

Restaurant + Office & Garage For Sale



1701 SANTA ROSA AVE
SANTA ROSA, CA 95404

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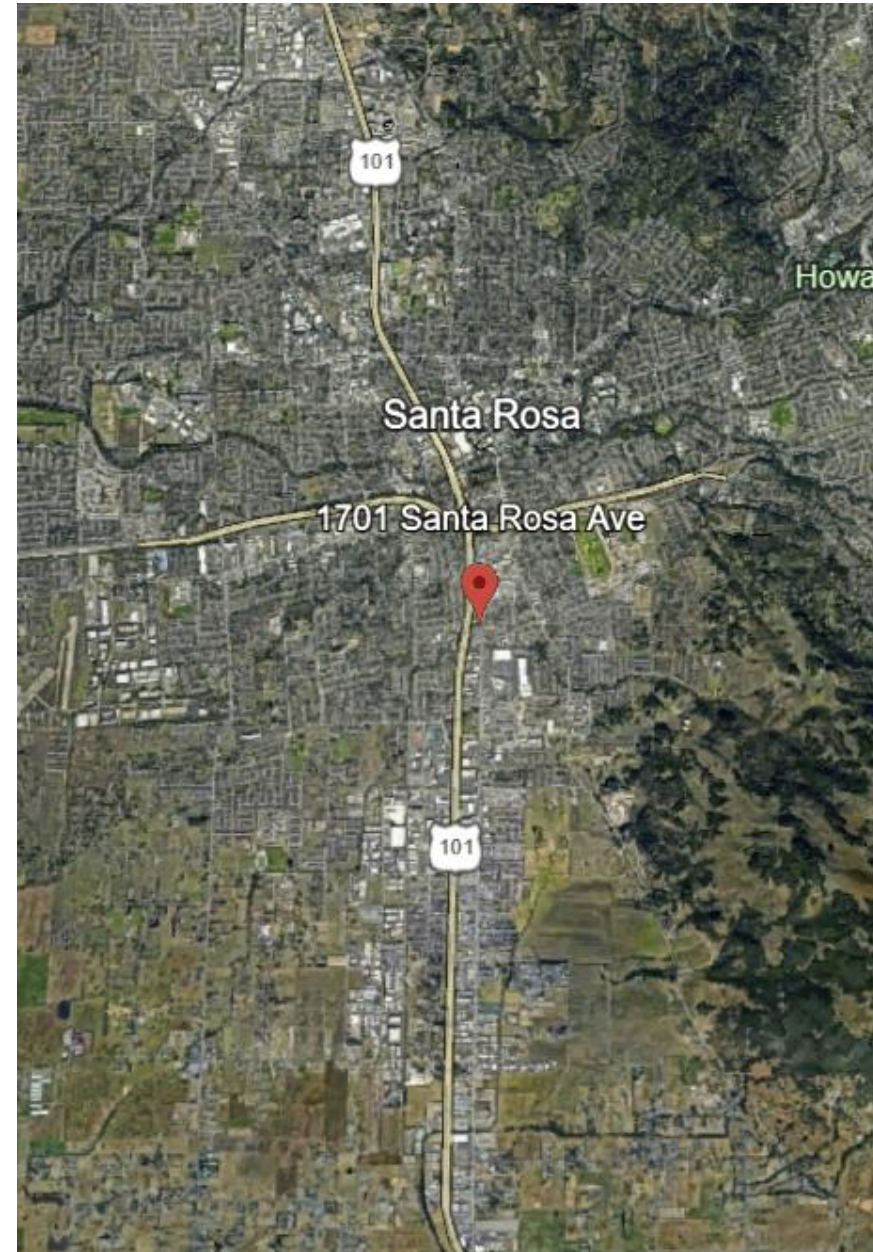
ABOUT

1701 SANTA ROSA AVE | SANTA ROSA, CA 95404

Located near the center of Santa Rosa, a little over one mile from downtown Santa Rosa, approximately 60 miles north of San Francisco, this well-positioned property offers exceptional visibility from Santa Rosa Ave. The site benefits from direct freeway access to both Northbound and Southbound 101, Santa Rosa Ave and Hwy 12. The property is a few blocks from a major retail plaza which includes Costco, Target, Trader Joes, Best Buy, etc.

