



**FOR SALE**

# 515 FIFTH STREET

Santa Rosa, CA 95401



**Nick Egide**  
CA LIC #01859524  
(415) 451-4900 x113  
nick@meridiancommercial.com

**Sabrina Hendricks**  
CA LIC #02100541  
(415) 451-4900 x122  
sabrina@meridiancommercial.com

615A E. Washington St.  
Petaluma, CA 94952  
(415) 451-4900  
www.meridiancommercial.com

# FOR SALE

# 515 FIFTH STREET

Santa Rosa, CA 95401

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Property Type: Retail

Sale Price: \$2,995,000

Building Size: ± 22,440 SF

Zoning: CD-10

Price / SF: \$133.47

## LOCATION OVERVIEW

Located in the heart of vibrant Downtown Santa Rosa, walking distance to restaurants, shops, and Santa Rosa Plaza. Close proximity to Highway 101. Recent improvements made to downtown Santa Rosa make this property a great walking or driving destination.

## PROPERTY OVERVIEW

Variety of possible uses include: multi-family conversion, health club, restaurant, and wellness center. Great window lines and ceiling height create a grand entrance into the building. Recently built out 3rd floor could be used for private treatment or workout rooms.

## PROPERTY HIGHLIGHTS

- Per Ordinance 2018-012, residential redevelopment permitted by right until 2021
- Currently 3 story retail building
- Retail/office/medical space
- 61' of Fifth Street frontage
- Rear entrance opens into on site large city provided parking lot
- Elevator served
- ADA bathrooms on 1st and 3rd floor; men's and women's locker room in the premises
- Great window lines and natural light



**Nick Egide**  
CA LIC #01859524  
(415) 451-4900 x113  
nick@meridiancommercial.com

**Sabrina Hendricks**  
CA LIC #02100541  
(415) 451-4900 x122  
sabrina@meridiancommercial.com

615A E. Washington St.  
Petaluma, CA 94952  
(415) 451-4900

[www.meridiancommercial.com](http://www.meridiancommercial.com)

**FOR SALE**

**515 FIFTH STREET**

Santa Rosa, CA 95401

**TRADE AREA SNAPSHOT**



**Population**

175,155

**Households**

67,396

**Avg. Household Income**

\$75,967

Santa Rosa is the county seat of Sonoma County, California. Santa Rosa is the largest city in California's Redwood Empire, Wine Country and the North Bay; the fifth most populous city in the San Francisco Bay Area and the 28th most populous city in California.



**Nick Egide**  
CA LIC #01859524  
(415) 451-4900 x113  
nick@meridiancommercial.com

**Sabrina Hendricks**  
CA LIC #02100541  
(415) 451-4900 x122  
sabrina@meridiancommercial.com

615A E. Washington St.  
Petaluma, CA 94952  
(415) 451-4900

[www.meridiancommercial.com](http://www.meridiancommercial.com)

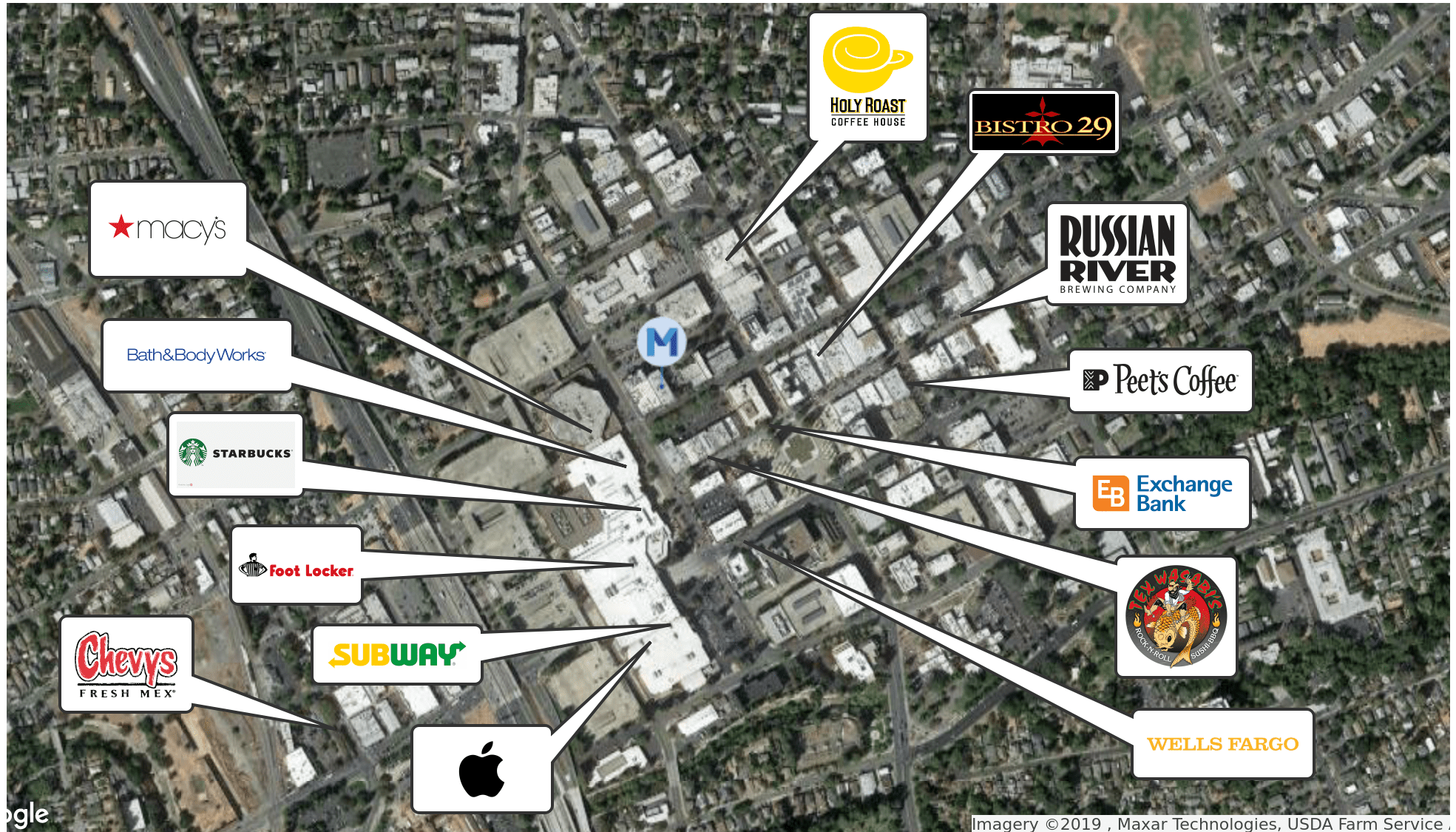
The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

