



Keegan & Coppin  
COMPANY, INC.



FOR LEASE

3100 DUTTON AVENUE  
SANTA ROSA, CA

OFFICE & WAREHOUSE  
INDUSTRIAL SPACE

**NEWLY AVAILABLE SUITES**

BELLEVUE AVE.

DUTTON AVE.

SUITE 112

SUITE 118

Go beyond broker.

PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE  
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# PROPERTY DETAILS



3100 DUTTON AVE.  
SANTA ROSA, CA

**OFFICE/WAREHOUSE  
INDUSTRIAL SPACE  
FOR LEASE**

## PROPERTY INFORMATION

### BUILDING HIGHLIGHTS

#### SUITE 112

- 3 Finished Offices: 625+/- sf
- Mezzanine Area: 600+/- SF
- Warehouse: 1,325+/- SF
- **Total of 2,550+/- sq. ft.**

#### SUITE 118

- 1st Floor Office: 1,200+/- sf;
- 2nd Floor Office: 550+/- sf
- Warehouse: 800+/- sf
- **Total of 2,550 +/- sq. ft.**

### DESCRIPTION OF PREMISES

3100 Dutton Avenue offers well-located industrial suites in one of Santa Rosa's most established industrial corridors. The property is just south of Bellevue Avenue with convenient access to Highway 101 via Hearn Avenue and Todd Road, providing efficient connectivity throughout Sonoma County and the North Bay. The suites offer a balanced mix of warehouse and two-story office space, ideal for contractors, service businesses, light manufacturing, storage, and distribution, with features like high-clear warehouse areas, roll-up doors, and finished offices for seamless operations. Located in a hub for contractor trades and industrial services, they benefit from close proximity to Santa Rosa Avenue amenities and major regional transportation routes.

3100 Dutton provides a practical, well-located industrial environment for businesses seeking clean, flexible workspace in Santa Rosa's southwest industrial district.

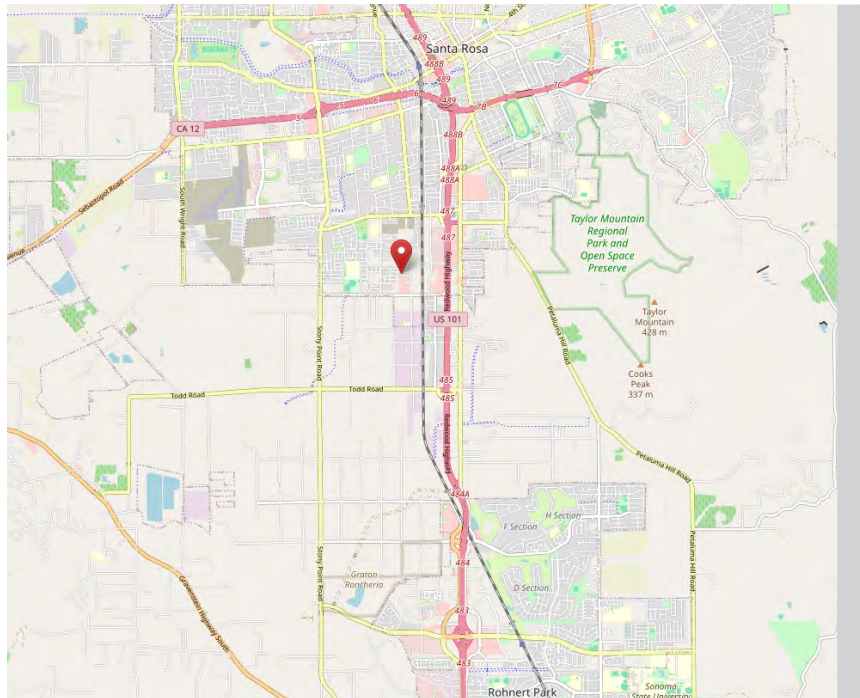
### LEASE TERMS

#### Rate

- **Suite 112:** Rate: \$1.10/psf/Month Gross
- **Suite 118:** Rate: \$1.10/psf/Month Gross

#### Terms

Minimum 1 Year Lease



### DETAILS

#### ZONING

IG - General Industrial

#### PARKING

On-Site

#### TYPE

Concrete

#### IDEAL FOR

- Contractors
- Service businesses
- Light manufacturing
- Storage/distribution
- E-commerce

