

418 Aviation Blvd

SANTA ROSA, CA 95403



Property Description

Presenting 418 Aviation Blvd, a ±6,592 SF multi-tenant office/medical building on ±0.10 acres, strategically located in the Airport Business Center within the Santa Rosa submarket. This well-positioned asset offers both stabilized income and significant lease-up potential, with current occupancy at 85% with ~1,500 sf available.

Built in 1991, the property features flexible suite configurations, a strong parking ratio of 6.0/1,000 SF, and a professional environment suitable for a wide range of tenants. Recent leasing activity in the submarket supports competitive asking rents of \$24.60–\$36.00/SF MG, creating value-add opportunities for investors or a potential owner-user.

The property's location provides excellent regional connectivity with immediate access to Highway 101, proximity to Charles M. Schulz– Sonoma County Airport (5 minutes), and SMART commuter rail service (14 minutes by foot, 10 minutes by car).

Offering Summary

Sale Price:	\$1,850,000
Cap Rate:	9.0%
Market Cap Rate:	9.6%
Price/SF:	\$281
Building Size:	6,592 SF
NOI:	\$167,305
Occupancy:	85%



Scan/Click for Offering Memorandum



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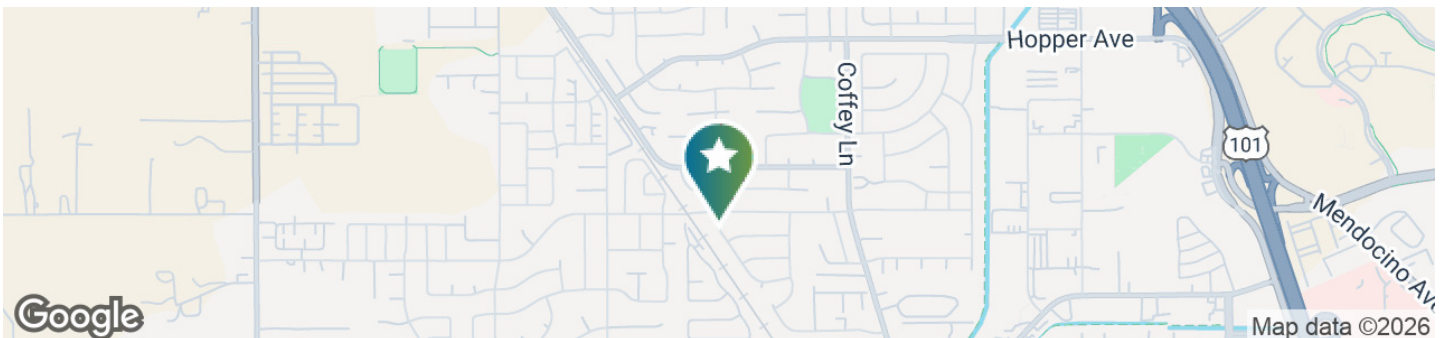
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Additional Photos



Location Information



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