FOR SALE

515 FIFTH STREET

Santa Rosa, CA 95401

RETAILER MAP 515



gle

Imagery © 2019, Maxar Technologies, USDA Farm Service



**Nick Egide**  
 CA LIC #01859524  
 (415) 451-4900 x113  
 nick@meridiancommercial.com

**Sabrina Hendricks**  
 CA LIC #02100541  
 (415) 451-4900 x122  
 sabrina@meridiancommercial.com

615A E. Washington St.  
 Petaluma, CA 94952  
 (415) 451-4900

www.meridiancommercial.com

The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

FOR SALE

515 FIFTH STREET

Santa Rosa, CA 95401

LOCATION MAPS



**Nick Egide**  
CA LIC #01859524  
(415) 451-4900 x113  
nick@meridiancommercial.com

**Sabrina Hendricks**  
CA LIC #02100541  
(415) 451-4900 x122  
sabrina@meridiancommercial.com

615A E. Washington St.  
Petaluma, CA 94952  
(415) 451-4900

[www.meridiancommercial.com](http://www.meridiancommercial.com)

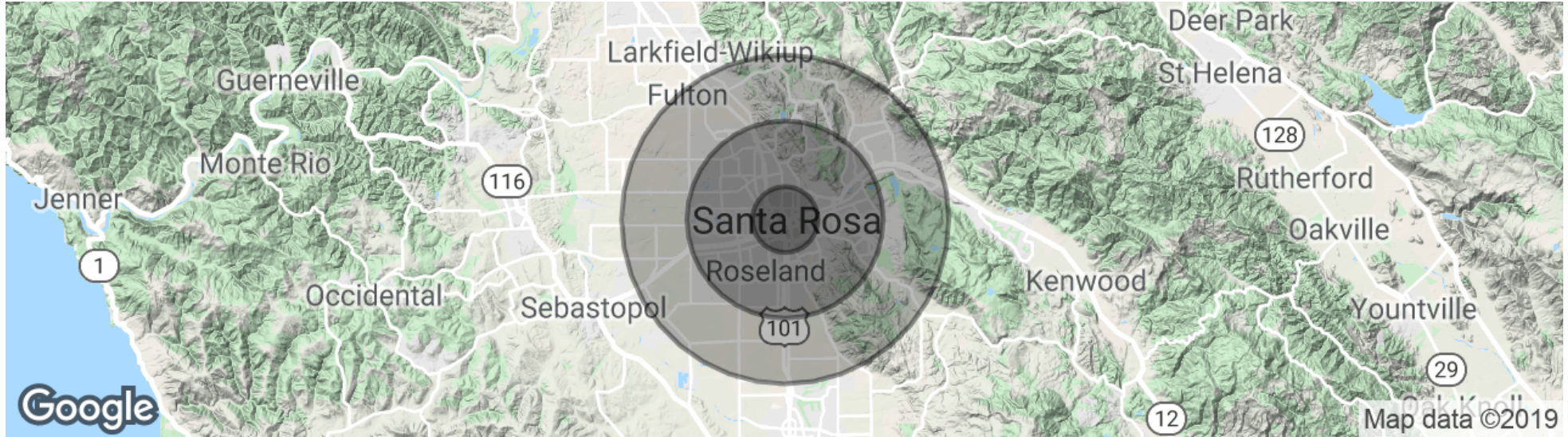
The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

# FOR SALE

# 515 FIFTH STREET

Santa Rosa, CA 95401

## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	18,177	113,727	203,046
Median age	33.8	33.7	35.6
Median age (Male)	32.8	32.5	34.0
Median age (Female)	36.3	35.8	37.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,488	42,351	76,067
# of persons per HH	2.4	2.7	2.7
Average HH income	\$57,651	\$64,584	\$72,789
Average house value	\$458,565	\$491,894	\$514,310

\* Demographic data derived from 2010 US Census



**Nick Egide**  
CA LIC #01859524  
(415) 451-4900 x113  
nick@meridiancommercial.com

**Sabrina Hendricks**  
CA LIC #02100541  
(415) 451-4900 x122  
sabrina@meridiancommercial.com

615A E. Washington St.  
Petaluma, CA 94952  
(415) 451-4900  
www.meridiancommercial.com