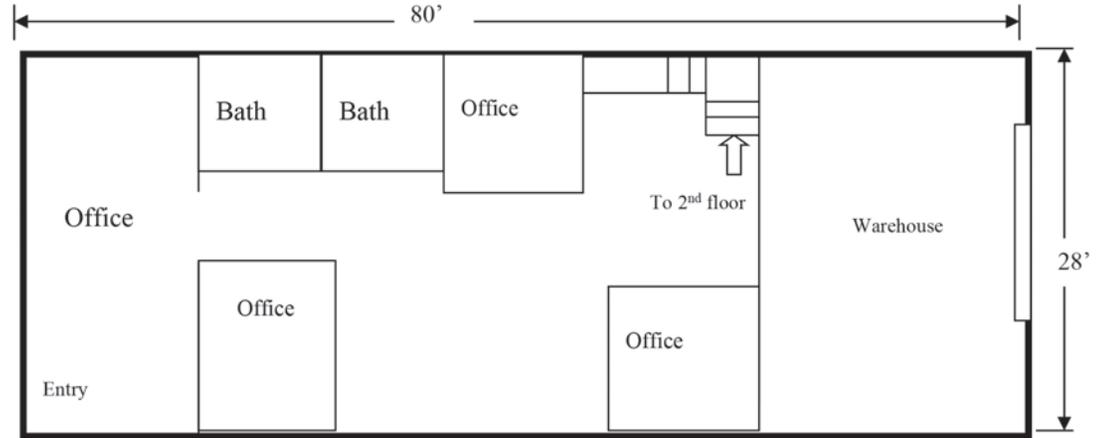
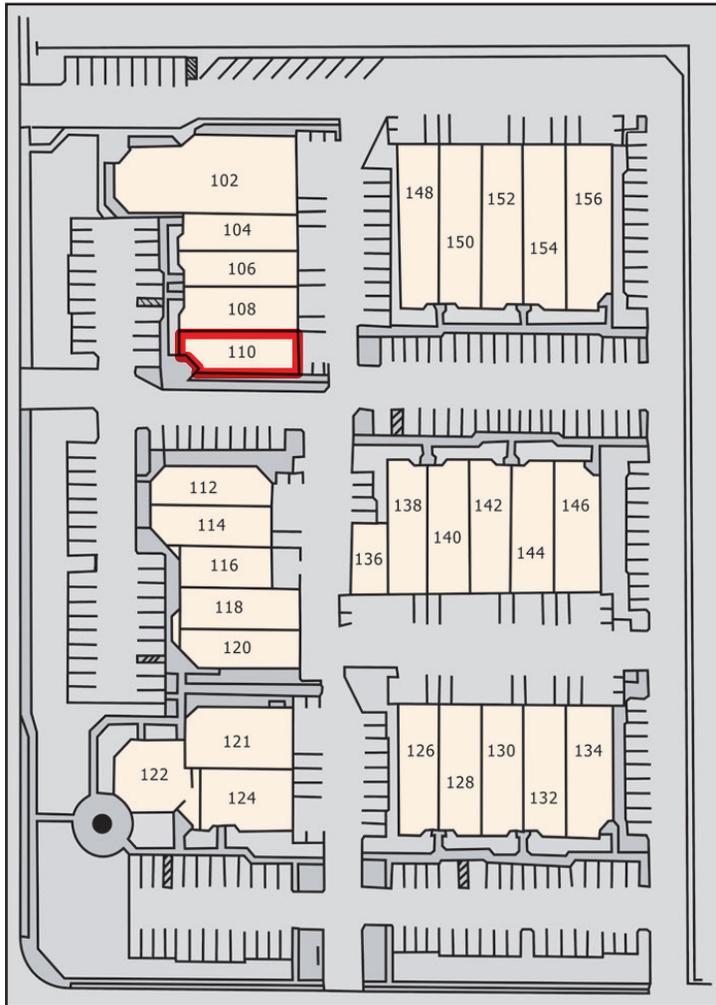


