



**FOR LEASE | INDUSTRIAL SPACE & YARD AREA**  
**1042 HOPPER AVE, SANTA ROSA**



\*Painting is a rendering

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**PERMITTED FOR WINERY OPERATIONS & CRUSH**



# Warehouse and Office Building for Lease



\*Parking lot is under construction



RBA ±11,175 SF



Newly Renovated

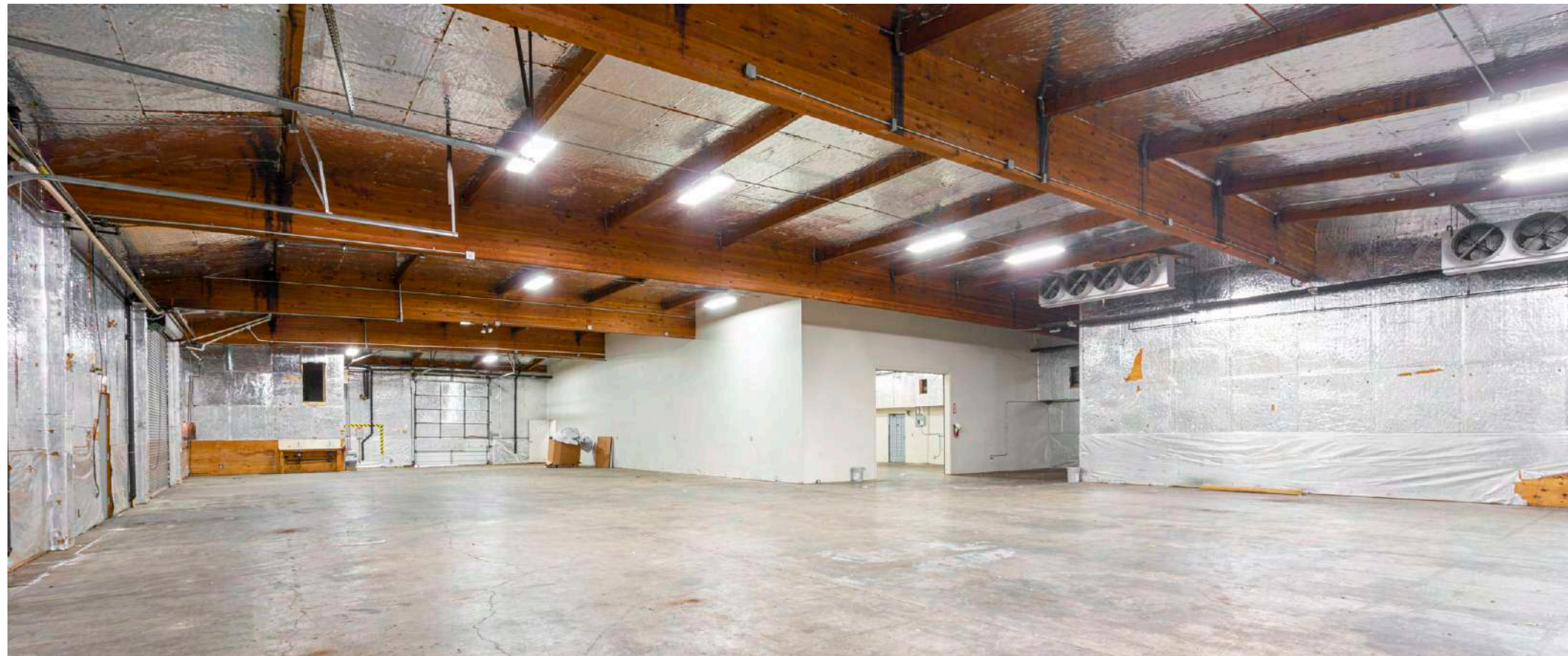


Direct Access off of Hopper Ave



Exclusive Parking/ Loading Area





## The property is permitted for winery operations including crush.

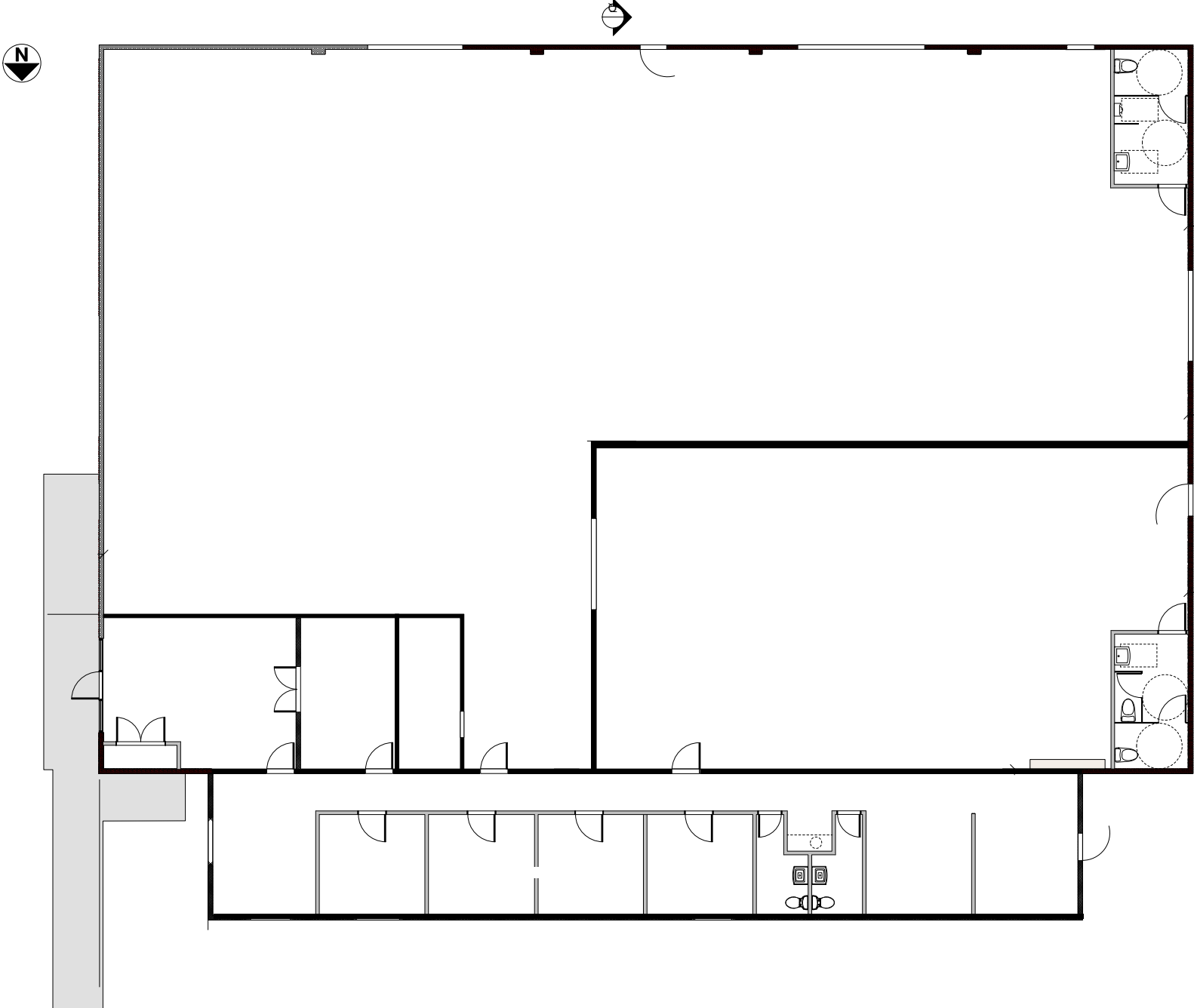
1042 Hopper Avenue in Santa Rosa provides a rare opportunity to occupy a ±11,175 square foot, standalone single tenant industrial building with frontage to Hopper Avenue, abundant parking or the potential to do yard or other outdoor uses. The property is undergoing extensive renovations including structural, new parking and loading areas, and a new roof.

### Landlord Scheduled Improvements:

- Structural & ADA upgrades
- New roof
- New restrooms in warehouse to code
- New parking area

### Highlights:

- Insulated
- Previously used for winery operation
