



# Avion Place

3765 BRICKWAY BLVD., SANTA ROSA, CA 95403

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## PROPERTY DESCRIPTION

Fantastic office suites available in the Airport Business Park! Two ground floor spaces are currently available totaling approximately 3,830 square feet. Suite 102 and Suite 103 are approximately 1,915 square feet each, featuring multiple executive offices with windows and bullpen areas.

Avion Place is a four building office complex offering a professional setting with modern finishes, glass-lined buildings, onsite parking, and great signage on Airport Park Boulevard. Conveniently located near the SMART train station, just a couple blocks from Highway 101, and only half a mile to the Sonoma County Airport. Don't miss this opportunity to secure your ideal office space at this sought-after location.

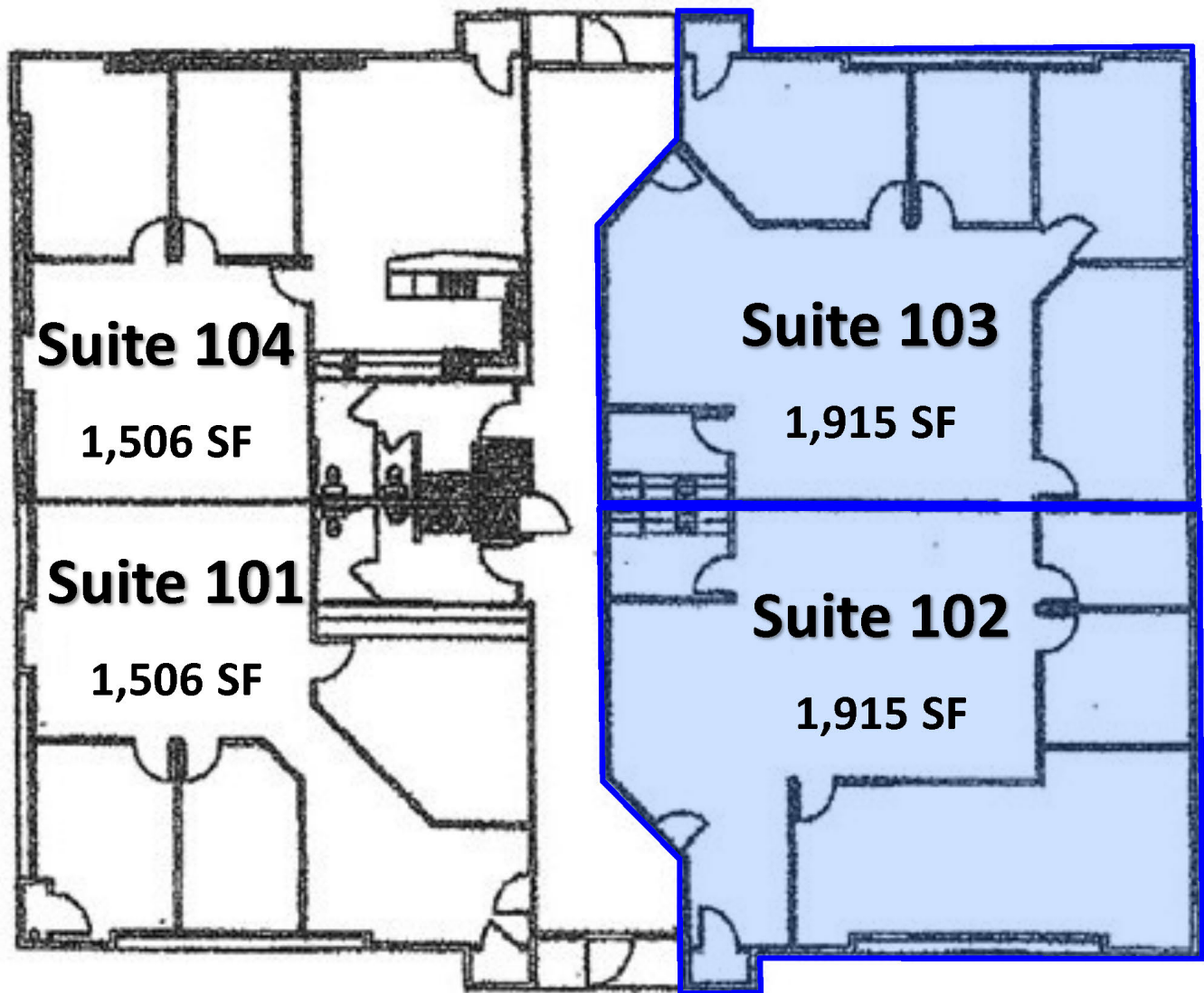
## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$2.00 / SF / Month |
| Lease Type:    | Modified Gross      |
| Available SF:  | 1,915 - 3,830 SF    |
| Building Size: | 6,864 SF            |
| Lot Size:      | 0.61 Acres          |
| Year Built:    | 2004                |
| Zoning:        | MP Industrial Park  |

