

285 Sutton Place

SANTA ROSA, CA 95407

**FOR SALE &
FOR LEASE**



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CALDRE #02020207

PROPERTY DESCRIPTION

W Commercial is pleased to present to the market place for sale and for lease the property at **285 Sutton Place** in Santa Rosa. This is a multi tenant industrial building offering favorable industrial zoning and loading docks. With a combination of vacancy and leased income, this is an ideal property for an investor or user/owner.

OFFERING SUMMARY

- **Sale Price:** \$6,900,000
- **Price Per Square Foot:** \$200
- **Sale Type:** Investment/ Owner User
- **Lease Rate:** \$1.10 Psf Gross



LOT SIZE
111,949 SF
2.57 ACRES



BUILDING SIZE
34,520 SF



YEAR BUILT
1972



ZONING
M2 -HEAVY INDUSTRIAL



CLEARANCE HEIGHT
18'-20'



ROLL UP DOORS
4 GRADE LEVEL
7 DOCK HIGH



PARKING SPACES
34



POWER
1,200 AMPS
3 PHASE, 480V



HVAC
NO



GAS
YES



SPRINKLERS
YES



RESTROOMS
8

PROPERTY HIGHLIGHTS

Owner User/ Income Opportunity: The property offers an ideal combination for an owner user to occupy the property while taking advantage of the existing income the leases generate.

Gold Rush Distribution: Gold Rush delivers the finest ice cream, pizza, and frozen food products throughout California’s Bay Area and Central Valley. Our retail trade channels include grocery, drug, convenience, food service, and special events. Gold Rush Distribution services all major independent grocers and provides unmatched category expertise and full-scale reset services.

www.goldrushdist.com



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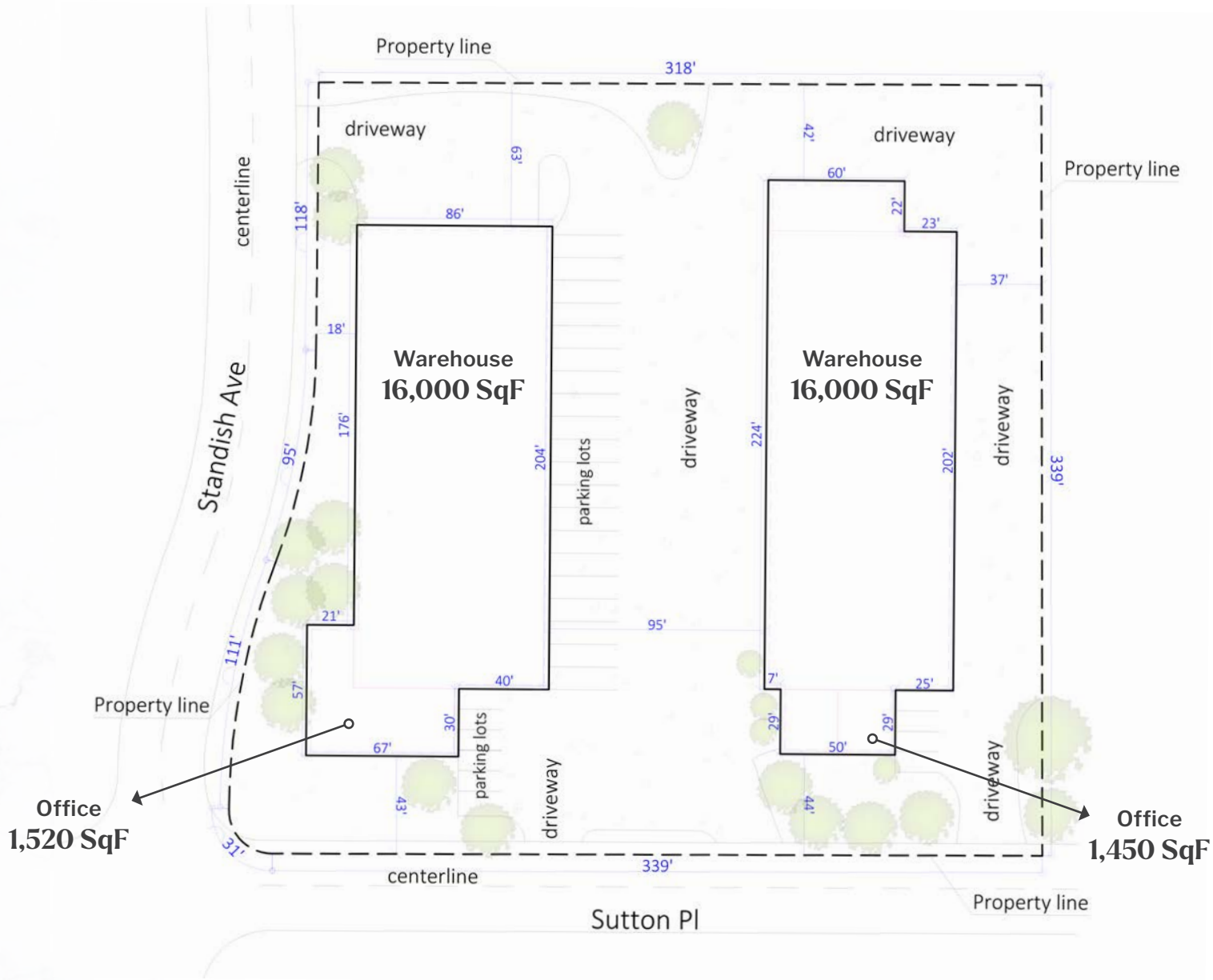
Tenant	Square Footage	Start Date	Expiration Date	Rent	Increases	Options	Option Increase
Gold Rush LLC	4,748	January 1, 2023	December 31, 2027	\$4,988.25	3%	1 (60 Month)	FMW
Fresh Start	6,000	April 1, 2024	April 30, 2027	\$6,600	3%	1 (36 Month)	FMV