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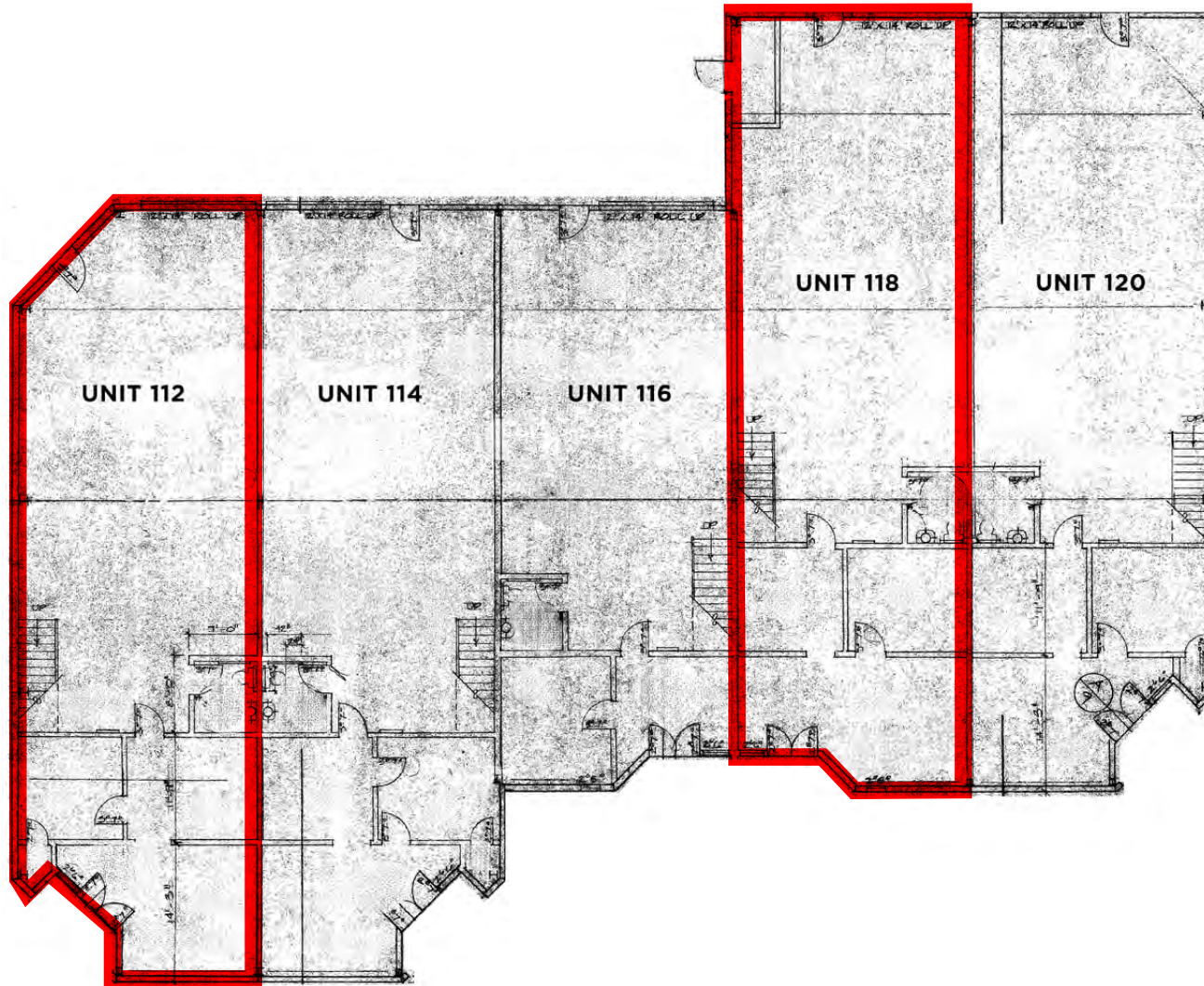
# FLOOR PLAN