1701 Santa Rosa Avenue features a versatile layout well-suited for an automotive-related business, combining a main office space highly adaptable to a retail component or showroom with an attached three-bay garage. Additionally, the property includes an on-site restaurant that is currently leased, providing immediate supplemental rental income.

The site offers high daily traffic counts, easy accessibility, prominent street frontage, and a central Santa Rosa location. This combination of high-visibility retail potential and functional service space makes it an ideal opportunity for an automotive business looking to establish or expand its market presence.



PROPERTY DETAILS: Office + Garage

- **± 4,330 Sq Ft** (Office + Garage)
- APN #037-180-028
- **Zoned General Commercial (CG)*** →
- 100 ft+ frontage of Santa Rosa Ave
- OFFICE: Downstairs (~1,200ft²): Front desk, 5 desks (3 private offices), storage closet and a bathroom.
- OFFICE: Upstairs (~800ft²): 3 Private offices, break room and a bathroom.
- GARAGE: Three garage ports (~2030ft²) and a bathroom.
- GARAGE OFFICE: (~150ft²)

** CG (General Commercial) district. The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants. The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.*

For Sale
\$2,950,000
Total ± 7,530 sq ft
\$391.76 per sq ft

Street view: Santa Rosa Ave



Floor Plan Garage

Not to scale*

$\pm 2280\text{ft}^2$

