

1401 & 1451 MEDICAL CENTER DR

ROHNERT PARK, CALIFORNIA | SONOMA COUNTY

1401
(vacant)

1451
(vacant)

2 VACANT COMMERCIAL LOTS
1.01 ACRES (±44,085 SF)
ASKING PRICE \$725,000

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EXECUTIVE SUMMARY

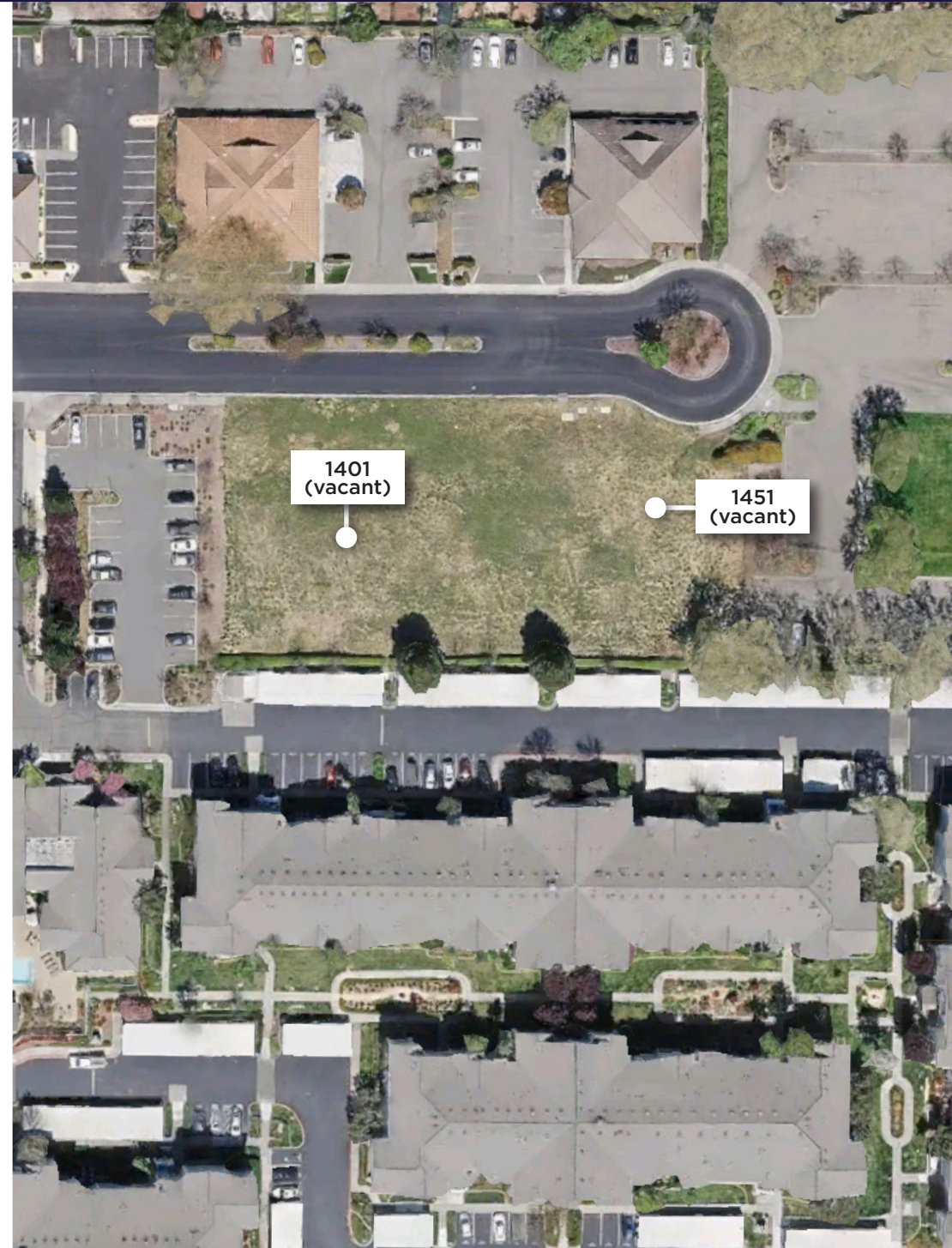
This is a rare opportunity to acquire 2 contiguous commercial lots in Rohnert Park, California in Sonoma County.