- Internal floor drains
- Exclusive parking area
- External tank area with sloped pad area & drains
- 3 roll-up doors
- Approved use for winery operations & crush
- Access off of Hopper Ave







### FOOD/BEVERAGE

- 1. Dutch Bros
- 2. McDonald's
- 3. Lee's Noodle House
- 4. Luigi's
- 5. Vine Burgers
- 6. Big River Coffee
- 7. Starbucks
- 8. El Pollo Loco

- 9. Crumb Hither
- 10. Mi Tierra
- 11. Dolan's Den Bar & Grill
- 12. Piner Cafe
- 13. KFC
- 14. Trader Joe's
- 15. Simply Vietnam
- 16. Ritchies
- 17. Huckleberry's

### WINE PRODUCTION

- 1. Punchdown Cellers
- 2. Mura Vineyards
- 3. Cary Q Wines
- 4. Iron Ox Brewing Co
- 5. Cooperage Brewing Co
- 6. Wine Hooligans

### RETAIL

- 1. Kohl's

- 2. UPS Store
- 3. Evy's Tree
- 4. Bottle Barn
- 5. Sherwin Williams
- 6. Energy Plus Wholesale Lighting
- 7. Santa Rosa Label
- 8. STIIZY Santa Rosa
- 9. JOANN Fabric
- 10. Goodwill

### MEDICAL

- 1. Southwest Community Health Center
- 2. St. Joseph Health Center
- 3. Kaiser Permanente Neurology
- 4. North Bay Ophthalmologist
- 5. Kaiser Santa Rosa
- 6. Kaiser Permanente Pharmacy

Hopper Ave US HWY 101