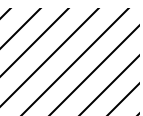
| SPACES    | LEASE RATE      | SPACE SIZE |
|-----------|-----------------|------------|
| Suite 102 | \$2.00 SF/month | 1,915 SF   |
| Suite 103 | \$2.00 SF/month | 1,915 SF   |

# Floor Plan

AVION PLACE | SANTA ROSA

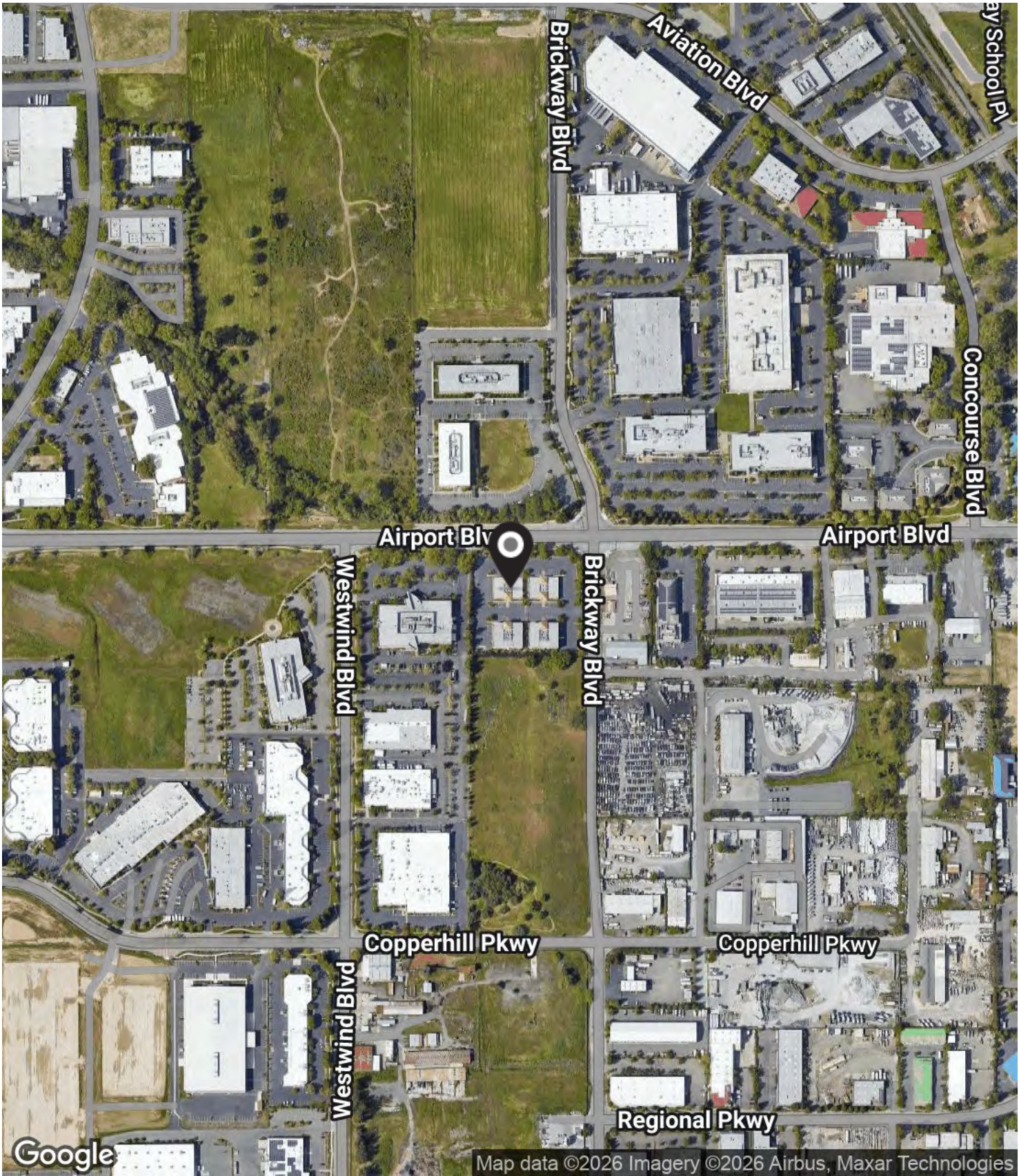


\* Floor Plan is not exact. Any modifications above are an estimate. Tenant is advised to investigate and obtain professional inspections to provide exact measurements.