The subject property is comprised of two (2) contiguous commercial lots in an established neighborhood comprised predominately of medical office uses.

Surrounding neighborhoods and contiguous parcels are developed with single and multi-family residential, commercial and recreational uses. To the east several new single and multi-family residential projects are being developed. Presumably, at full build-out the new residential will add to demand for commercial and offices uses, benefitting the neighborhood.

STRENGTHS / OPPORTUNITIES

- Established, centrally located
- Walking distance to Sonoma State University
- Highly, developed well-maintained, office and medical office uses
- Close proximity to new residential development and Sonoma State University
- Fully improved street, curb and gutter
- Close to Rohnert Park SMART station
(6 min drive, 28 min walk)



PARCEL OVERVIEW

INFORMATION

Addresses 1401 Medical Center Dr, Rohnert Park
1451 Medical Center Dr, Rohnert Park

APNs 159-460-005 (1401 Medical)
159-460-020 (1451 Medical)

Parcel Description Vacant Lots

Lot Sizes 0.81 Acres ($\pm 35,220$ SF) - 1401 Medical
0.20 Acres ($\pm 8,865$ SF) - 1451 Medical

Total Combined Size 1.01 Acres ($\pm 44,085$ SF)

Site Shape Rectangular

Dimensions Width: $\pm 296'$ (Medical Center Dr frontage)
Depth: $\pm 150'$

Topography Level

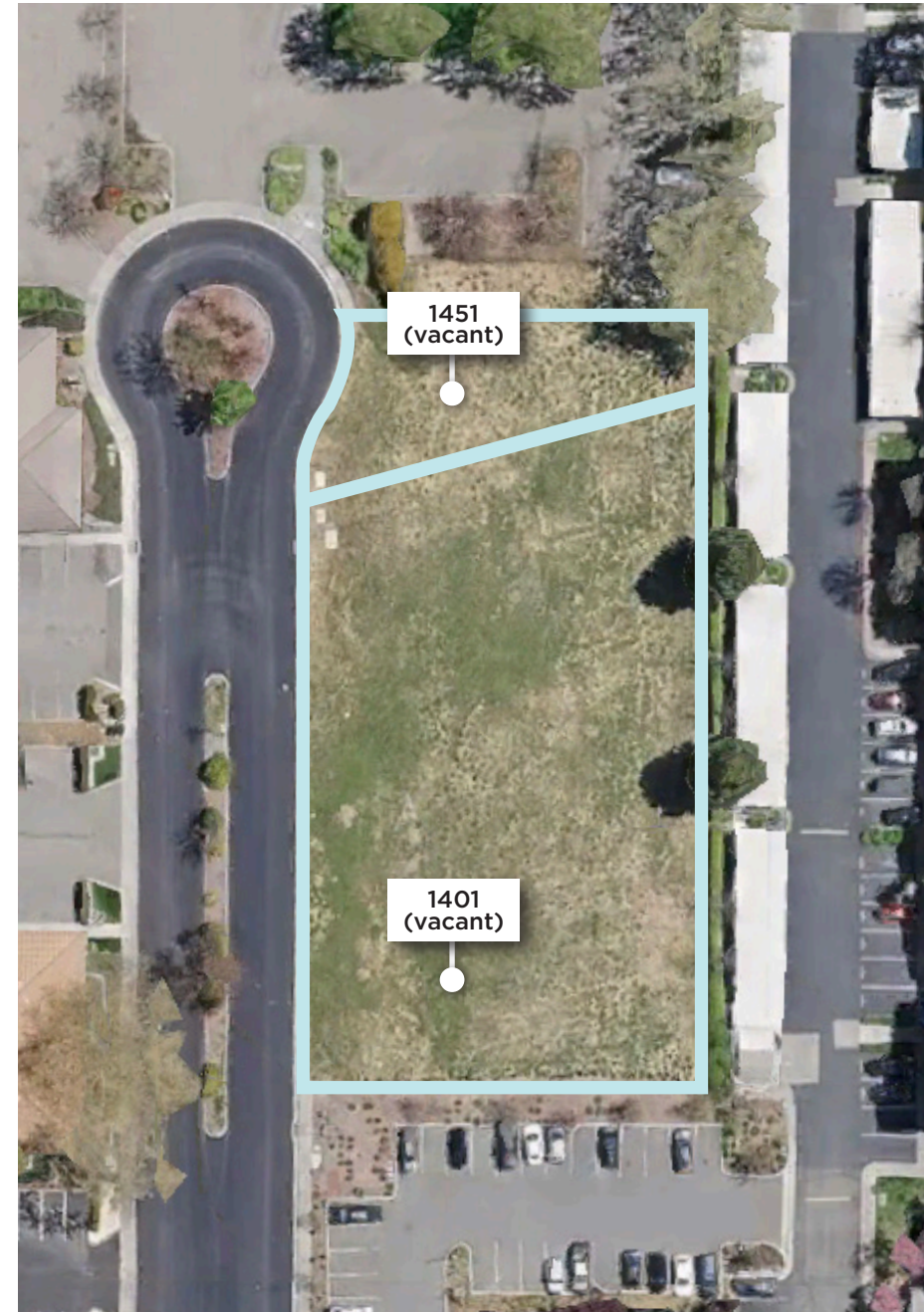
Utilities City of Rohnert Park to the site