$\pm 42\text{ft}^2$

~76ft

~30ft

Office

Door

Door

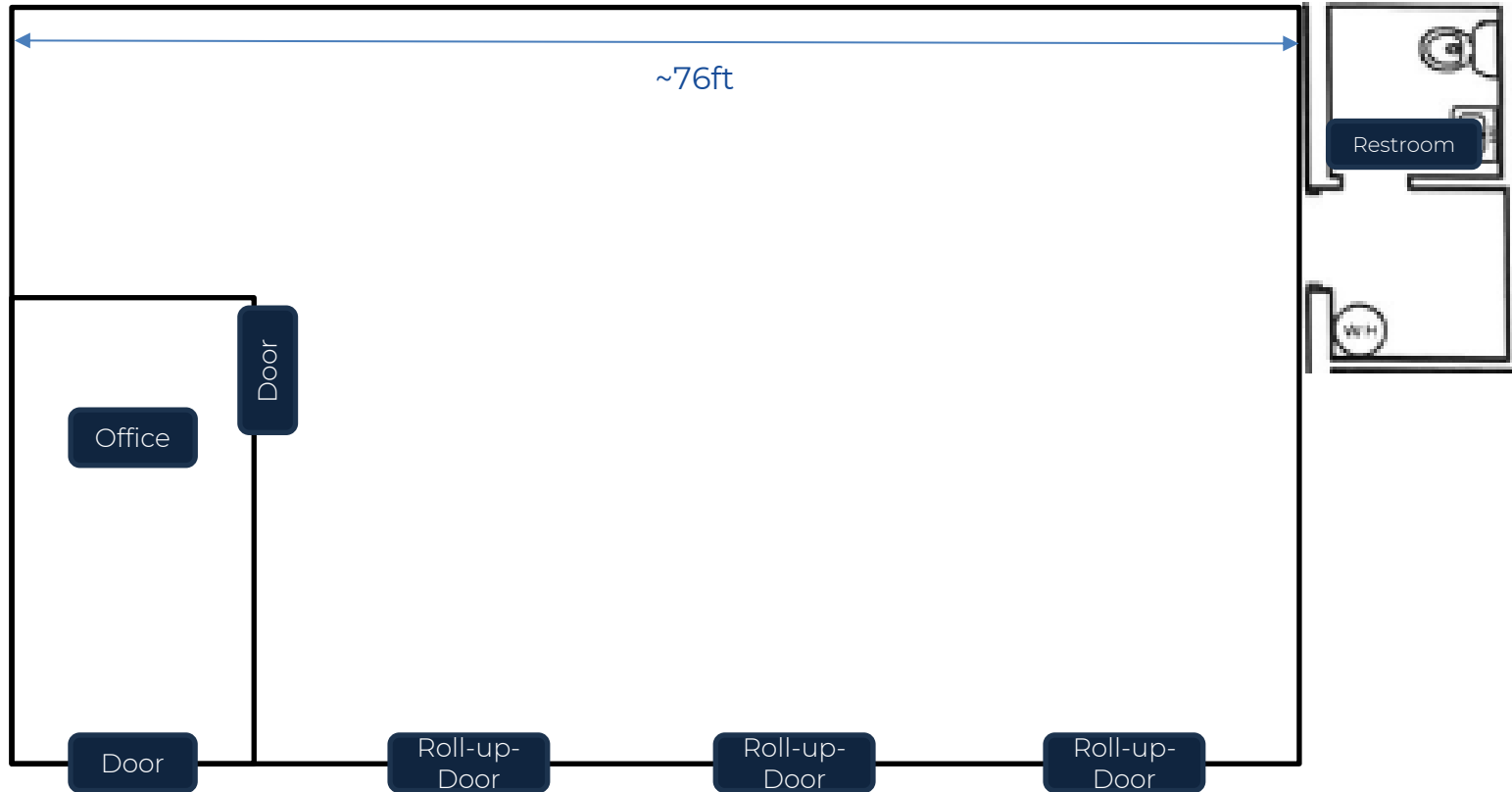
Roll-up-Door

Roll-up-Door

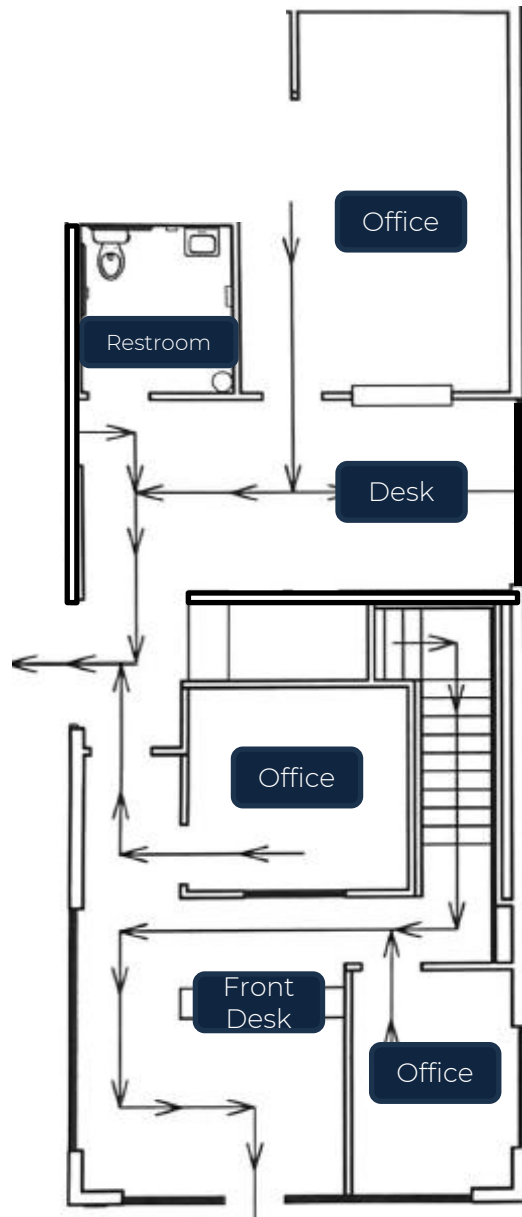
Roll-up-Door

Restroom

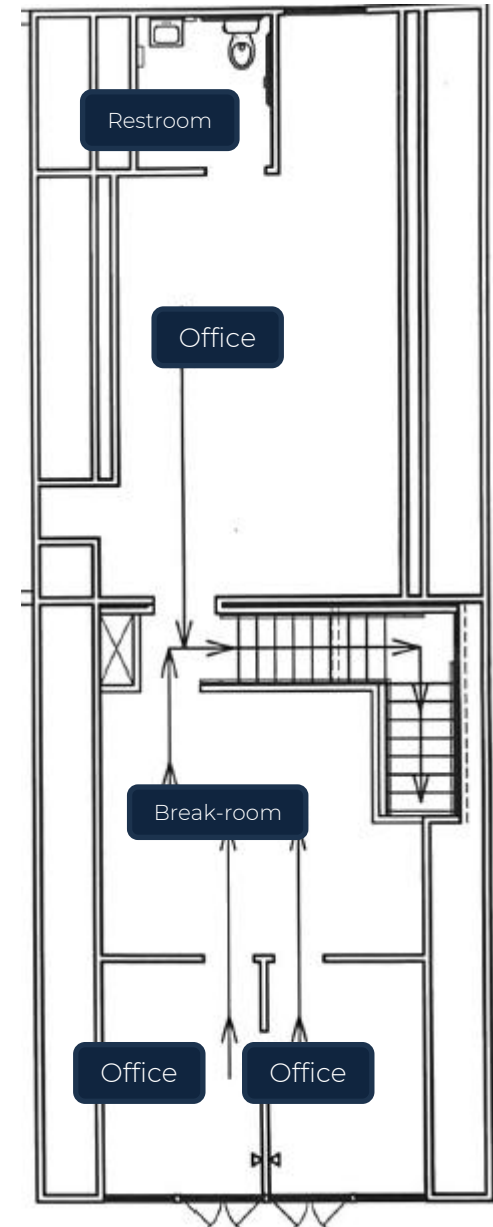
W/H



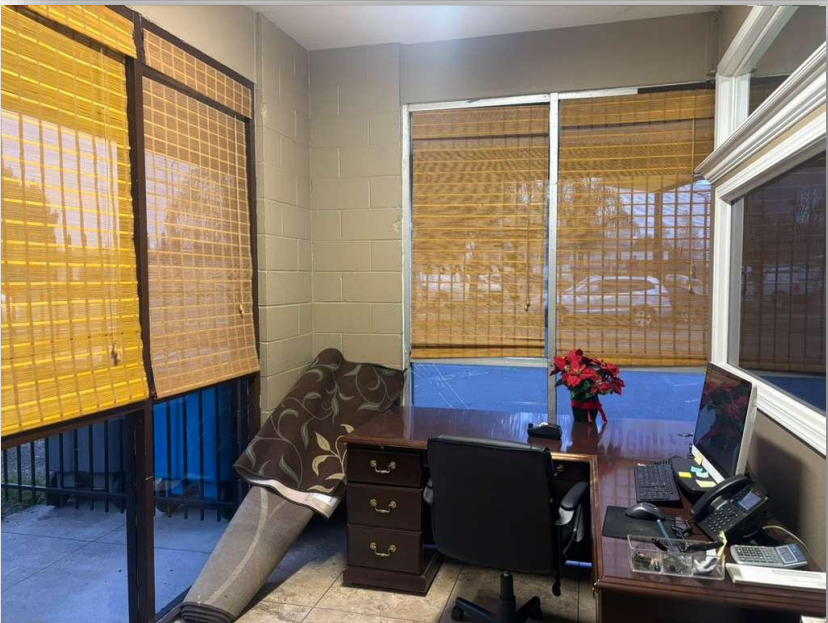
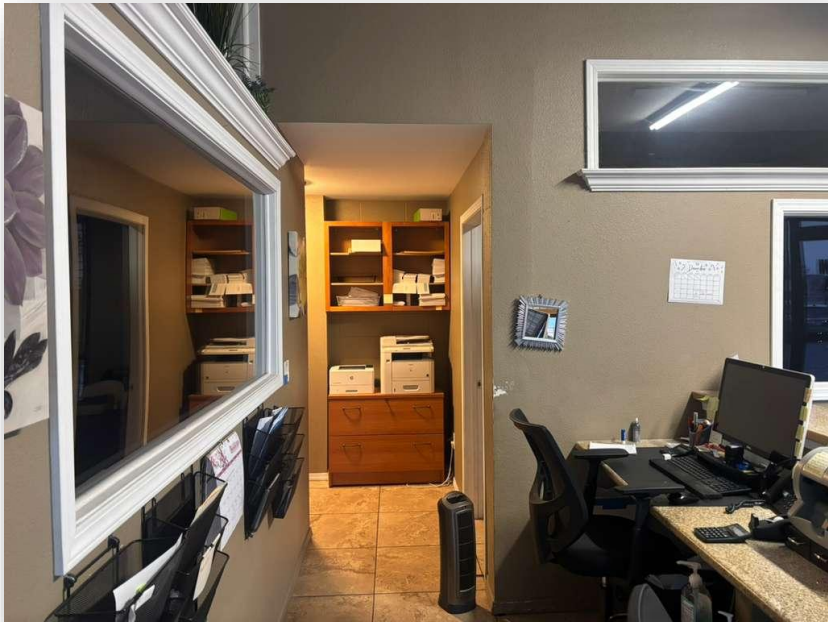
First Floor ± 1200 sf



Second Floor ± 800 sf



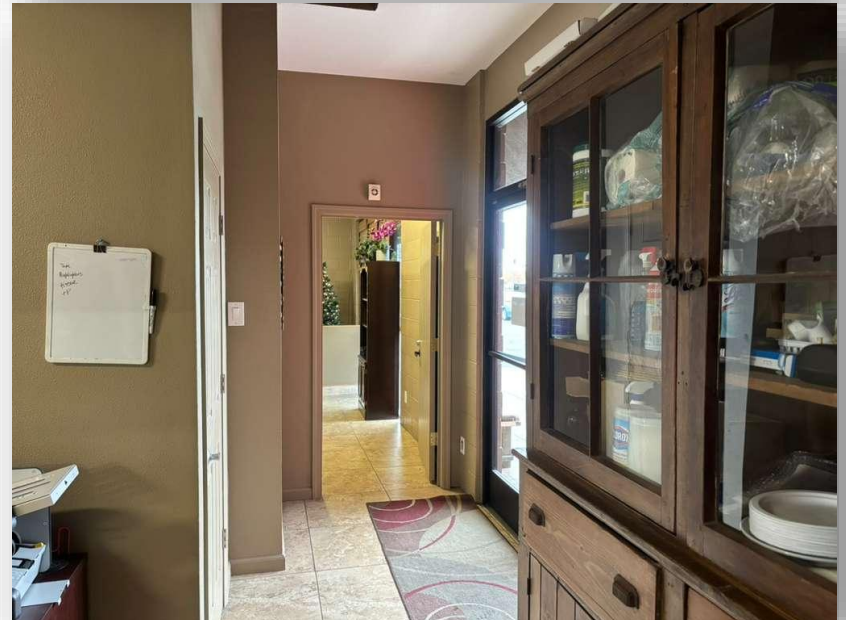
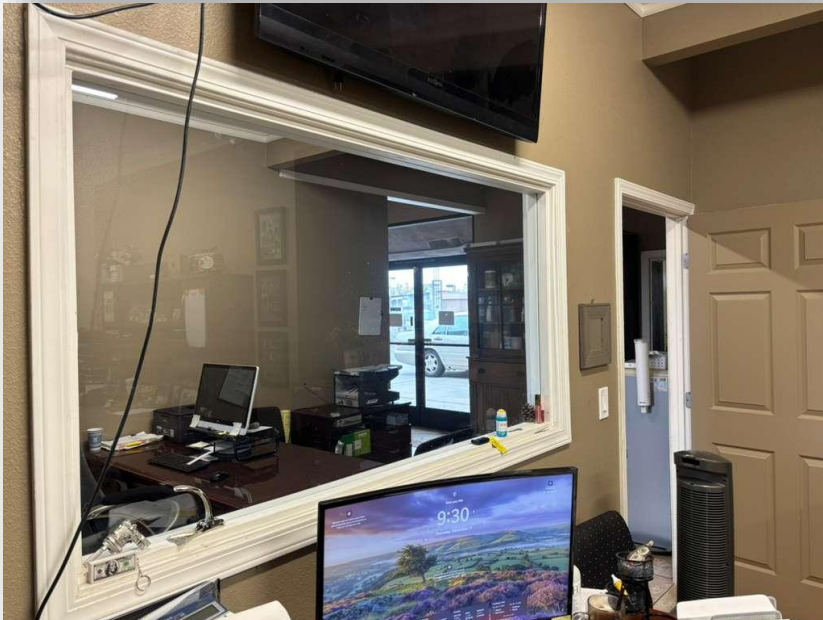
Front Desk & Offices



