

FOR LEASE

3480 INDUSTRIAL DR

Santa Rosa, CA 95403



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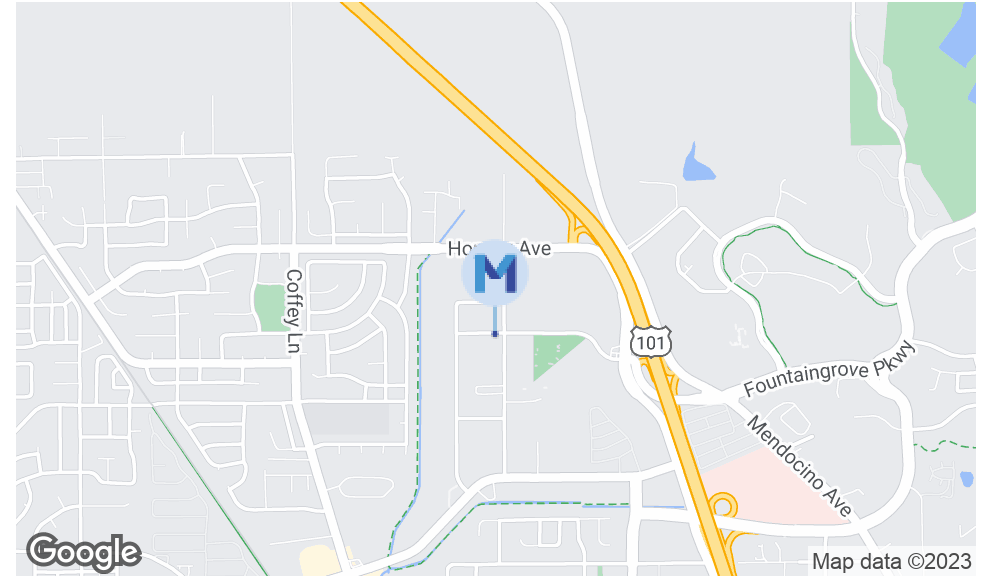
615A E. Washington St. | Petaluma, CA 94952 | <https://www.meridiancommercial.com>

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Property Summary

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PROPERTY DESCRIPTION

3480 Industrial Avenue is a high quality two building industrial facility. Building A is 14,080 square feet and is currently being used as a warehouse with an open floor plan, Building B is 17,280 square feet and currently being used as a show room with small office.

PROPERTY HIGHLIGHTS

- 71 parking spaces
- Multiple roll up doors
- Open floor plan with 18' clear height
- One or both buildings available
- Low NNN - \$0.13 per square foot
- Available Now

LOCATION DESCRIPTION

Easy access off Industrial Avenue in Santa Rosa.

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | \$1.15 SF/month (NNN) |
| Available SF: | ±14,080 - 31,360 SF |
| Building Size: | ±14,080 SF |
| Property Type: | Industrial |
| Zoning: | Industrial |

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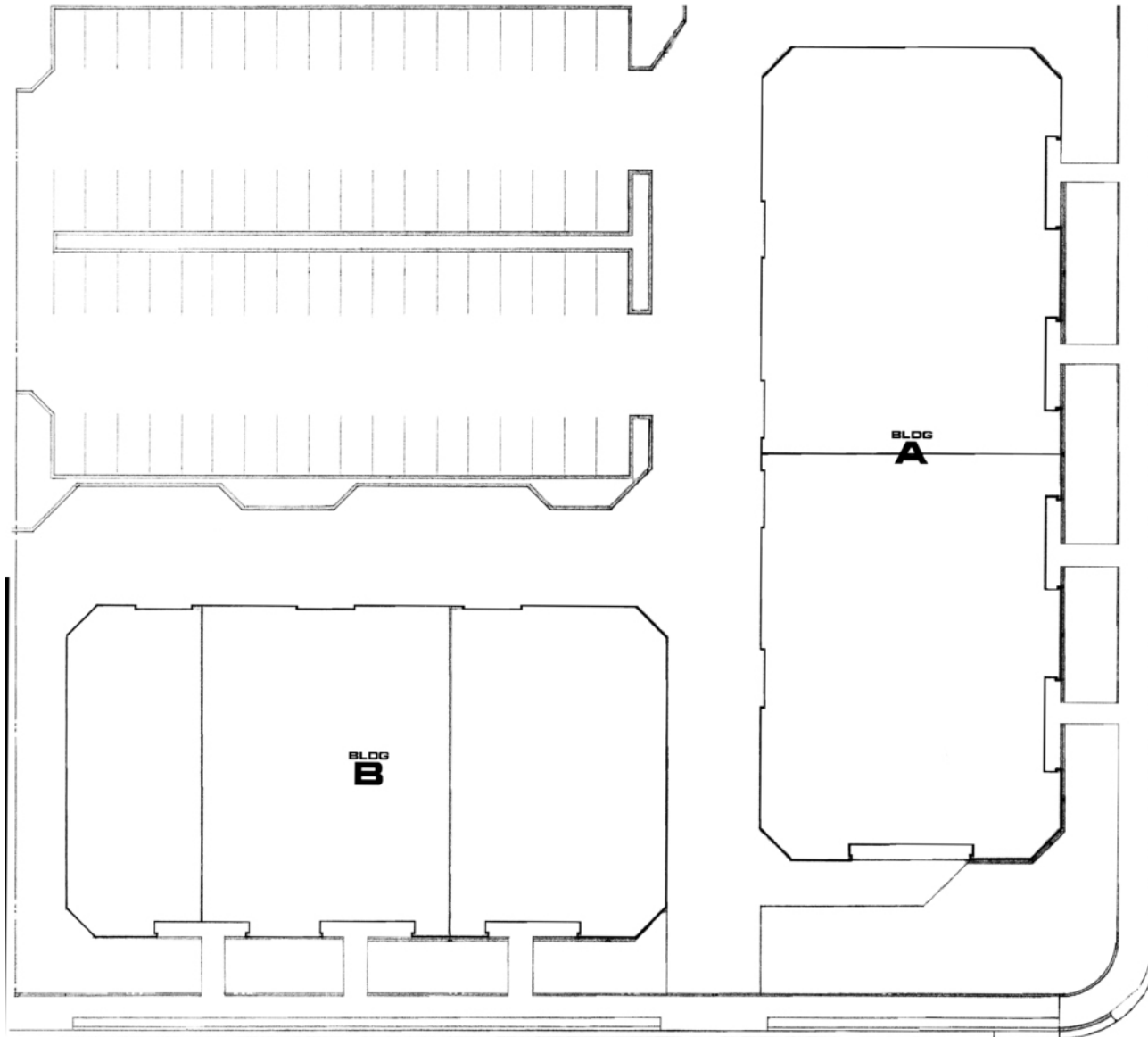