Zoning C-O (Commercial Office)

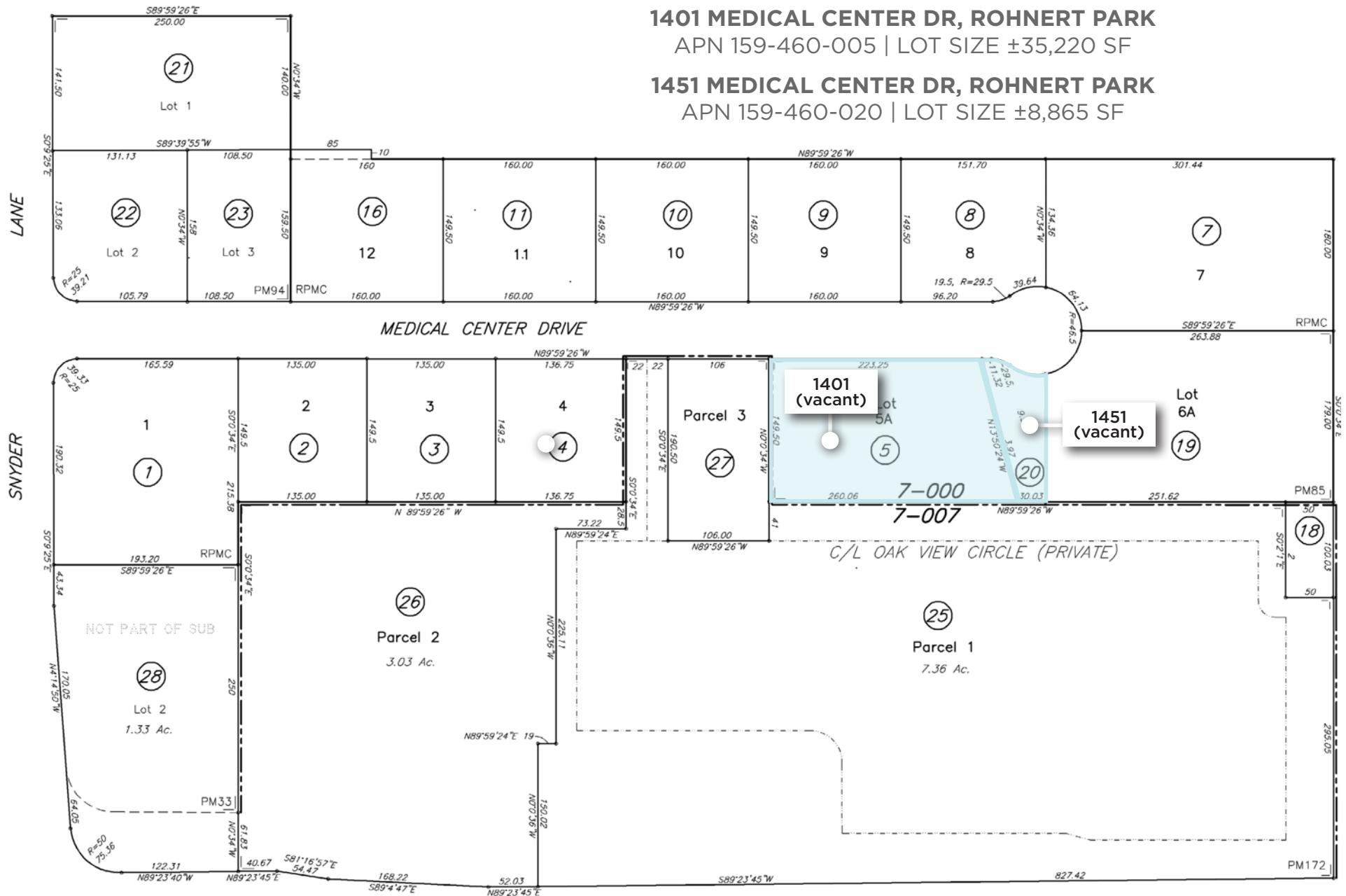
Site Improvements Fully improved street, curb and gutter

