

1400 PETALUMA HILL ROAD, SANTA ROSA, CA 95404

Industrial Property For Sale



PROPERTY DESCRIPTION

Asking rent \$1.06 per sf. + NNN (estimated to be \$.27 psf). 13,500 square foot office/warehouse. Approx. ±3,500 sf of office and ±10,000 sf of warehouse. Plenty of excess yard. Property is about 1.07 acres so a plethora of excess land. Perfect for a construction company, body shop, landscaping company. Property is currently occupied and tenant will need around 30 days to vacate. Cannabis would be considered with increased rental rate.

PROPERTY HIGHLIGHTS

- High 20' ceilings
- Two Roll Up Doors
- Gated yard area
- Abundance of parking
- Close proximity to 101 N and 101 S

OFFERING SUMMARY

Lot Size:	1.07 Acres
Building Size:	13,500 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,418	36,387	76,717
Total Population	12,735	98,641	204,381
Average HH Income	\$55,802	\$62,556	\$71,659

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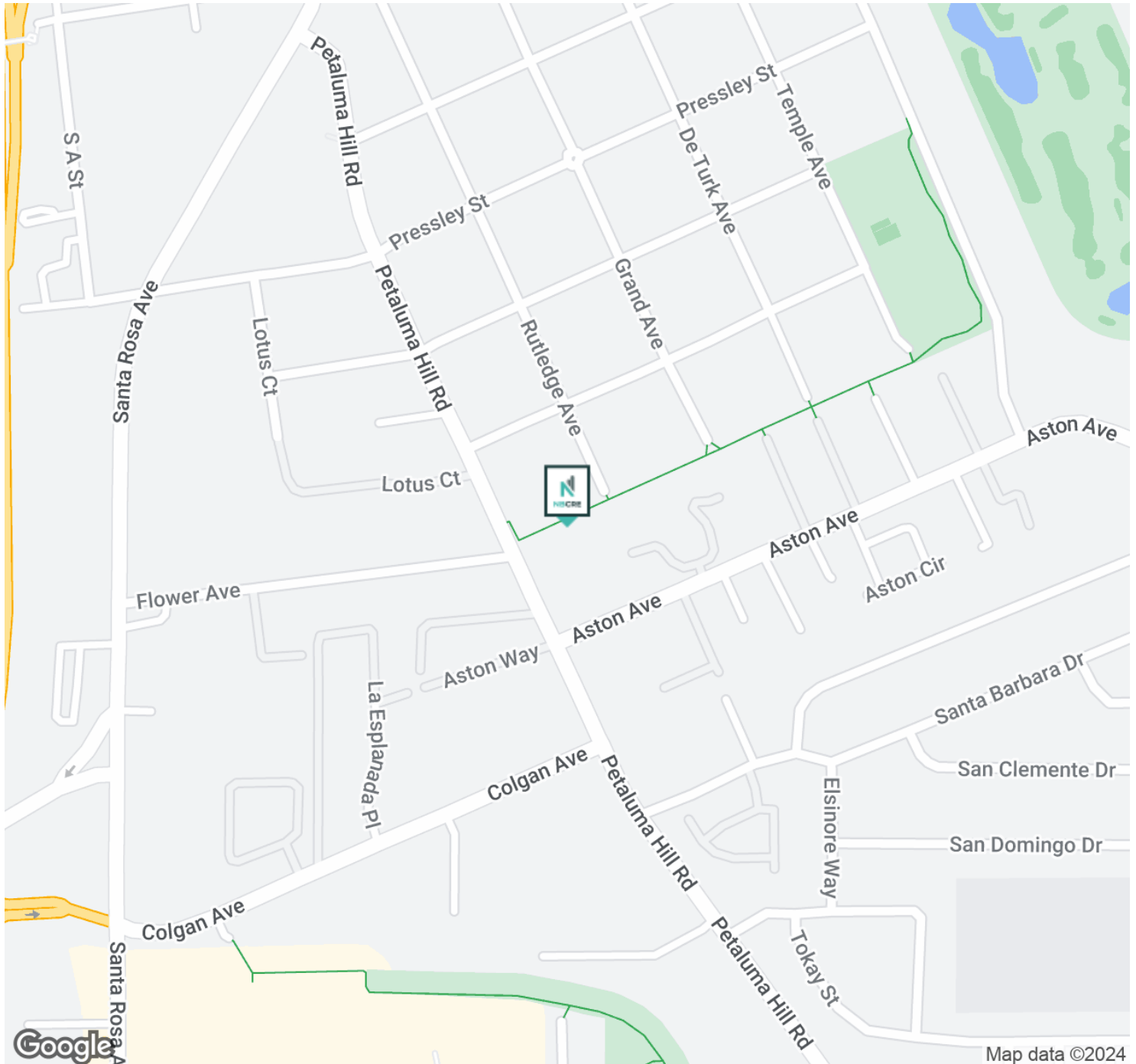
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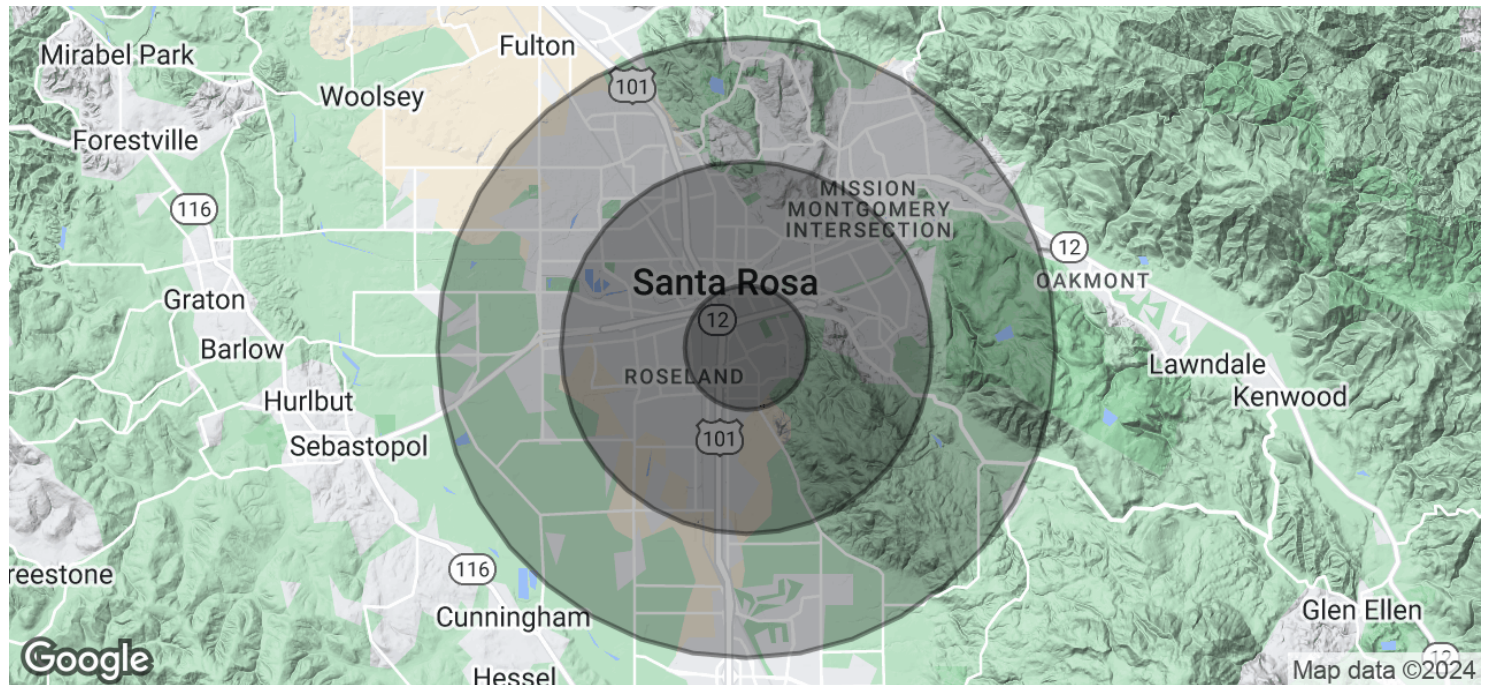


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,735	98,641	204,381
Average Age	30.9	33.2	35.4
Average Age (Male)	30.0	32.2	33.9
Average Age (Female)	33.1	35.0	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,418	36,387	76,717
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$55,802	\$62,556	\$71,659
Average House Value	\$258,614	\$465,648	\$505,594

* Demographic data derived from 2020 ACS - US Census

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