

Office & Garage

For Lease



1701 SANTA ROSA AVE
SANTA ROSA, CA 95404

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. An interested party should verify the information herein.

ABOUT

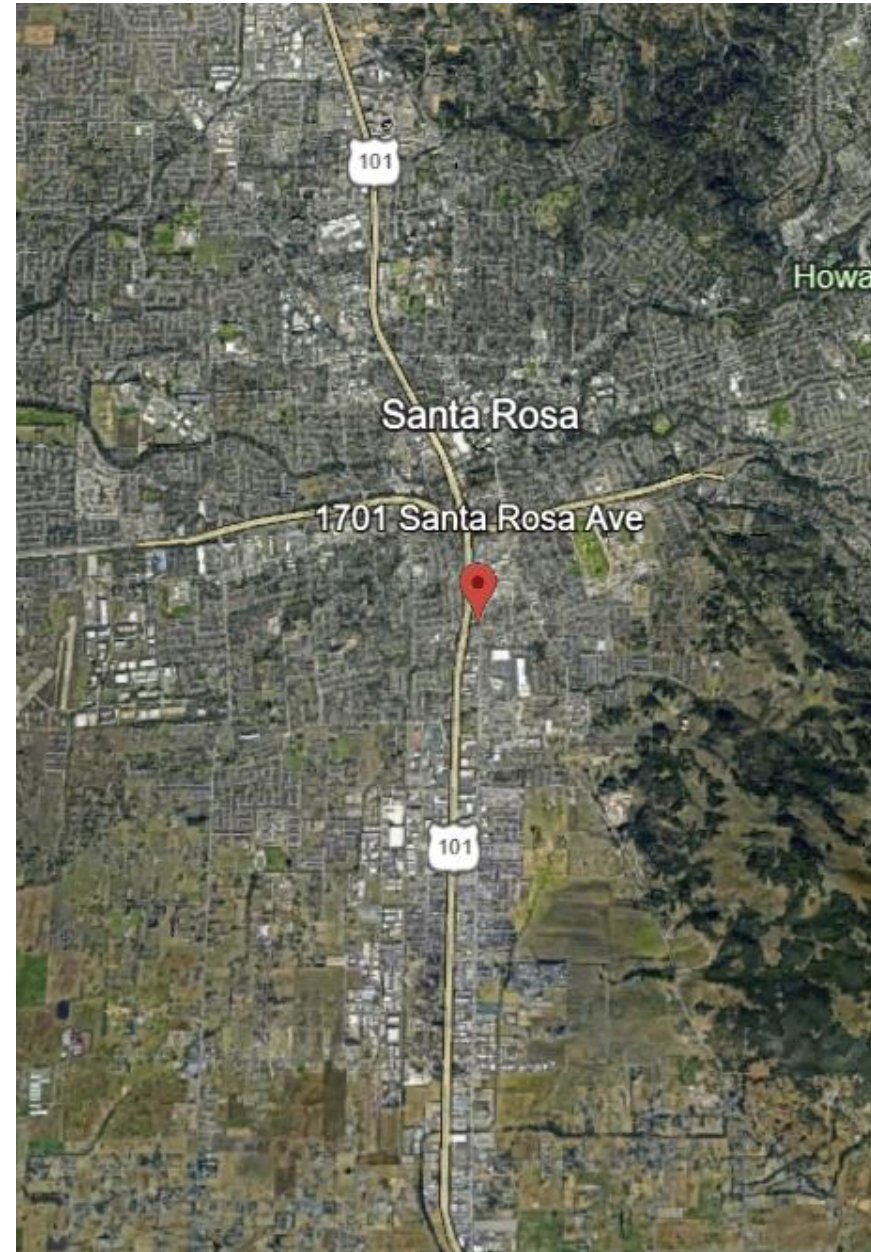
1701 SANTA ROSA AVE | SANTA ROSA, CA 95404

Located near the center of Santa Rosa, a little over one mile from downtown Santa Rosa, approximately 60 miles north of San Francisco, this well-positioned property offers exceptional visibility from Santa Rosa Ave. The site benefits from direct freeway access to both Northbound and Southbound 101, Santa Rosa Ave and Hwy 12.

The property is a few blocks from a major retail plaza which includes Costco, Target, Trader Joes, Best Buy, etc.

1701 Santa Rosa Avenue features a versatile layout well-suited for an automotive-related business, combining a main office space highly adaptable to a retail component or showroom with an attached three-bay garage.