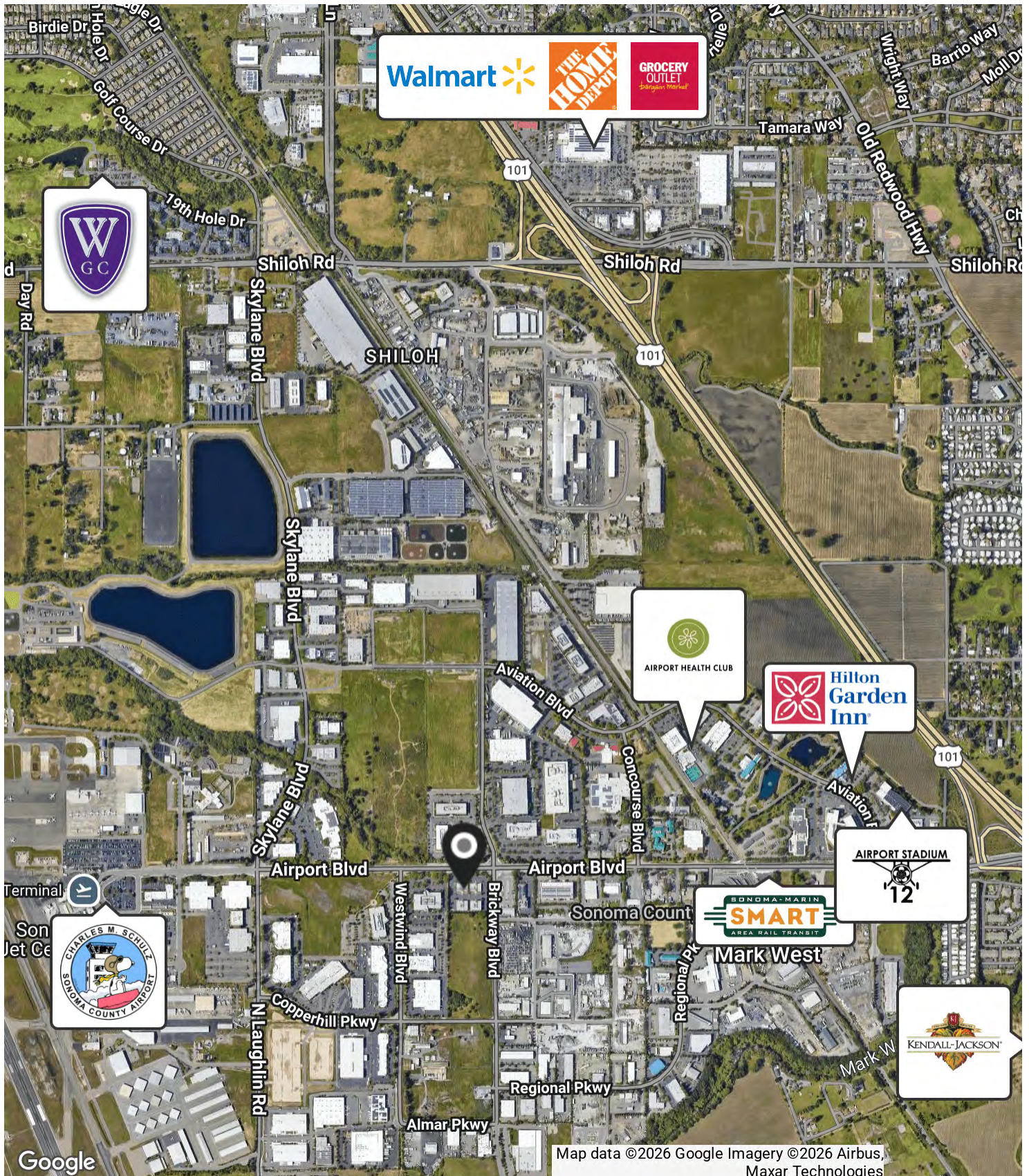
# Aerial Map

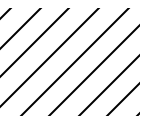
