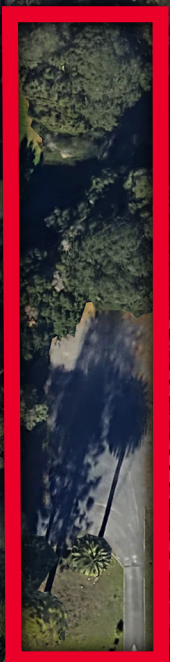


1225

SONOMA AVE

SANTA ROSA, CA



For Sale
±0.70 Acre
±30,402 SF

Asking Price
\$725,000
\$23.85/SF

SONOMA AVENUE



**CUSHMAN &
WAKEFIELD**

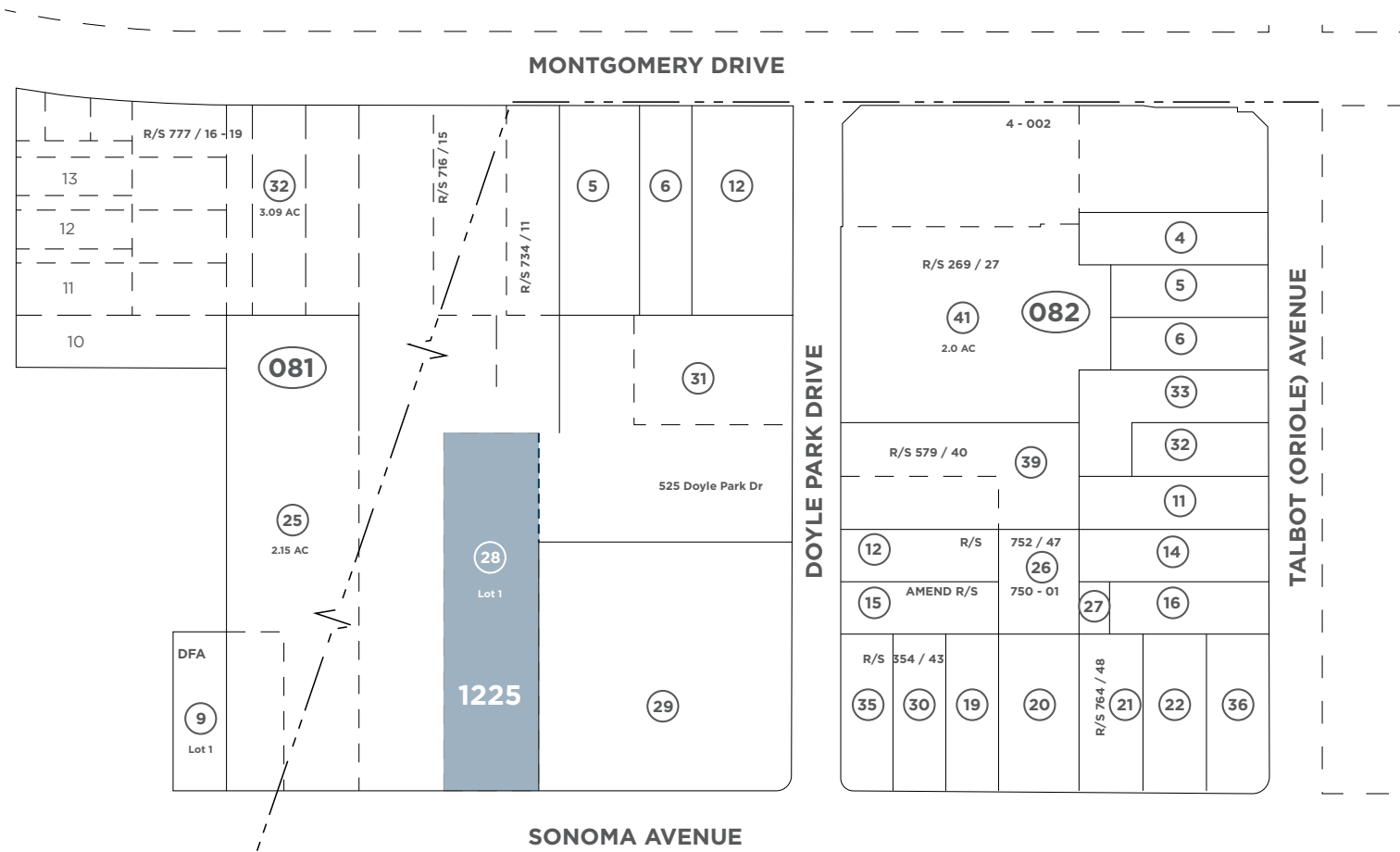
// HIGHLIGHTS

PARCEL NUMBER	041-081-028
GENERAL CONDITIONS	Vacant, level city lot with frontage along Sonoma Avenue ±0.70 Acre (±30,402 SF)
SITE SHAPE	Rectangular, width: 90' (frontage), Depth: ±337'
TOPOGRAPHY	Level
UTILITIES	City of Santa Rosa to the site
ZONING	CO - Commercial Office. Uses Permitted-by-Right include business, government and service office, personal services, medical services/office or clinic, ancillary retail, restaurant/café
SITE IMPROVEMENTS	None
OFF-SITE IMPROVEMENTS	Curb, gutter, and sidewalk
DESCRIPTION	Commercial lot within an established commercial district comprised largely of medical office uses supporting Providence - Memorial Hospital. To the north and south land use is residential and commercial. West is Santa Rosa's central business district. East is residential uses and Montgomery Village regional shopping center
DEVELOPMENT OPPORTUNITY	Medical office, multifamily residential



SONOMA AVENUE

// 1225 Sonoma Ave., Santa Rosa, CA



// PROPERTY ASSESSMENT

STRENGTHS / OPPORTUNITIES

- Central Santa Rosa location.
- Established, commercial district of medical uses, anchored by Memorial Hospital.
- One block from Memorial Hospital. Walk to Downtown Santa Rosa, surrounded by residential and retail uses.
- High barrier to entry in near fully developed neighborhood.
- Easy access to region's two major highways, Highway 101 and Highway 12.
- A few blocks east to Montgomery Village open-air Lifestyle Shopping Center and west to Downtown Plaza Mall.
- Two miles to Howarth/Annadel State Park featuring hiking, biking, swimming, boating, fishing, tennis, pickleball, and softball.



CONTACT

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