






**OWNER/USER OPPORTUNITIES**

TYPE	ADDRESS	SIZE PRICE	AGENT	DESCRIPTION	PHOTO
<b>SONOMA COUNTY</b>					
RET	690 S. Cloverdale Boulevard Cloverdale	1,600± sf \$1,550,000	Marshall Kelly  Kevin Doran  (707) 528-1400	This offering includes both the business and the real property. Two gas pump islands with two pumps per island. Four tanks with 10,000 gallons each. Just south of the downtown area.	
IND	481 Aaron Street Cotati	21,350± sf  Price not disclosed	Shawn Johnson  Stephen Skinner  (707) 528-1400	First floor: 18,680± square feet / Second floor: 1,950± square feet. 1,950± square feet ground floor office. 720± square feet mezzanine storage. Minimum 18' ceiling height. Concrete tilt-up built in 1986 and steel addition in 2008.	
RET	7611 Redwood Drive Cotati	24,000± sf \$4,300,000	Dino D'ARgenzio  Erlina Othman  (707) 528-1400	Sale price includes 70,000± sf land with 24,000± sf building. Building consists of 3,460± sf office space (upstairs), 5,300± sf of warehouse space with roll-up door, and 16,800± sf showroom warehouse space.	
OF	455 March Avenue Healdsburg	800± sf \$249,000	Russ Mayer  (707) 664-1400	Approximately 800± square feet medical office condominium. Reception desk/waiting area, two treatments rooms, private office and lab area. Located in the Healdsburg Medical Plaza adjacent to Healdsburg District Hospital.	
RET	5701 Old Redwood Highway Penngrove	9,425± sf \$2,790,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400	Freestanding 7,625± sf retail building that has gone through brewery permits with ADA bathrooms plus FDA kitchen flooring and tiles. Fire sprinklered w/ abundant on-site parking. 1,800± sf building to the westerly portion of the lot. A unique mixed-use opportunity with great freeway identity, zoned LC in the County of Sonoma, which allows for retail, commercial and office uses.	

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OF	3820 Cypress Drive, Unit 3 Petaluma	1,873± sf \$450,000	Sara Wann  (707) 664-1400	Built in 2005, this newer concrete tilt-up condo features approximately 1,873+/- SF of built out office. Current configuration includes 2 private offices, large open workspace areas, reception, 2 restrooms, a kitchenette and a back storage area with additional utility sink. Improvements include 2 sides of glass line and available T1 line and/or Comcast services. Unit was built to accommodate a roll up door which could be added, see floor plan for location. With convenient parking and strong street exposure, this is a great location for a variety of office, industrial and R&D users.	
IND	879 Lindberg Lane Petaluma	24,530± sf \$4,700,000	Sara Wann (707) 664-1400  Nathan Ballard (415)461-1010	16,250± sf of ground floor warehouse, office, and flex space and 8,280± sf of upstairs flex/office space. The rear warehouse is served by 3 x 15 ton HVAC units. Generous clear heights and abundant land for yard space.	
IND	3440 Airway Drive Santa Rosa	21,925± sf \$4,195,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400	Centrally located office/warehouse building on Airway Drive, near Industrial Drive. It has plenty of parking, good street exposure, and has easy access to Highway 101. Area consists primarily of bulk retail tenants, warehouse and numerous alternative uses.	

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IND	3555 Airway Drive Santa Rosa	25,310± sf \$5,950,000	Shawn Johnson  Stephen Skinner  (707) 528-1400	The property is comprised of a single, two-story, concrete block building originally built in 1964 and recently upgraded and re-roofed. The majority of the building is concrete block, with two sections that were added that are metal-sided construction. Zoned IL - Light Industrial. The office space is built out with private offices and several conference rooms with drop ceilings, commercial carpeting and HVAC.	
IND	2445 Bluebell Drive Santa Rosa	6,000± sf \$2,275,000	Annette Cooper  (707) 528-1400	IL Zoned food processing complex with seasoned interiors/buildings that are completely improved with numerous compressors, refrigeration, freezers, hood, floor drains, 4 restrooms, ample power capability, and water and sewer credits. Fully fenced in area with excess acre for truck, vehicle storage, and additional production potential.	
OF	3775 Brickway Blvd., #220-230 Santa Rosa	1,642± - 1,967± SF \$394,080 - \$472,080	Shawn Johnson  (707) 528-1400	Beautiful Class A office building. Top of the line finishes and craftsmanship. Prime signage location on Airport Blvd. Excellent opportunity for an owner/user.	
RET	2265 Cleveland Avenue Santa Rosa	3,480± sf \$2,200,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400	2265 Cleveland Avenue is free standing building with 16± onsite parking and has been a successful Chinese Restaurant since the 1980s. Kitchen equipment has been removed by previous operator.	