AVION PLACE | SANTA ROSA



# Location Map

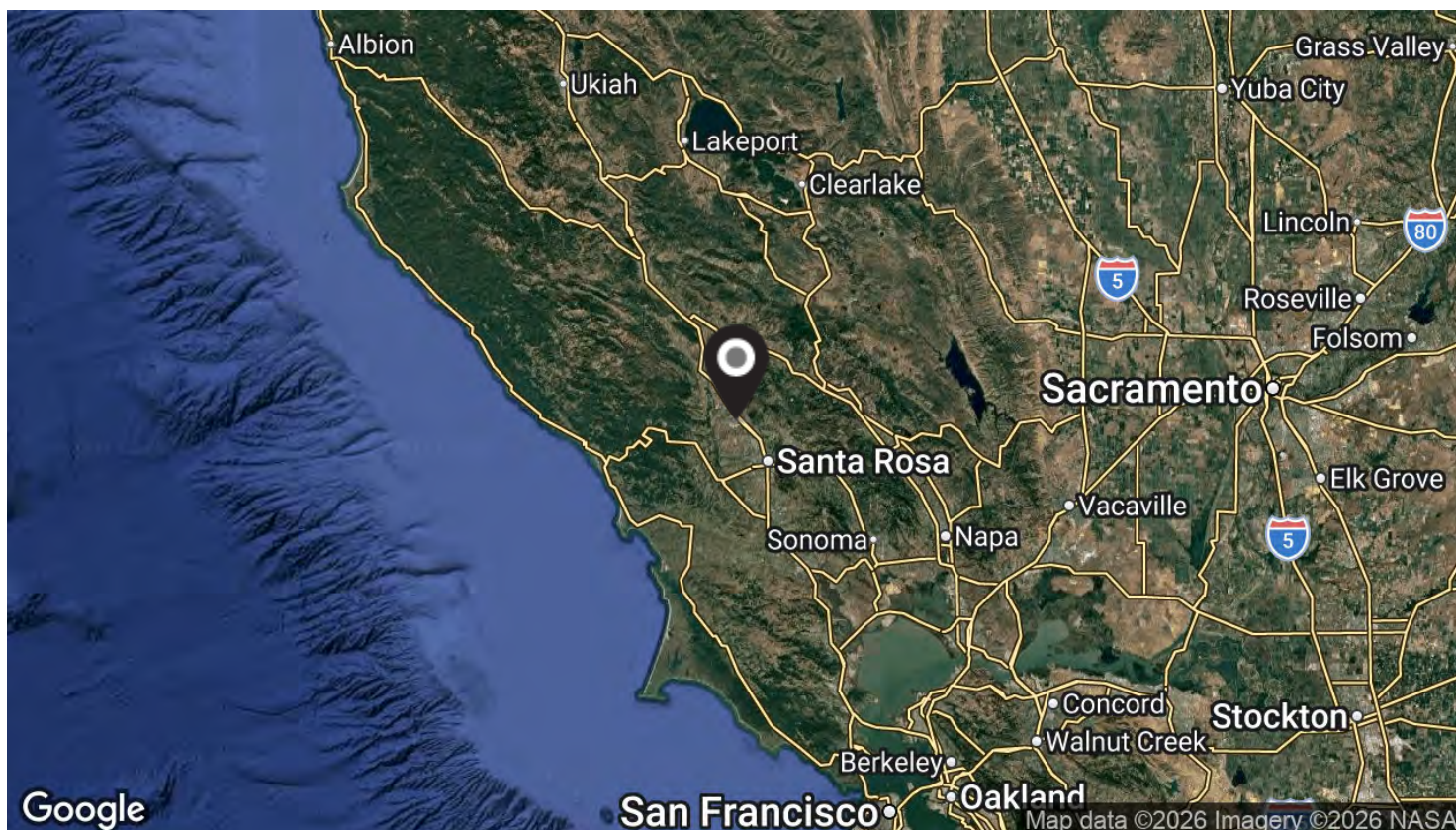