Back Office, Bathroom and Storage



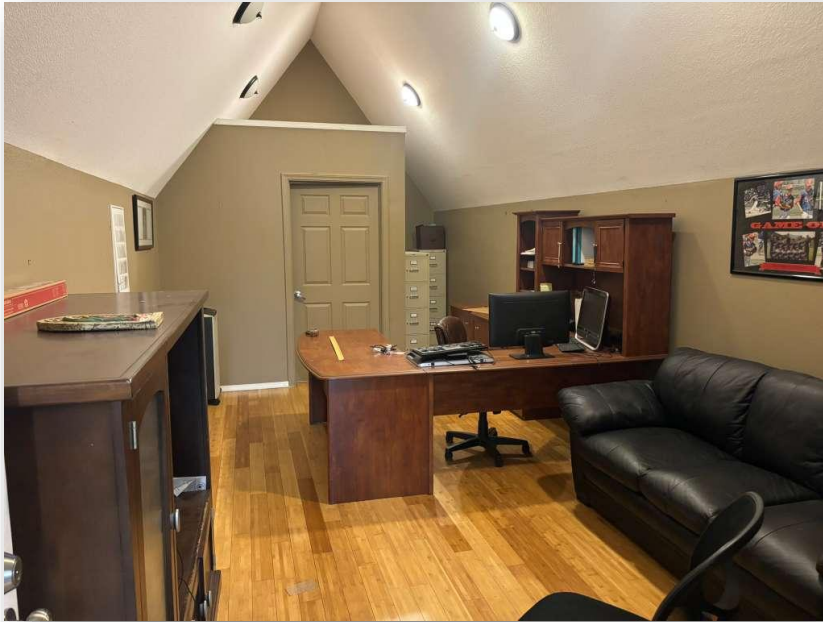
Back Office



Second Floor Rec-Room and Offices



Second Floor Office and Bathroom



Garage



Garage



Garage

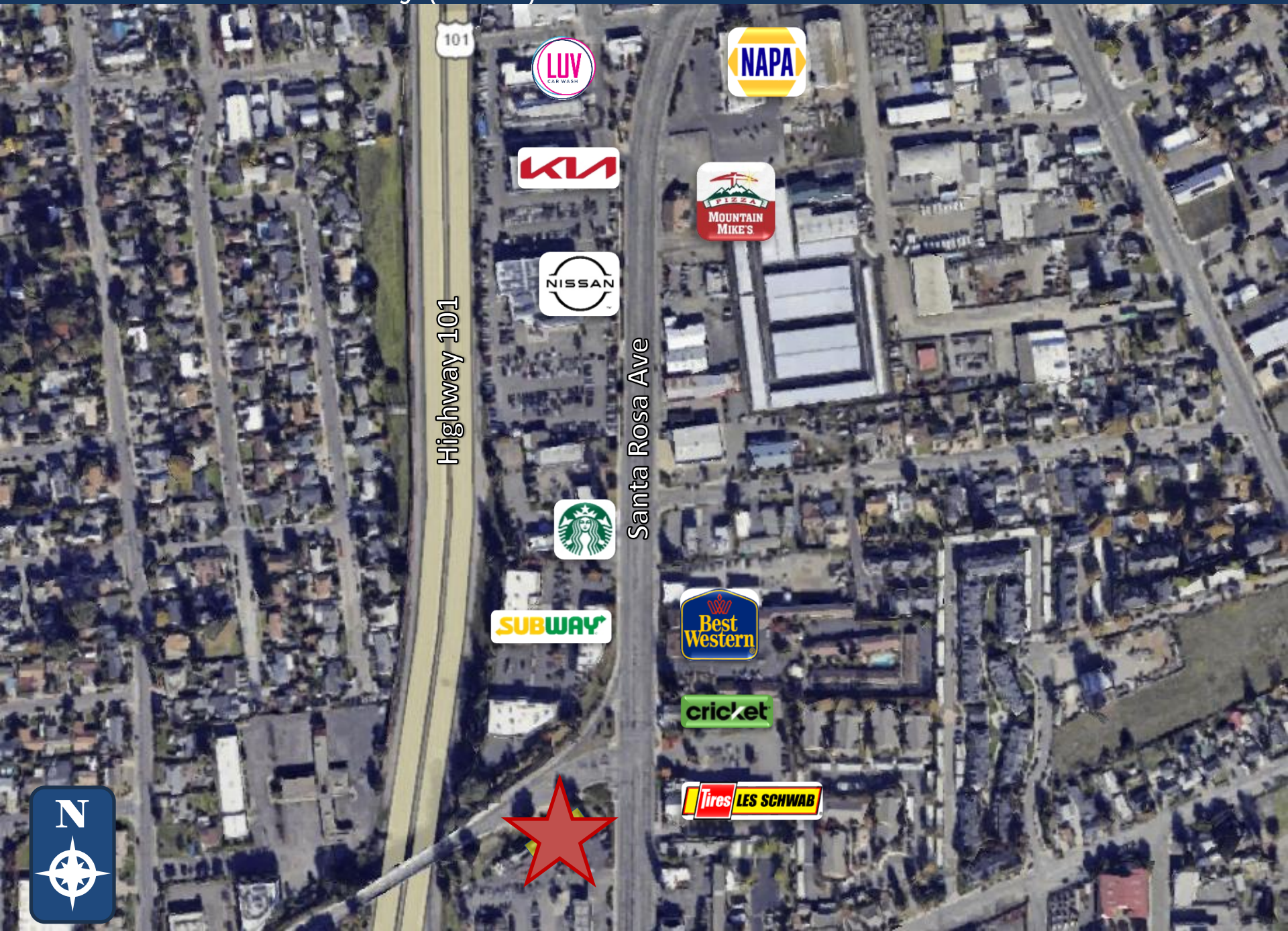


PROPERTY DETAILS: Restaurant

- **TOTAL ± 3,200 Sq Ft**
- Leased until 2031
- Supplemental income
- Over 1,600 sq ft of indoor seating



AERIAL: What's Nearby (North)



Highway 101

Santa Rosa Ave



AERIAL: What's Nearby (South)



101

Highway 101

Santa Rosa Ave