The site offers high daily traffic counts, easy accessibility, prominent street frontage, and a central Santa Rosa location. This combination of high-visibility retail potential and functional service space makes it an ideal opportunity for an automotive business looking to establish or expand its market presence. **Still Tenant occupied, available soon.**



PROPERTY DETAILS

- **TOTAL ± 4,330 Sq Ft**
- APN #037-180-028
- **Available Soon**
- **Zoned General Commercial (CG)*** →
- 100 ft+ frontage of Santa Rosa Ave
- OFFICE: Downstairs (~1,200ft²): Front desk, 5 desks (3 private offices), storage closet and a bathroom.
- OFFICE: Upstairs (~800ft²): 3 Private offices, break room and a bathroom.
- GARAGE: Three garage ports (~2000ft²) and a bathroom.
- GARAGE OFFICE: (~150ft²)

** CG (General Commercial) district. The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants. The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.*

For Lease
\$10,000/Mo
\$2.31 per sq ft
Triple-net Lease

Street view: Santa Rosa Ave

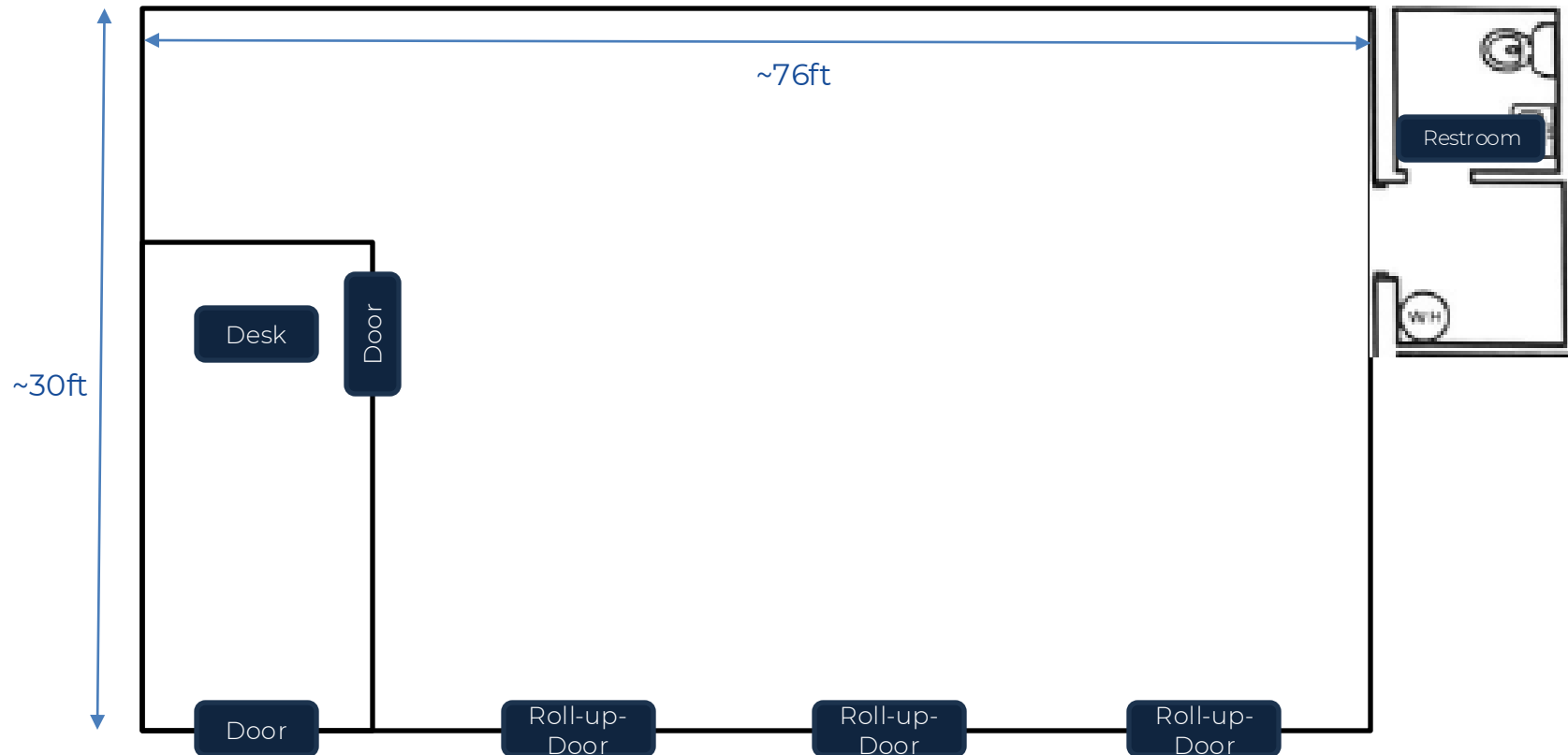


Floor Plan Garage

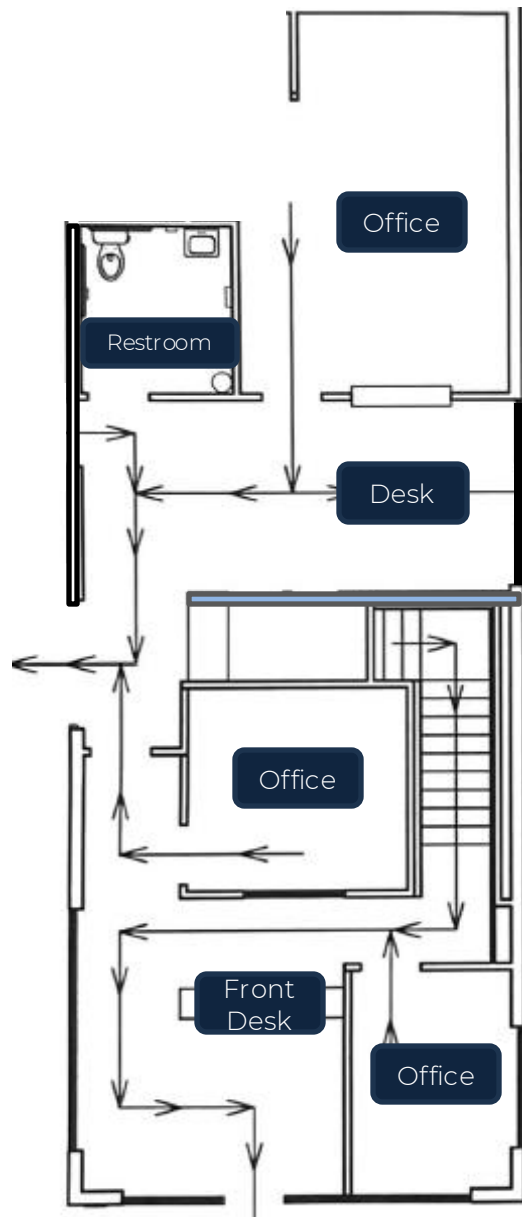
*Not to scale**

$\pm 2280\text{ft}^2$

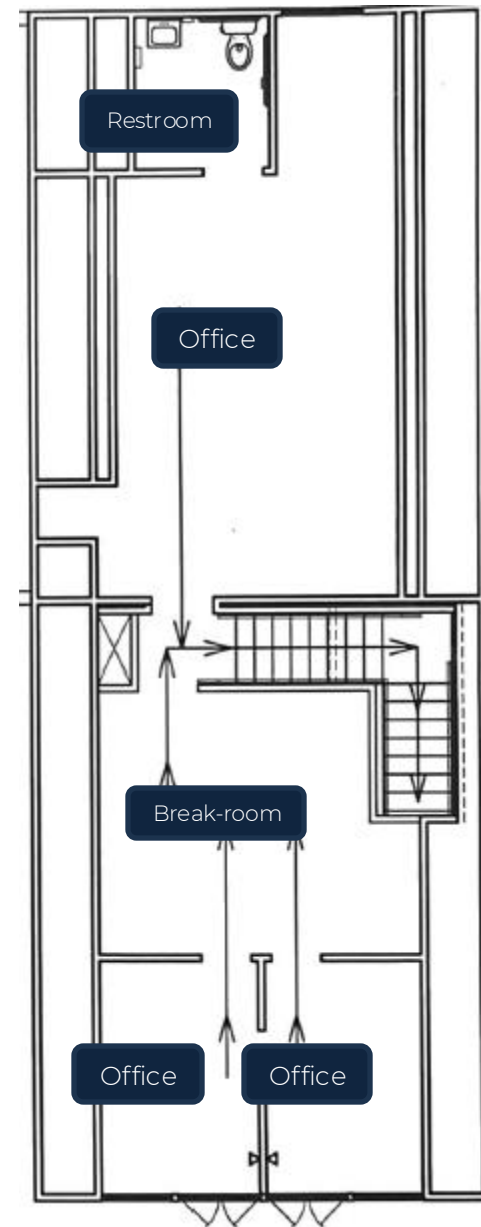
$\pm 42\text{ft}^2$



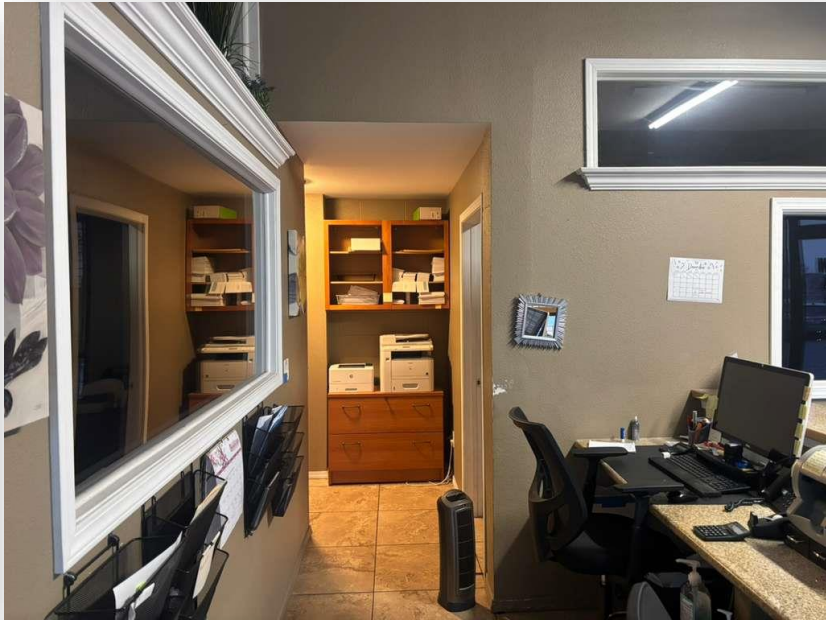
First Floor ± 1200 sf



Second Floor ± 800 sf



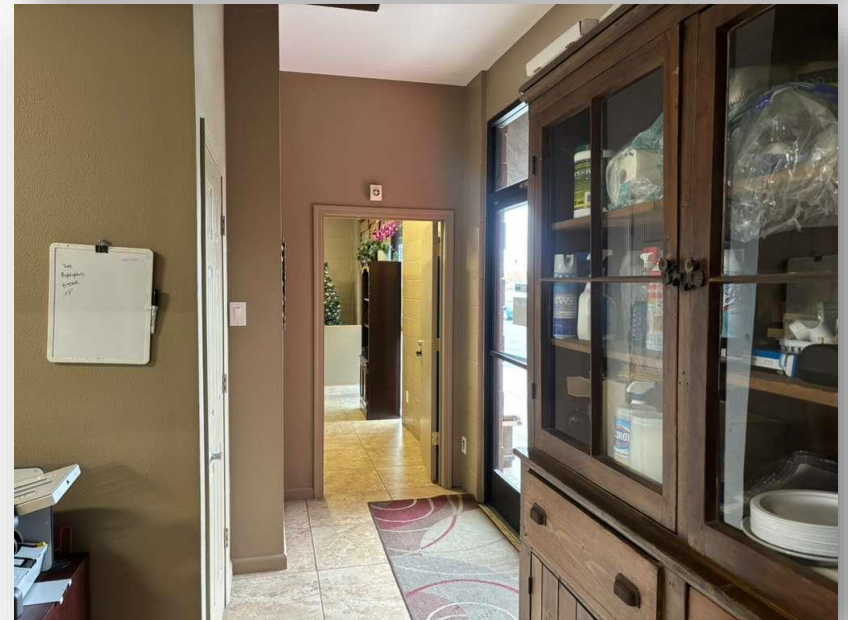
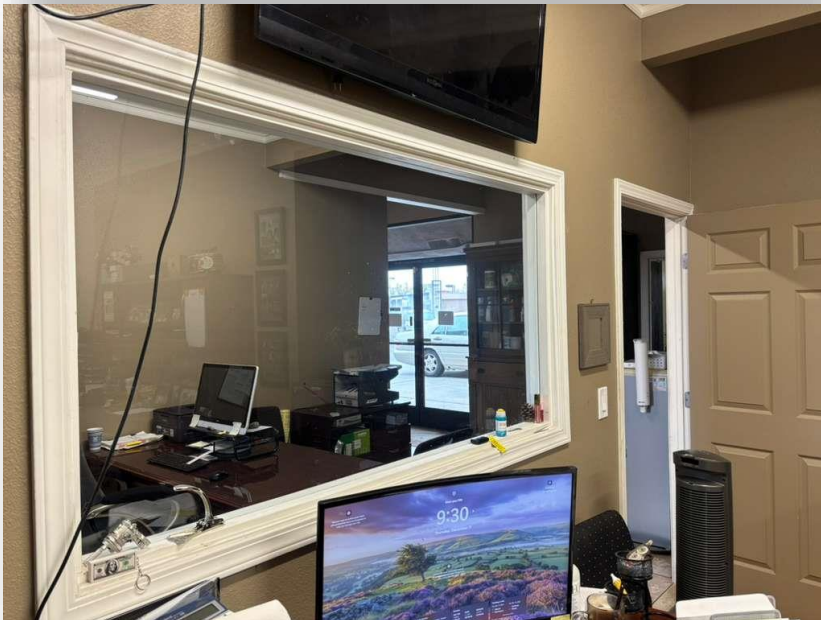
Front Desk & Offices