Public Transit Rohnert Park SMART Station
(6 min drive, 28 min walk)

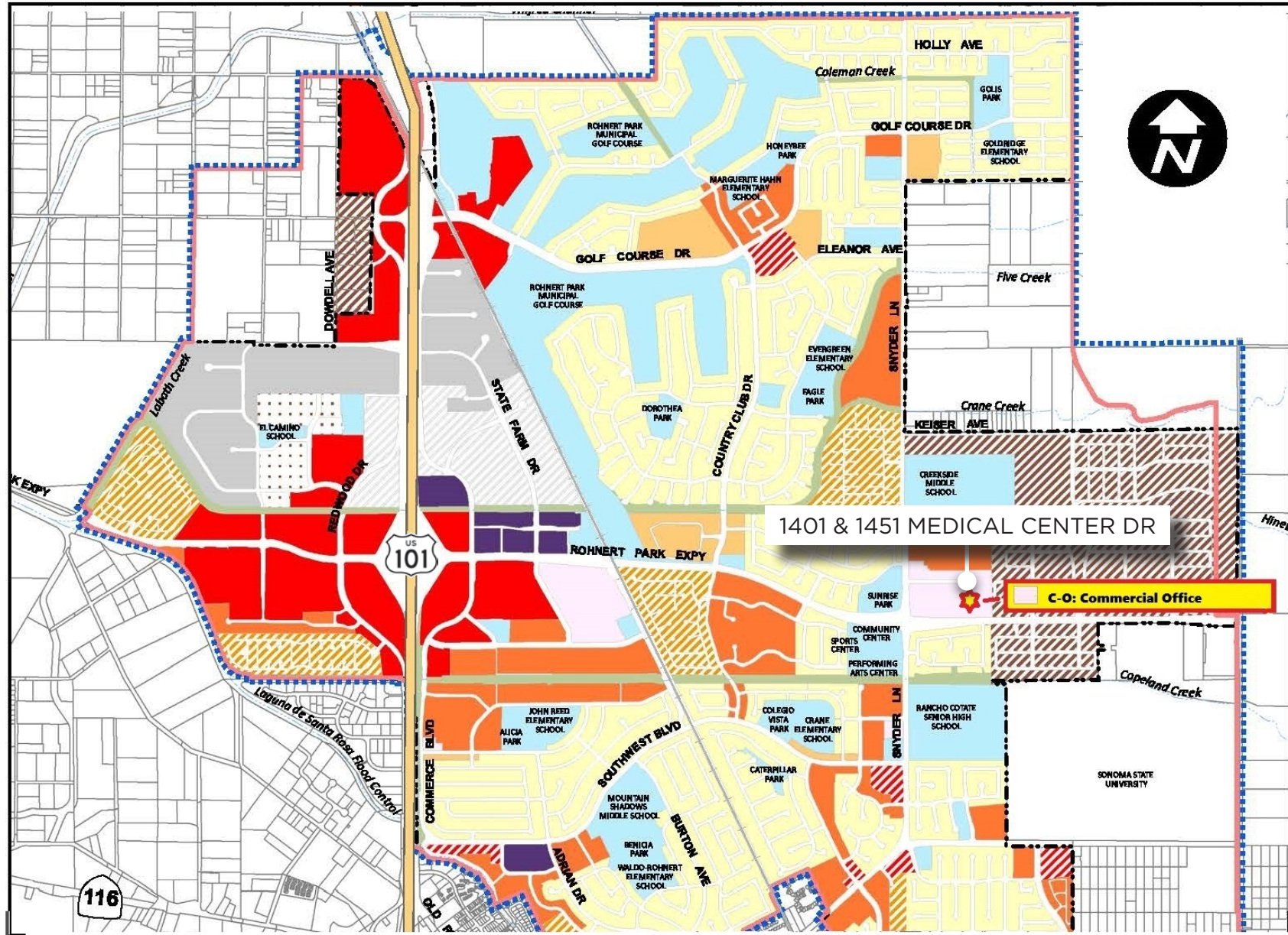
Asking Price \$725,000 (\$16.44 PSF)



