





**OWNER/USER OPPORTUNITIES**

<b>TYPE</b>	<b>ADDRESS</b>	<b>SIZE PRICE</b>	<b>AGENT</b>	<b>DESCRIPTION</b>	<b>PHOTO</b>
<b>SONOMA COUNTY</b>					
IND	3415 Industrial Drive, Santa Rosa	6,000 sf \$2,100,000	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	3565 & 3575 Airway Drive, Santa Rosa	18,250 sf \$2,965,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400	2 parcels Zoned IL. 44,450± sf Land 7,250± sf Leased Building (15' - 16' ceiling height) 5,000± sf Building on mo/mo tenancy (11' - 12' ceiling height) 6,000± sf Building rented to end of 2017 (13' - 14' ceiling height) (3) 12' x 12' roll up & (2) 10' x 10' roll up	
IND	1600 Piner Road, Santa Rosa	7,540 sf \$2,073,500	Shawn Johnson  Stephen Skinner  (707) 528-1400	Currently an automotive shop, in great condition. Zoned IL - Light Industrial on 0.54 fenced acres. 7,540± building square footage. 4 roll up doors 2-12'x12' and 2-10'x10'.	
IND	3555 Airway Drive, Santa Rosa	25,310 sf \$6,875,000	Shawn Johnson  Stephen Skinner  (707) 529-1400	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	

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OF/IND	5250 Aero Drive, Santa Rosa	24,522 sf \$3,400,000	Kevin Doran  (707) 528-1400	A standalone 24,522± sf office/showroom and warehouse building. There is value for the large parking lot, where work inventory, staged equipment and work trucks could be parked. Opportunity for development / build more warehouse, production, or showroom area. The building and the infrastructure that's already in place and the owner improvements are valuable and would be extremely expensive to replace. There are strong barriers of entry due to low supply of similar property.	
RET	132 & 140 Keller Street, Petaluma	14,881 sf \$4,000,000	Sara Wann  (707) 664-1400	Owner/user and/or investment property, located on Keller St., within Petaluma's Historic Downtown. Property benefits from enjoying the appeal of the downtown history, architecture and ambiance while being conveniently located next to a free multi level parking garage for ease of access. Building offers two distinct suites with curb appeal featuring brick and expansive glass line. Each individual suite has its own street address, HVAC, electrical meter and water meter. Property has potential to be divided into two separate parcels. Flexible building with multiple opportunities.	

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RET	5701 Old Redwood Hwy, Penngrove	9,425 sf \$2,790,000	Dino D'Argenzio Erlina Othman (707) 528-1400	Subject property is comprised of a freestanding retail building at approximately 7,625± sf that has gone through brewery permits with ADA bathrooms plus FDA kitchen flooring and tiles. The building is fire sprinklered and has abundant on-site parking. Second building at approximately 1,800± sf to the westerly portion of the lot. The area is a unique mixed-use opportunity with great freeway identity, zoned LC in the County of Sonoma, which allows for retail, commercial and office uses.	
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. The grand scale of the building architecture is impressive with the height expanding over 25 feet.	

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IND	3401 Industrial Drive, Santa Rosa	9,000± sf \$2,500,000	Stephen Skinner  Shawn Johnson  (707) 664-1400	This stand alone building can be demised into two different spaces. Three bathrooms, mezzanine/office, roll-up door, HVAC in office, excellent clear height, skylights. There are nicely improved offices, conference room, large racking systems and access to over 4,400± sf of 2nd floor storage area.	
IND	1801 Empire Industrial Court, Santa Rosa	9,924± sf \$2,795,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400	Freestanding, concrete block building split into 2 separate occupancies. Each unit has separate offices, restrooms, utilities & 10' x 12' roll-up doors. The warehouse areas feature 18'± high ceilings, insulation and are fully sprinklered. The building is approximately 95% warehouse space and 5% office space. Mezzanine in warehouse areas are not included in square footage.	
OF	4725 Hoen Avenue Santa Rosa	1,384 sf \$219,000	Rhonda Deringer  (707) 528-1400	Medical office/PUD comprised of 6 private offices/exam rooms/x-ray room, waiting room, reception area, two private restrooms, clerical area and storage closets. Front and rear access doors. Abundant on-site parking and well maintained mature landscaping	
OF	3060 Cleveland Avenue, Santa Rosa	1,325 sf \$455,000	Kevin Doran  (707) 528-1400	,325± sf 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.	

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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.	
OF	208 E. Street Santa Rosa	1,757± SF \$575,000	Kevin Doran  (707) 528-1400	High identity single-story Downtown building. The space is currently used as a chiropractic office and 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.	