## BUILDING B



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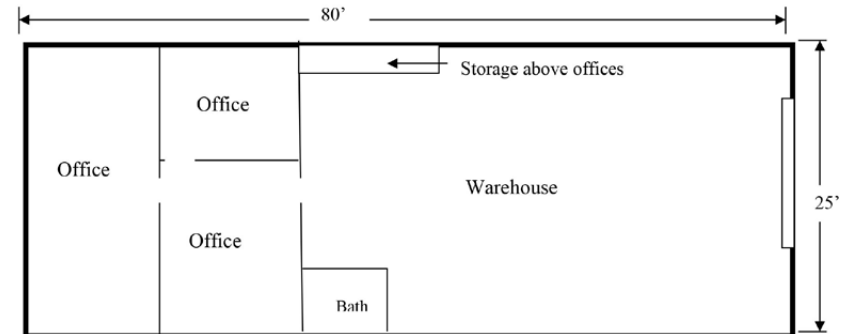
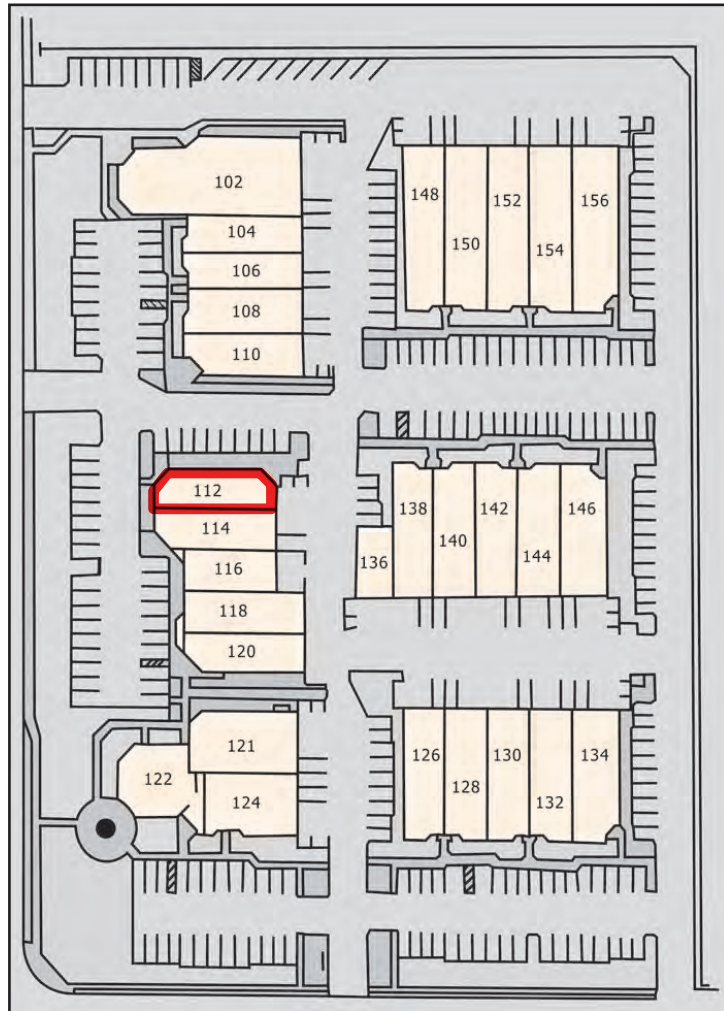


# SUITE 112



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**SUITE 112**

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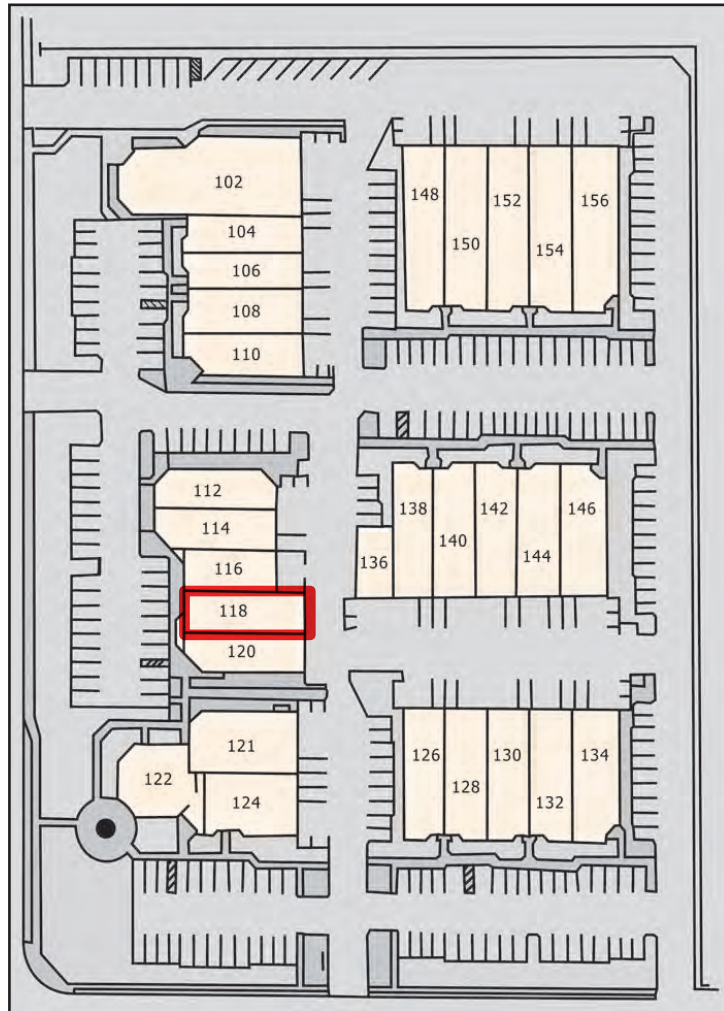