APN 159-460-020 | LOT SIZE $\pm 8,865$ SF



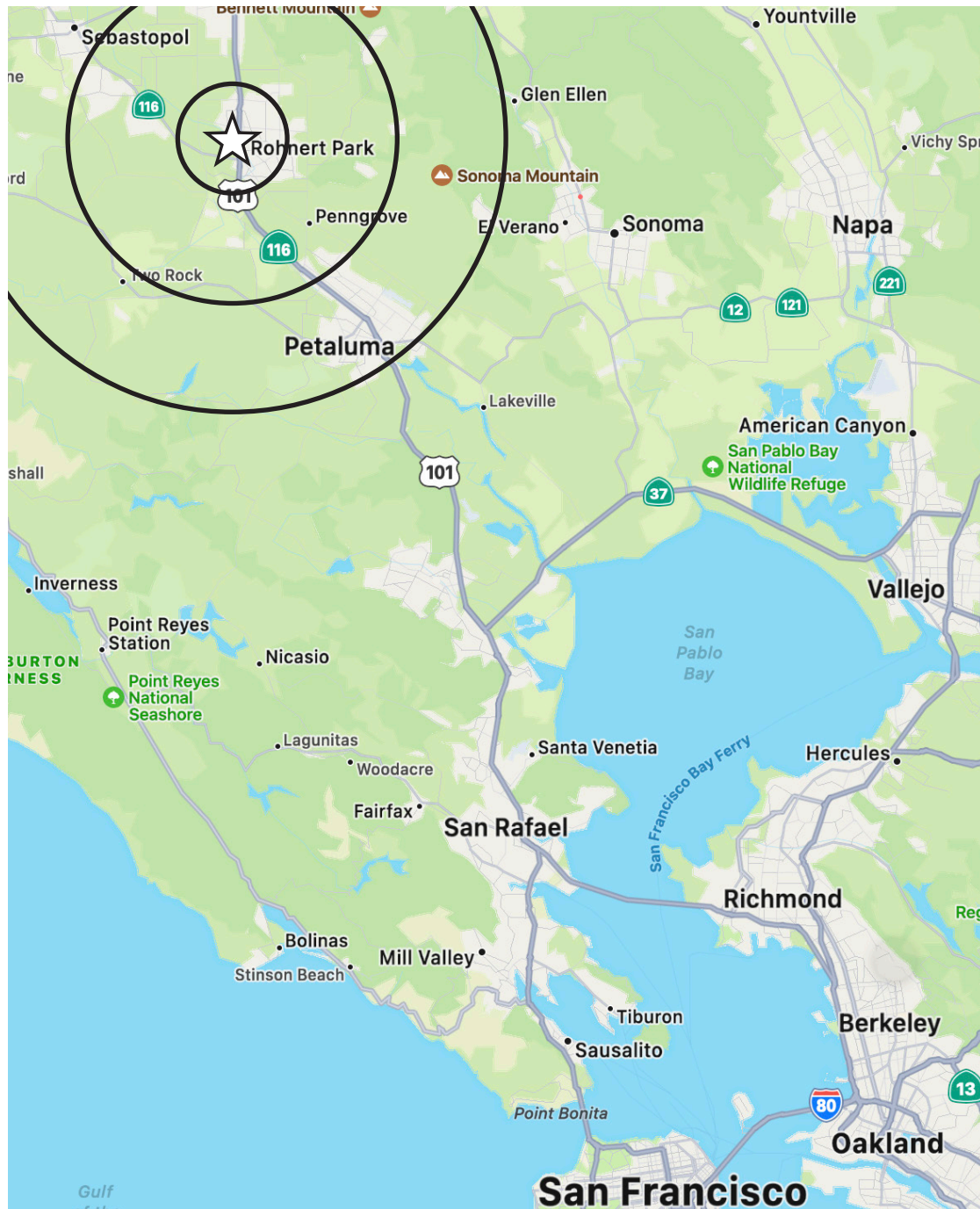
ROHNERT PARK ZONING MAP



ROHNERT PARK AERIAL MAP



ROHNERT PARK REGIONAL MAP & 2026 DEMOGRAPHICS



1 Mile

3 Miles

5 Miles



MEDIAN HOUSEHOLD INCOME

\$108,737

\$107,275

\$104,110



MEDIAN HOME VALUE

\$727,158

\$729,555

\$749,017



MEDIAN AGE

34.8

37.8

38.1



POPULATION

18,321

61,245

85,999



DAYTIME EMPLOYMENT

2,910

21,098

33,277



ROHNERT PARK

SUBMARKET OVERVIEW

Located in central Sonoma County and laid out in the 1950s, family-friendly Rohnert Park was one of the first planned communities nationwide.

Activities abound. Take a spin at Nitro City Racing. Roll on wheels at Cal Skate. Enjoy bumper boats, miniature golf, batting cages, and other fun activities at Scandia Family Fun Center. Bowl for a strike on one of the 50 state-of-the-art lanes at Double Decker Lanes, which includes a snack bar, video arcade with pool tables, a bowling pro shop, and a full-service sports bar. For an arts break, the Spreckels Performings Arts Center provides the finest performing arts programming from around the world.

And the 128-acre Crane Creek Regional Park offers hiking (including wheelchair-accessible trails), biking, and horseback riding; an 18-hole disc golf course; picnic tables; and outstanding bird watching opportunities.

The Green Music Center, located on the scenic campus of Sonoma State University, is a world-class performing arts complex with multiple performance venues, a music education wing, and more. The jewel in the Green Music Center crown is the acoustically superb 1,400-seat Joan and Sanford I. Weill Hall concert venue. Modeled after Seiji Ozawa Hall at Tanglewood, Weill Hall includes a back wall that can be fully opened onto a landscaped and terraced lawn, to expend the audience capacity for summer concerts.

Learn more about Rohnert Park: sonomacounty.com/cities/rohnert-park/

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