



Prime Downtown Medical Office

2211 4TH STREET, SANTA ROSA, CA 95404

TODD SCHAPMIRE
REALTOR®/TEAM LEADER
CALDRE #01414195
707.570.9855
TODD@WREALESTATE.NET

RANDY WALLER
BROKER/OWNER
CALDRE #01382348
707.843.1382
RANDY@WREALESTATE.NET

W
COMMERCIAL

Table Of Contents

PROPERTY SUMMARY	4
AERIAL MAP	6
LOCATION MAP	7
REGIONAL MAP	8
PHOTOS	10
PHOTOS	11
PHOTOS	12
DEMOGRAPHICS MAP & REPORT	14

Confidentiality & Disclaimer

All materials and information received or derived from W Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither W Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. W Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. W Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. W Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by W Commercial in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

Property Information





PROPERTY DESCRIPTION

Prime medical or office offering in downtown Santa Rosa! Introducing 2211 4th Street, an approximately 2,328 square foot corner building historically used as an oral surgery office. The single-story, well-maintained facilities were remodeled in 2016 and are constructed with approximately five offices, several conference rooms, two half bathrooms, a reception area, and storage. An onsite parking lot offers seven parking spaces, including an accessible space, leading to the building's two separate entrances. Landscaped grounds and partial fencing border the 0.2 acre lot. Strategic corner location along downtown's main artery of Fourth Street provides high visibility, access, and convenience. With modern facilities, an incredible location, and a well-established presence in downtown Santa Rosa, this property offers a solid foundation for owner users seeking medical or office space. Don't miss the chance to secure a valuable asset in a sought-after location!

OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	0.2 Acres
Building Size:	2,328 SF
Year Built:	1978
Zoning:	CITYSR
APN:	181-210-024

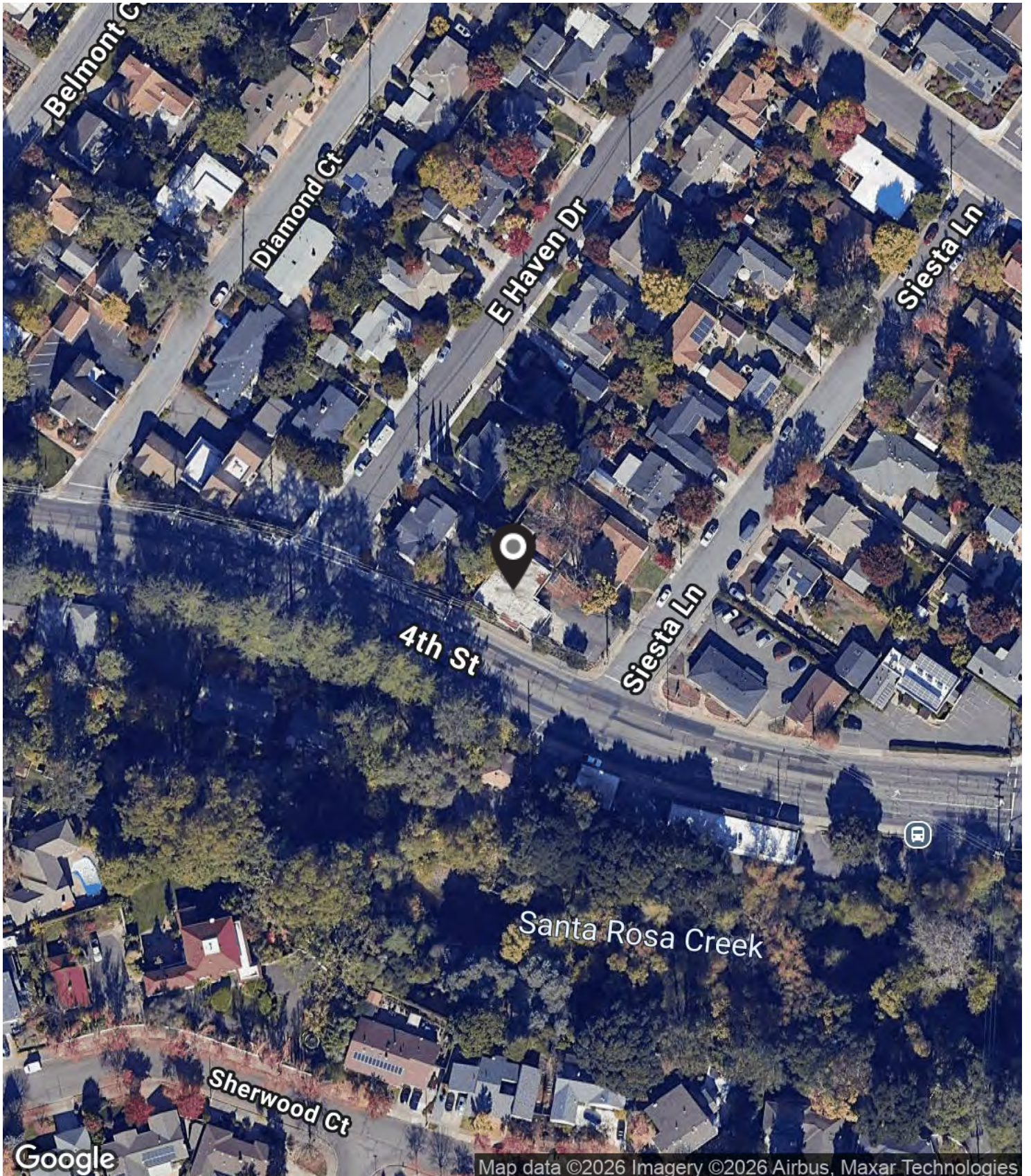
An aerial photograph of a suburban neighborhood. A red rectangle highlights a specific property located at the corner of a street. The property is a small, light-colored building with a flat roof. The surrounding area is filled with trees and other residential houses. In the background, a range of mountains is visible under a clear sky.