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OF	3060 Cleveland Avenue Santa Rosa	1,325± sf \$455,000	Kevin Doran (707) 528-1400	Stand-alone building with Highway 101 visibility. Building is concrete block construction. Features several high-end finishes in various rooms. Current owner uses the space for a massage/wellness center. High traffic counts. Zoned for Professional Office Use and Retail Uses. Large lot for on-site parking or future development.	
OF	700 College Avenue Santa Rosa	2,420± sf \$750,000	Kevin Doran (707) 528-1400	Very attractive two-story professional building on a prime site. Building features high quality interior improvements, and on-site parking in rear. Offers 8 private offices, a reception area, and a large work area. Can modify floor plan to your specifications.	
OF	208 E Street Santa Rosa	1,757± SF \$575,000	Kevin Doran (707) 528-1400	High identity single-story Downtown building. Includes private offices/exam rooms, open space and reception area. The building offers excellent single tenant stand alone identity on E Street between 3rd and 4th Streets. The property has its own parking lot with approximately 7 on-site parking spaces. Highly visible tenant signage available on building exterior.	
OF	431 E Street Santa Rosa	14,374± sf \$2,700,000	Kevin Doran (707) 528-1400	High-Identity renovated two-story Downtown office building. New façade, new large windows, new HVAC system, new entry with formal lobby on E Street plus new side entry on 7 <sup>th</sup> Street. Several private offices and several small conference rooms or larger offices.	

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IND	1824 Empire Industrial Court Santa Rosa	13,690± sf \$3,395,000	Gil Saydah  (707) 528-1400	High identity 13,690± sf concrete tilt-up industrial building in the Piner Industrial area, built 2002-03. Unlimited industrial possibilities, including the added bonus of income from numerous ongoing small short-term office rentals at the north end of the building on both ground and second floors.	
RET	707 5 <sup>th</sup> Street Santa Rosa	40,974± sf \$5,975,000	Shawn Johnson  (707) 528-1400	Consists of two buildings and a private parking lot on three parcels. Both buildings can be delivered vacant, or Pedersen's Furniture is willing to consider a lease back opportunity. Located in the north side of 5 <sup>th</sup> street in Santa Rosa's Downtown Courthouse Square.	
IND	2971 Guerneville Road Santa Rosa	17,025± sf Price Not Disclosed	Shawn Johnson  Peter Briceno  (707) 528-1400	Three warehouse buildings consisting of one 8,250± sf building with two loading docks, one 5,175± sf building with one loading dock, and one 3,600± sf shop building. Fully fenced with locking gates and two entrance/exits.	
OF	4710 Hoen Avenue Santa Rosa	1,505± sf \$225,750	Shawn Johnson  (707) 528-1400	Medical condo available for a ground lease. Location contains four exam rooms, two offices, lobby, clerical, and storage areas. Sitting on a ground lease expiring in 2078, with no ground lease payments.	
OF	4773 Hoen Avenue Santa Rosa	2,000± sf \$399,000	Brian Keegan (707) 528-1400  Robby Burroughs (707) 664-1400	This well-established plastic surgery medical office offers an efficient 2,000± sf floor plan with an operating room, recovery rooms, two changing rooms, one private office, two ADA restrooms, break room/kitchenette, open reception area, and a waiting room. Abundant on-site parking.	

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IND	3415 Industrial Drive Santa Rosa	6,000± sf \$1,950,000	Shawn Johnson  Stephen Skinner  (707) 528-1400	6,000± sf Concrete Industrial Building situated on 0.32± acres. Zoned Light Industrial. Built in 1966 with 13' ceilings and 11' clear height. Power to building is 3 phase - 400 amps.	
IND	3360 McMaude Place Santa Rosa	8,500± sf \$2,495,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400	Free standing industrial warehouse. 7,000± sf plus a 1,000± sf office mezzanine, plus additional 2 <sup>nd</sup> free standing 1,500± sf metal building and fenced yard with asphalt parking lot and driveway on 0.54± acre lot. Each building is metered separately with own bathroom(s) and plumbing, both warehouses are metal building on slab.	
RET	589 Mendocino Avenue Santa Rosa	8,242± sf \$1,350,000	Sara Wann  (707) 664-1400	Existing two-story building currently includes a single yoga studio, occupying the entire first floor and a mix of small offices, with common area restrooms and kitchen, on the second floor. Easily accessible off Highway 101.	
RET	5755 Mountain Hawk Santa Rosa	14,100± sf \$2,990,000	Rhonda Deringer  Shawn Johnson  (707) 528-1400	The building is approximately 14,100± sq. ft. on approximately .46 acre parcel, plus shared parking. This property has been owned and managed by the current partnership since construction in 2006 and has been very well maintained showcasing a Pride of Ownership. The quality of construction, design elements inside and out, and professional management and maintenance should all be taken into account when considering this rare mixed-use investment opportunity. This property is a class A gem in the Sonoma County marketplace.	