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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. The property currently grosses \$4,720 per month with tenants in the rear of the building, also there are two tenants in the yard adjacent to Highway 101/freeway. Large fenced yard space that is adjacent to the Highway for visibility.	
OF	4730 Hoen Avenue, Santa Rosa	1,568± SF \$235,200	Shawn Johnson (707) 528-1400	Current Vacant Built Out with Three Exam Rooms, Two Offices, Lobby, Clerical and Storage Areas. The Sale of 4730-A Hoen is for 58% interest in the 4730 Hoen building. 4730 is sitting on an ground lease expiring in 2078, with no ground lease payments.	
OF	3775 Brickway #220-230, Santa Rosa	1,642-1,967± SF Price Not Disclosed	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.	
OF	6250 State Farm Drive, Rohnert Park	6,488± sf \$1,975,000	Rhonda Deringer (707) 528-1400	6,488± sf retail/office building on a .95± acre lot - busy intersection signalized corner Multiple private offices, conference room, 2 restrooms, kitchen/break room Windows on all sides - high ceilings Building & monument signage - 5:1,000 sf parking - drive around access Zoned Mixed Use offering a wide range of uses allowed: retail, office, medical, restaurant and more	

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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	
OF	3775 Brickway Blvd., #100 & 120, Santa Rosa	1,369± - 3,475 ± SF Price not Disclosed	Shawn Johnson (707) 528-1400	Beautiful Class A office building. Conveniently located in the heart of the Airport Business Center. Top of the line finishes and craftsmanship. Prime signage location on Airport Blvd. Excellent opportunity for an Owner/User.	
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.	
IND	999 W. Spain Street x Sonoma Highway, Sonoma	16,115± sf \$3,395,000	Rhonda Deringer (707) 528-1400	The subject property consists of approximately 16,115± sf of commercial buildings on a total of 37,026± sf / .85± acres of land. There are 2 parcels with a total of 3 commercial buildings and on-site parking spaces.	
OF	455 March Avenue Healdsburg	800± sf \$275,000	Russ Mayer (707) 664-1400	780± sf medical office condominium. Reception desk/waiting area, two treatment rooms, private office and lab area. Located in the Healdsburg Medical Plaza adjacent to Healdsburg District Hospital.	

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RET	1395 N. McDowell Blvd. Petaluma	7,500± sf  Price Not Disclosed	Sara Wann (707) 664-1400  Rhonda Deringer (707) 528-1400	Proposed new construction with build-to-suit opportunity. High visibility on busy signalized intersection. Retail pad fronting Redwood Business Center & Redwood Gateway Shopping Center. Zoning allows for retail, restaurant & office.	
IND	989 W Spain Street Sonoma	5,795± sf  \$1,395,000	Rhonda Deringer  (707) 528-1400	The 4,641± square foot freestanding single level retail/office/warehouse building was constructed in 1988. Multiple glass storefront windows and doors, two (2) 10' x 10' roll-up doors (1 is covered with a glass storefront), interior ceiling height ranges from 14' to 16' feet, concrete slab foundation - floors, finished office/retail showroom area of approximately 1,000+/- square feet, 2 ADA restrooms .	
RET	2265 Cleveland Avenue, Santa Rosa	3,480± sf  \$2,200,000	Dino D'Argenzio  Erina 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.	
OF	6225 State Farm Drive, Rohnert Park	14,898± sf  \$1,475,000	Rhonda Deringer  Brian Keegan (707) 528-1400	14,898± sf 2-Story Office Building situated on 0.97± acre site. Built in 1986. 45± on-site parking spaces. Zoned Mixed Use, which allows for office or retail. Owner-user can take all or part of building. One suite currently configured for small bank branch. Large meeting hall on second floor.	

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OF	525 Mendocino Avenue, Santa Rosa	1,200 sf \$425,000	Kevin Doran  (707) 528-1400	Owner/User Opportunity w/ flexibility of mixed use commercial/residential zoning. Newer construction: built in 2006. Low supply and high demand for office/business service buildings. Perfect for all professional services, retail & office. State Farm is currently the short-term tenant. Great income stream with 5% Cap!	
IND	1626 Piner Road Santa Rosa	4,130± sf \$975,000	Robby Burroughs  Brian Keegan  (707) 664-1400	4,130± SF building with exterior signage available. Located in Santa Rosa at prominent Piner Road location. Surrounded by many amenities.	
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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OF	1215 Rutledge Avenue, Santa Rosa	2,900± sf \$694,000	Annette Cooper  (707) 528-1400	Meeting hall building is an ideal property for religious use, school, non-profit programs, etc. Two separate parcels add up to approx. a .41 acres site with 32 parking spaces + street parking.	
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	365 Tesconi Circle Santa Rosa	6,500± sf \$1,040,000	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.	
RET	9800-9900 Sonoma Highway, Kenwood	4,100± sf \$2,795,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400	The Kenwood Restaurant and Bar property is long established, highway commercial restaurant use property located along the main "Wine-Tasting" route in the heart of Sonoma Valley and close to many wineries directly across from Deerfield Winery, Kunde Winery and the high-end Kenwood Inn & Spa.	

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<b>OTHER COUNTIES</b>					
IND	1735 Enterprise Drive, Fairfield	1,828± sf \$247,000	Alan Montonen (707) 525-1400	The building is high quality construction with modern architecture. Space is 1,828 square feet, two story, commercial condo fully improved as office, showroom with warehouse / workshop area with a 12 ft. roll up door. 1st floor Showroom/ office with warehouse / workshop space. Upstairs has three large offices and storeroom. Zoned service commercial (CS) per city of Fairfield zoning map.	
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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