SITE PLAN



Scale 1"=50'

285 Sutton Place
Santa Rosa, CA 95407
Parcel ID: 134-102-048
Lot Size: 2.57 Acres



KEY RETAILERS

AUTO ROW

- Platinum Chevrolet
- Hansel Acura
- Hansel BMW
- Hansel Subaru
- Mercedes-Benz of Santa Rosa
- Smothers European Volvo Cars
- Freeman Lexus
- Manly Hyundai
- Manly Honda

SHOPPING

- World Market
- Total Wine
- Sports Basement
- Trader Joe's
- Old Navy
- Ulta

RESTAURANTS

- Taco Bell
- Applebee's
- Crumbl Cookies
- In & Out
- McDonald's
- Starbucks
- Dunkin' Donuts

ENTERTAINMENT

- Santa Rosa Plaza
- Graton Resort & Casino



TRAVEL DISTANCES GOING NORTH

CITIES

- Windsor - 14 miles
- Healdsburg - 19 miles
- Ukiah - 65 miles
- Clearlake - 60 miles
- Eureka - 221 miles
- Redding - 224 miles

AIRPORTS

- Sonoma County Airport (STS) - 12 miles
- Healdsburg Municipal Airport (KHES) - 24 miles
- Ukiah Municipal Airport (UKI) - 63 miles

FREEWAYS

- US Hwy 101 - 0.8 miles
- Hwy 12 - 2.5 miles

TRANSIT

- SMART Train Station - 11 miles



NORTH



SOUTH

TRAVEL DISTANCES GOING SOUTH



SOUTH

CITIES

- Rohnert Park - 6 miles
- Petaluma - 15 miles
- San Francisco - 52 miles
- Sacramento - 95 miles
- Napa - 37 miles
- San Jose - 96 miles
- Modesto - 133 miles
- Reno, NV - 225 miles
- Fresno - 230 miles
- Los Angles - 427 miles

AIRPORTS

- San Francisco Int. Airport (SFO) - 73 miles
- Oakland Int. Airport (OAK) - 65 miles
- Sacramento Int. Airport (SMF) - 95 miles

PORTS

- Port of Richmond - 45 miles
- Port of Benicia - 51 miles
- Port of Oakland - 56 miles
- Port of San Francisco - 60 miles
- Port of Stockton - 107 miles



NORTH

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT SANTA ROSA, CA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



2024 POPULATION
175,669



AVERAGE AGE
40.4



AVERAGE HOUSEHOLD INCOME
\$92,604

ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

We work closely with owner-users, investors, and developers to identify opportunities and meet specific requirements. By conducting in-depth analyses, we maximize property valuations and ensure our clients achieve optimal returns on their investments.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

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DISCLAIMER

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