SECTION 2

Location Information

Aerial Map

PRIME DOWNTOWN MEDICAL OFFICE | SANTA ROSA



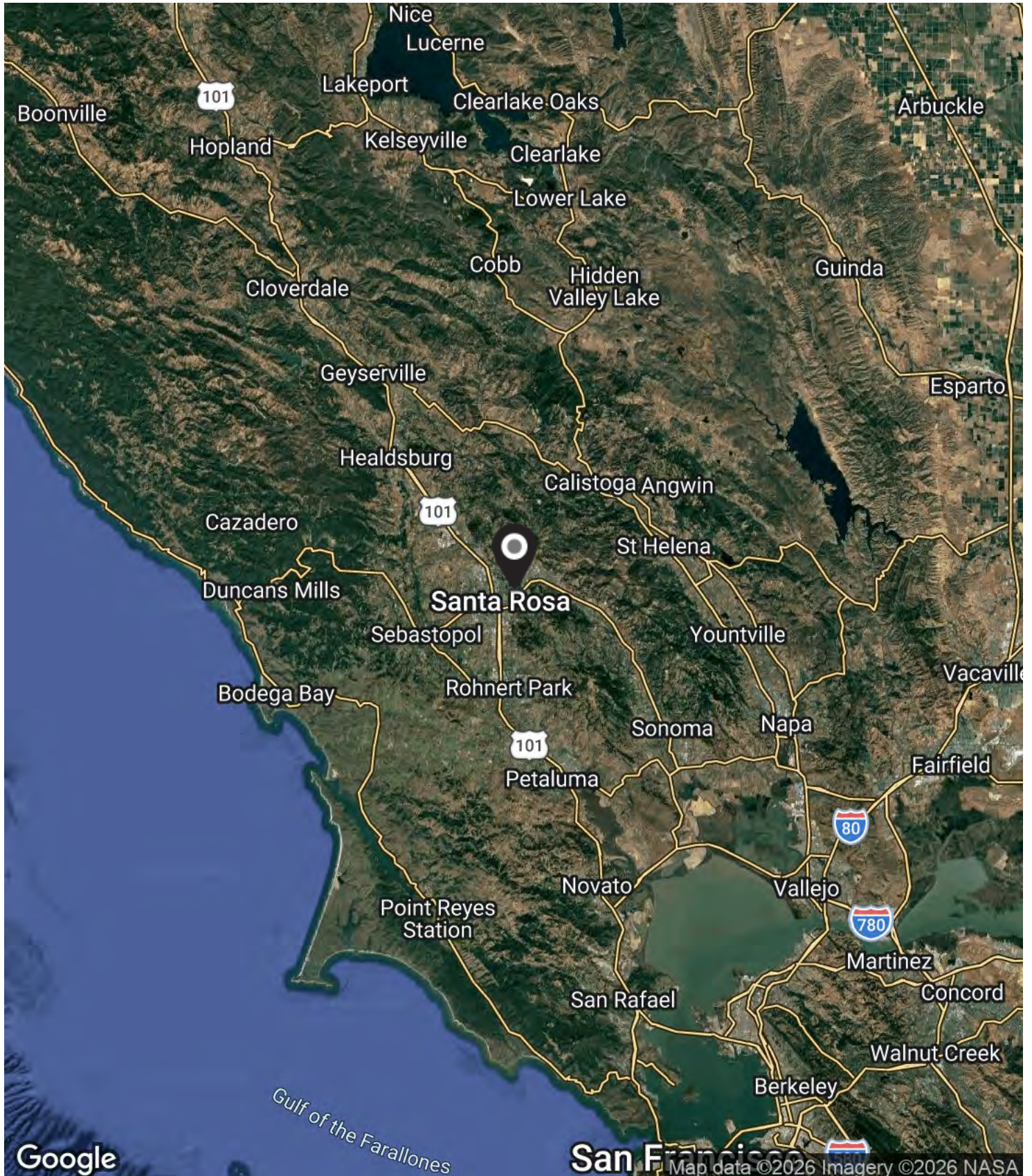
Location Map

PRIME DOWNTOWN MEDICAL OFFICE | SANTA ROSA



Regional Map

PRIME DOWNTOWN MEDICAL OFFICE | SANTA ROSA

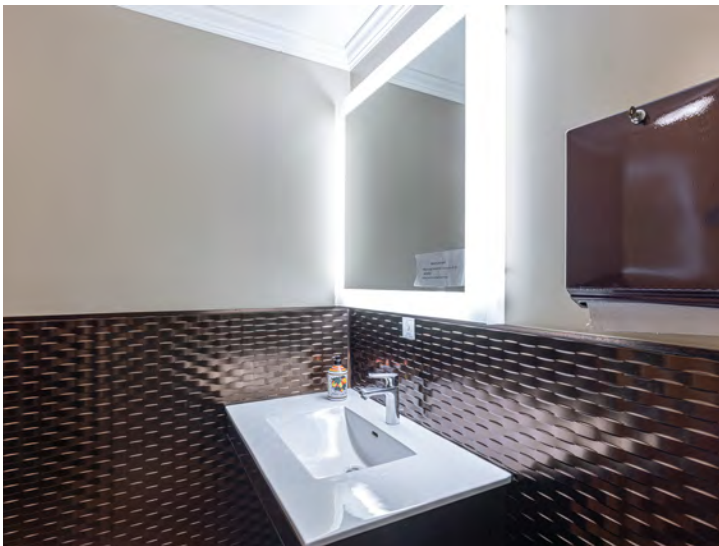




SECTION 3

Photos







An aerial photograph of a suburban neighborhood. A two-lane road with yellow dashed lines runs diagonally from the bottom left towards the center. The road is flanked by dense green trees. To the right of the road, there are several houses, including a prominent two-story brick house and a smaller green house with solar panels. In the background, a range of mountains is visible under a clear sky.

SECTION 4

Demographics

Demographics Map & Report

PRIME DOWNTOWN MEDICAL OFFICE | SANTA ROSA

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,538	187,672	308,138
Average Age	46	41	42
Average Age (Male)	44	40	41
Average Age (Female)	48	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,025	68,915	115,074
# of Persons per HH	2.2	2.7	2.7
Average HH Income	\$129,978	\$126,426	\$131,969
Average House Value	\$860,128	\$741,770	\$785,922

* Demographic data derived from 2020 ACS - US Census



Population

187,672



Median Home Value

\$741,770



Average Household
Income

\$126,426



Average Age

41