SUITE 110



3100 DUTTON AVE.
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SUITE 110

AVAILABLE

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SUITE 110 PHOTOS



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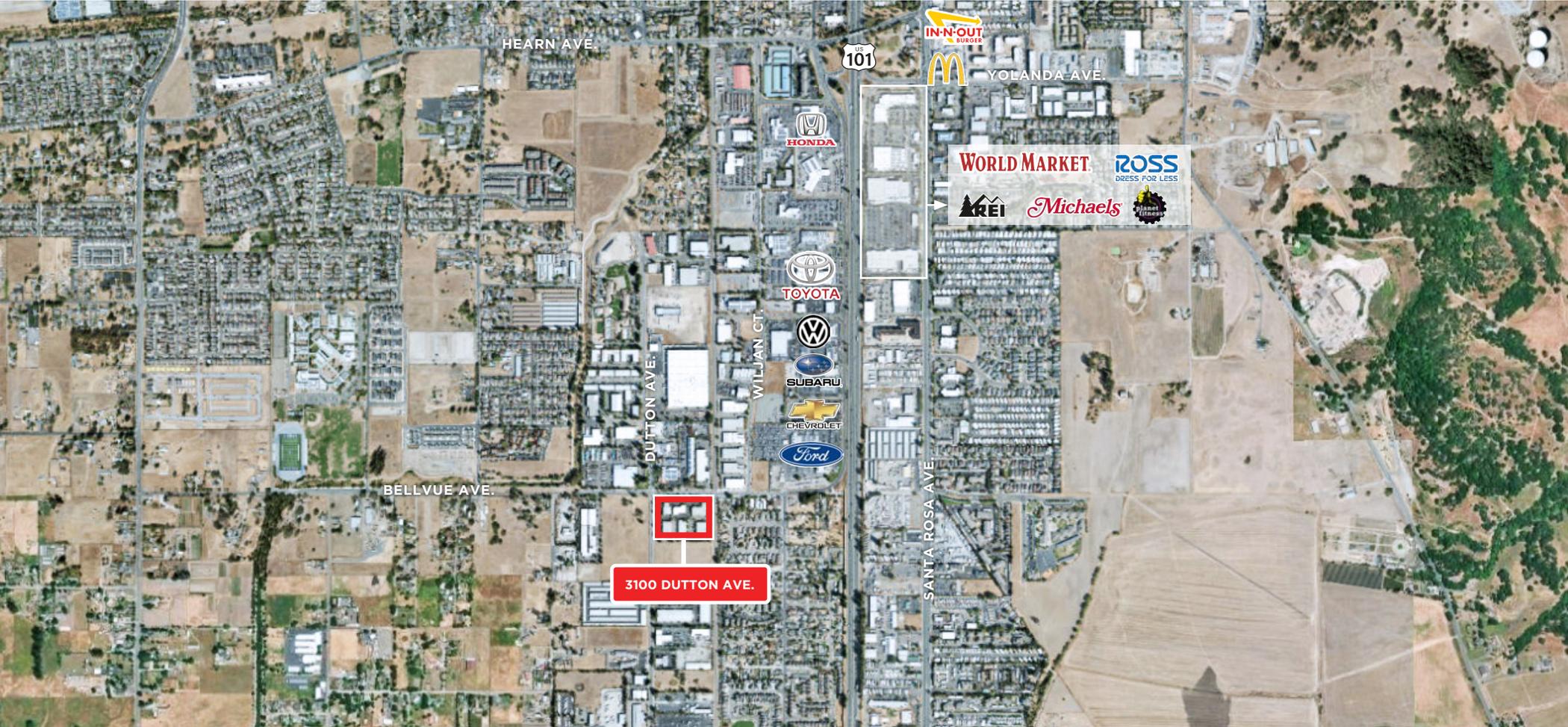


AERIAL MAP



3100 DUTTON AVE.
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Keegan & Coppin Co., Inc.
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AREA DESCRIPTION



3100 DUTTON AVE.
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OFFICE/WAREHOUSE INDUSTRIAL SPACE FOR LEASE



SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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