# SUITE 118



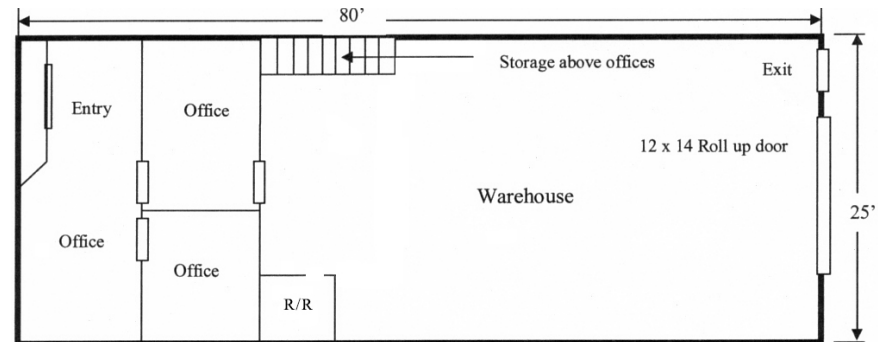
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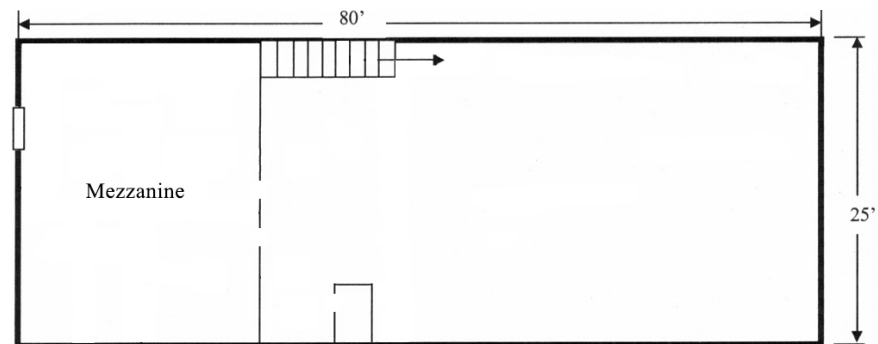