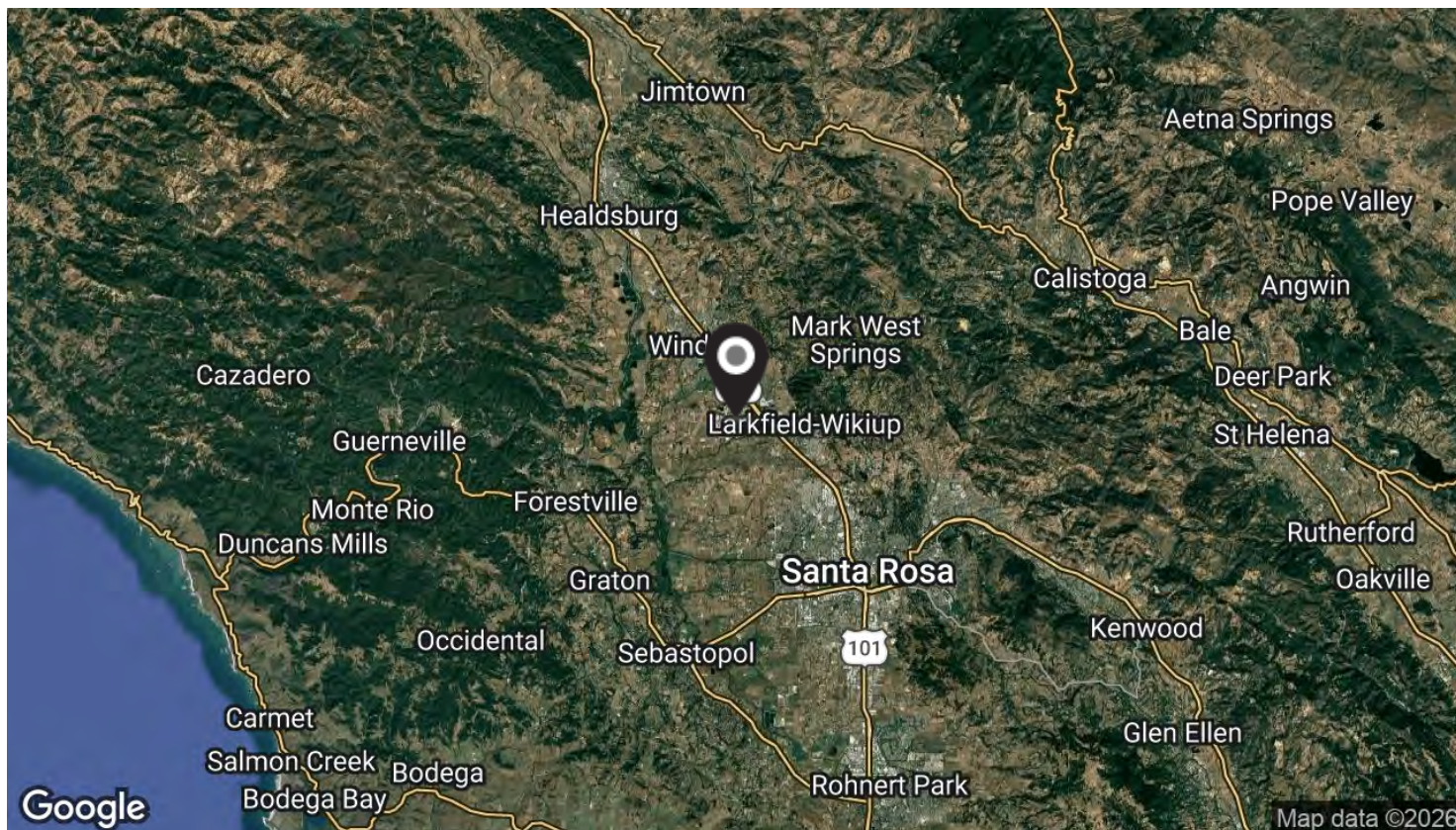
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# Regional Map