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Site Plans

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Demographics Map & Report

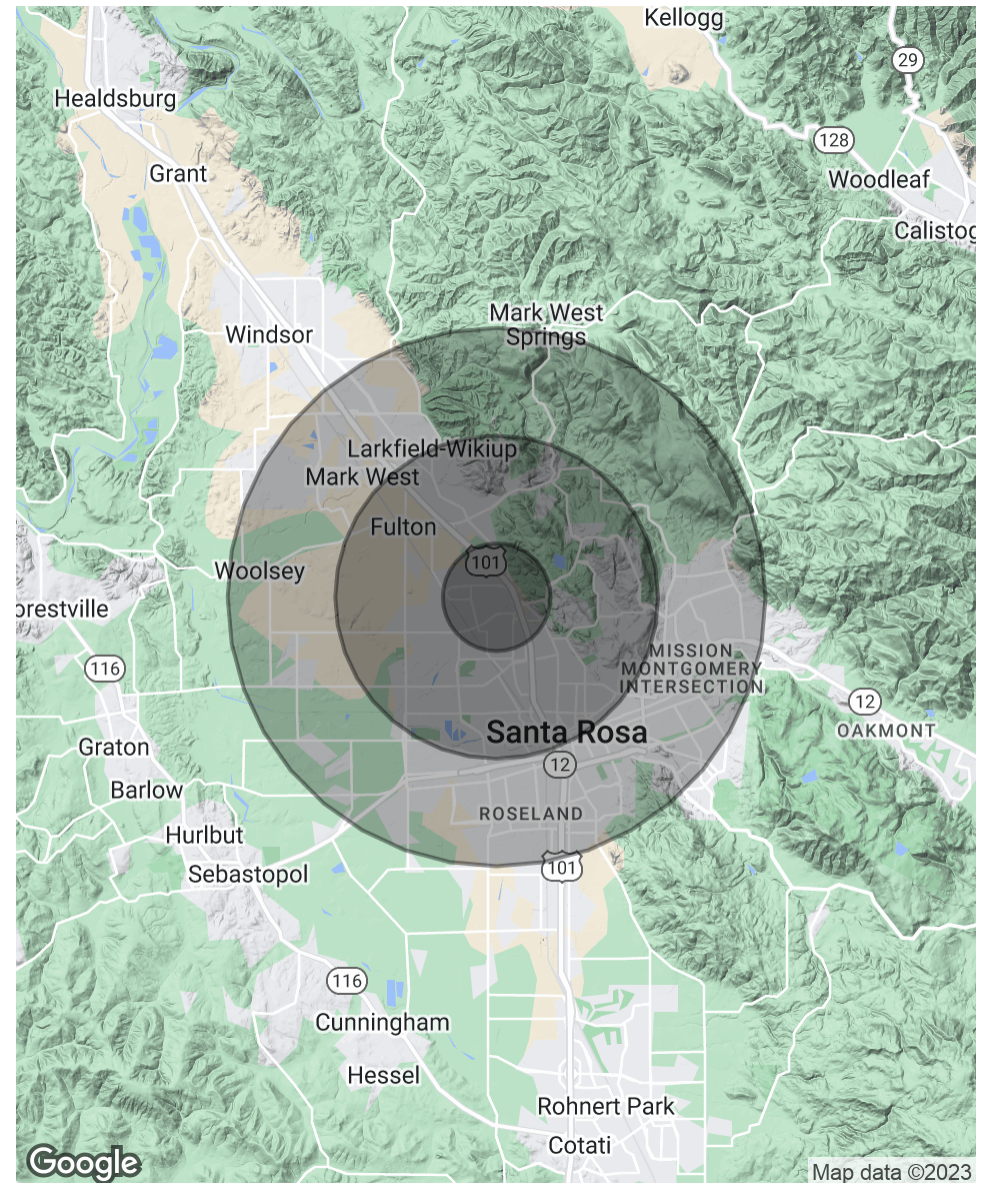
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,932 | 83,809 | 168,888 |
| Average age | 34.9 | 35.7 | 36.0 |
| Average age (Male) | 34.2 | 34.5 | 34.5 |
| Average age (Female) | 35.5 | 37.5 | 37.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,332 | 32,445 | 63,571 |
| # of persons per HH | 2.5 | 2.6 | 2.7 |
| Average HH income | \$65,233 | \$71,896 | \$73,837 |
| Average house value | \$410,776 | \$548,555 | \$538,847 |

* Demographic data derived from 2020 ACS - US Census



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