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OF	1215/1233 Rutledge Avenue Santa Rosa	2,900± sf \$694,000	Annette Cooper  (707) 528-1400	Two parcels; 4,100± square feet altogether are zoned for med-density residential development and include a 2,900± square feet meeting hall. Ideal property for religious use, school, non-profit programs, etc. The building currently has 146 secured seats with room for more seating. Men’s and women’s bathroom, office space, large meeting room, and small meeting room make up the interior.	
OF	2937 Santa Rosa Avenue Santa Rosa	1,185± sf \$290,000	Shawn Johnson  (707) 528-1400	782± square feet office/retail commercial building in front with two 200± sf residential units in back. Situated on 9,000± sf lot fronting Santa Rosa Avenue. High identity Santa Rosa Avenue location. Zoned General Commercial.	
IND	3019 Santa Rosa Avenue Santa Rosa	3,280± sf \$1,700,000	Shawn Johnson  Stephen Skinner  (707) 528-1400	Rare Highway 101 frontage parcel available for sale! Over 300 feet of Highway 101 frontage. CG zoning allows for many uses. Located behind World of Carpets.	
RET	3023 Santa Rosa Avenue Santa Rosa	27,100± sf \$4,500,000	Shawn Johnson  Stephen Skinner  (707) 528-1400	Property consists of: 16,000± sf showroom/warehouse; 7,030± sf warehouse; 2,070± sf warehouse addition; 2,000± sf second floor offices. Zoned General Commercial. Premium Highway 101 and Santa Rosa Avenue visibility!	
OF	3999 Santa Rosa Avenue Santa Rosa	26,156± sf \$2,150,000	Kevin Doran  (707) 528-1400	Stand alone industrial building with office and showroom. Highway 101 frontage. 21,096± sf is available to occupy; 5,060± sf is leased. Large fenced yard space that is adjacent to the Highway for visibility.	

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IND	1733 Sebastopol Road Santa Rosa	31,725± sf \$4,975,000	Robby Burroughs	4,500± sf finished, two story corporate style office with direct access to 9,540± sf warehouse. Upstairs office has 5 privates, 1 bathroom and an oversized conference room. The warehouse boasts two (2) 12' x15' grade level roll up doors. Ample parking and abundance of power (480v 600amp 3phase). Approximately 8,750± sf private freestanding rear warehouse available. Rear building has small shop office and three (3) 12' x15' grade level roll up doors.	
OF	830 2 <sup>nd</sup> Street Santa Rosa	5,420± SF \$1,200,000	Kevin Doran (707) 528-1400	Office/Medical complex for sale 5,420± in two buildings. West Building: Former surgery center with operating rooms, recovery room & several medical offices East Building: Medical offices with plumbing throughout, library, reception area.	
IND	3440 Standish Avenue Santa Rosa	25,650± sf \$5,000,000	Shawn Johnson  Stephen Skinner (707) 528-1400	Building split into three tenant spaces. Front suite is leased until October 2019, middle is vacant and back suite is month to month. Roll up doors and dock high doors.	
OF	365 Tesconi Circle Santa Rosa	6,500± sf \$1,140,000	Joel Jaman (707) 528-1400	Includes approx. 5,500± sf office/R&D/flex and 1,000± sf warehouse. Heated and air conditioned offices. Two roll-up doors. Located in the Santa Rosa Business Park with easy access to freeways and downtown.	
OF	3750 Westwind Boulevard Santa Rosa	70,281± sf \$11,500,000	Michael Flitner  Kevin Doran (707) 528-1400	Attractive two-story office building fronting Airport Boulevard and constructed in 2000. The build-out is 95% office/R&D and 5% shipping/warehouse. Direct access to the subject site is permitted from Westwind Boulevard or Copperhill Parkway.	

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OF	3660 Gravenstein Highway South Sebastopol	1,600± sf \$849,000	Annette Cooper (707) 528-1400	Expansive opportunity. 1,600± sf remodeled building with full kitchen and a 600± sf storage shed. Fenced .41± acres of land. L/C zoning in the County.	
IND	999 W. Spain Street Sonoma	10,320± sf \$2,000,000	Rhonda Deringer (707) 528-1400	The 10,320± sf freestanding one & two level warehouse / office building. 1st floor, fire sprinkler system, multiple windows (some operable), one 8' x 8' roll-up door, interior ceiling height ranges from 10' to 16', 225 Amp /208 Volt / Three (3)-phase power & heating & air-conditioning system serving the office area.	
RET	310 N. Main Street Willits	1,100± sf \$1,100,000	Marshall Kelly Kevin Doran (707) 528-1400	This offering includes both the business and the real property. This gas station consists of three pumps and a convenience market. Two gas islands with two 10,000 gallons each and one tank approximately 7,500 gallons.	
RET	8465 Old Redwood Highway, #101 Windsor	3,585± sf \$950,000	Kevin Doran (707) 528-1400	2,385± sf restaurant space, plus 1,200± sf occupied by State Farm Insurance. Great exposure with easy access to Highway 101.	
<b>OTHER COUNTIES</b>					
RET	3060 Fillmore Street San Francisco	11,896± sf \$14,750,000	Russ Mayer (707) 664-1400	The property consists of two adjoining single-story buildings comprising approximately 10,921 sq. ft. of ground floor space, 975 sq. ft. of second floor office and an 854 sq. ft. covered outdoor seating area.	

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