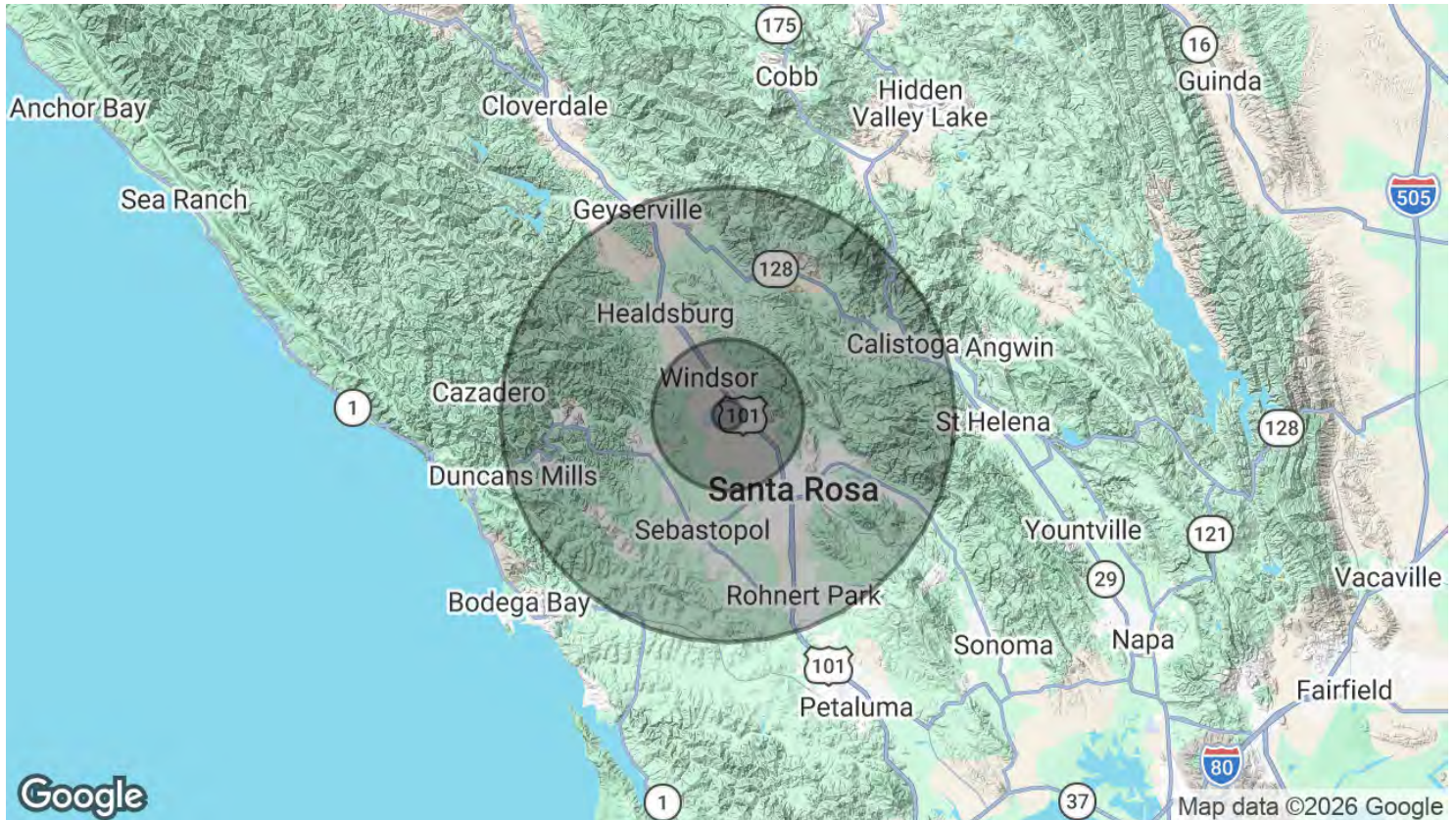
AVION PLACE | SANTA ROSA





# Demographics Map & Report

AVION PLACE | SANTA ROSA



## POPULATION

|                      | 1 MILE | 5 MILES | 15 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,215  | 83,066  | 364,199  |
| Average Age          | 48.7   | 42.0    | 42.4     |
| Average Age (Male)   | 49.9   | 40.2    | 41.4     |
| Average Age (Female) | 49.9   | 43.0    | 43.0     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 15 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 521       | 30,300    | 139,971   |
| # of Persons per HH | 2.3       | 2.7       | 2.6       |
| Average HH Income   | \$106,161 | \$136,340 | \$134,570 |
| Average House Value | \$399,534 | \$768,657 | \$831,506 |

2023 American Community Survey (ACS)