AVAILABLE

## FIRST FLOOR



## SECOND FLOOR



## SUITE 118

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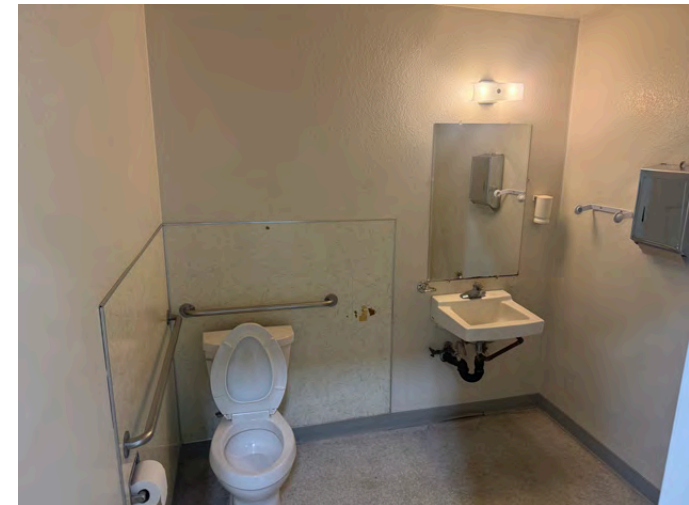
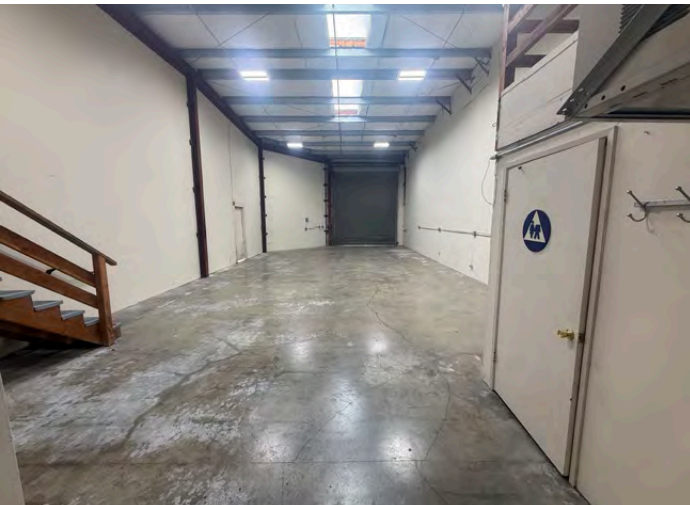


# SUITE 112 PHOTOS



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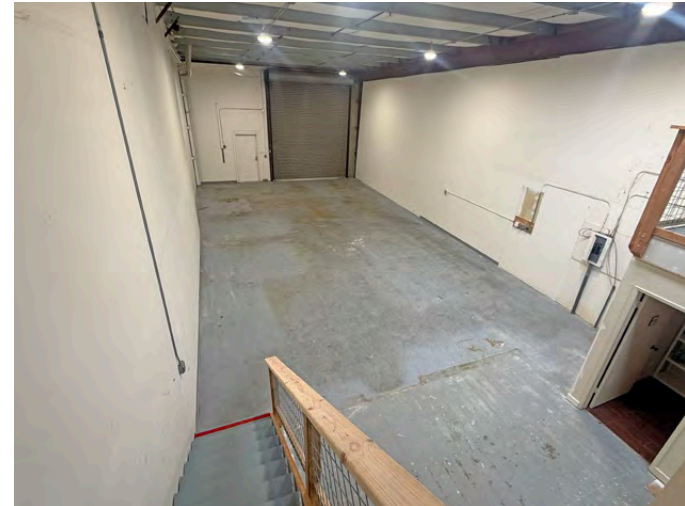


# SUITE 118 PHOTOS



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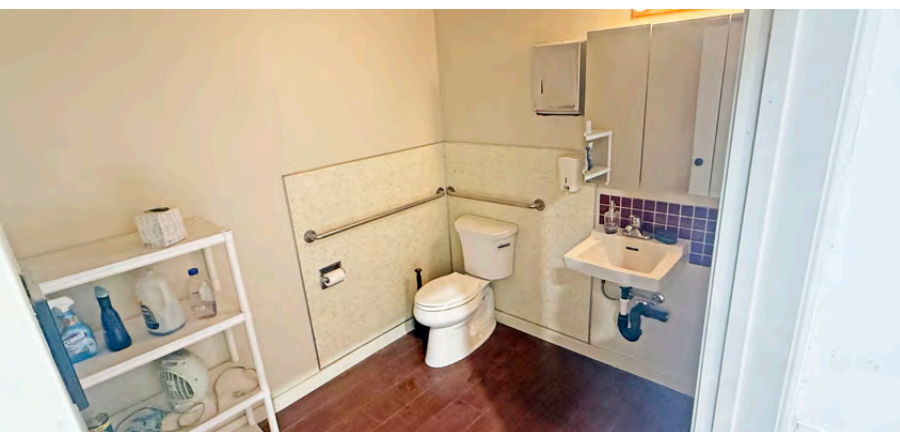


# SUITE 118 PHOTOS



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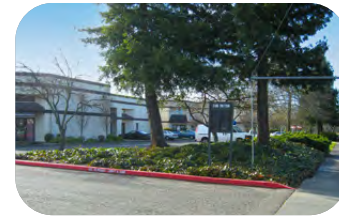
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# AERIAL MAP



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Keegan & Coppin Co., Inc.  
1355 N Dutton Ave.  
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# AREA DESCRIPTION



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## 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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