Back Office, Bathroom and Storage



Back Office



Second Floor Rec-Room and Offices



Second Floor Office and Bathroom



Garage



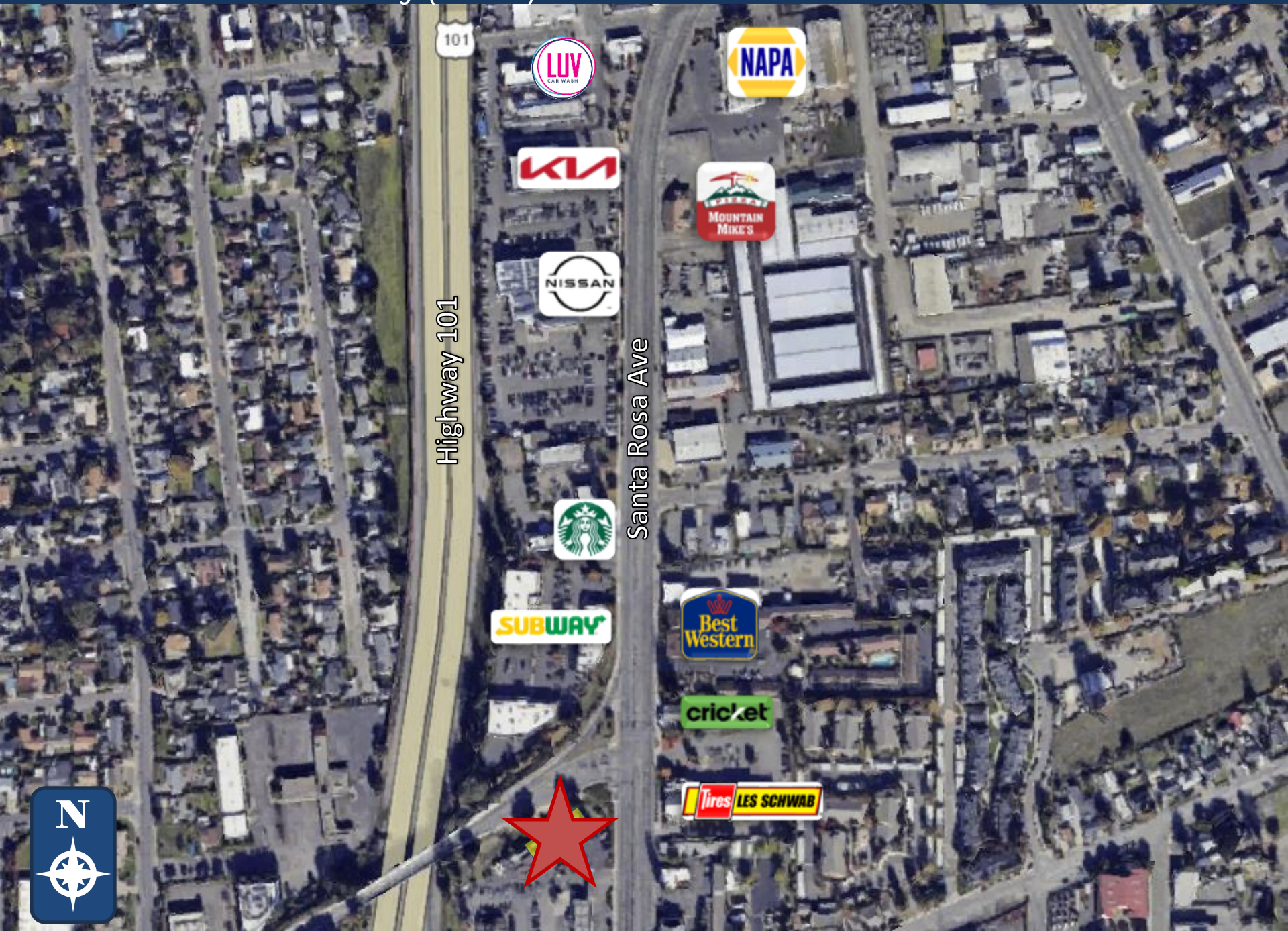
Garage



Garage



AERIAL: What's Nearby (North)



Highway 101

Santa Rosa Ave



AERIAL: What's Nearby (South)



101

Highway 101

Santa Rosa Ave

