

SUBLEASE OPPORTUNITY

6145 STATE FARM DRIVE

UNIT B-8

ROHNERT PARK, CA 94928



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±3,985 SF Office/Showroom/Warehouse

OFFERING SUMMARY



W Commercial is pleased to present a sublease opportunity at 6145 State Farm Drive, Unit B-8 in Rohnert Park's established Sequoia Business Park. This $\pm 3,985$ SF turn-key office, showroom, and warehouse suite was recently built out and features a clean, professional layout ideal for light industrial, service-based, distribution, or showroom users.

The unit offers a flexible mix of front-office, dedicated showroom, and warehouse space with a 12' \times 12' grade-level roll-up door, ample natural light from recently installed windows, painted concrete floors, restrooms, and a break room. Located minutes from US-101 with strong access to the broader North Bay, the location delivers connectivity, visibility, and a well-maintained multi-tenant business park environment.

This sublease provides a cost-effective opportunity to occupy quality space immediately on a short-term commitment, with the potential to negotiate a longer-term direct lease with ownership upon expiration.



SUBLEASE RATE
\$1.10/SF Gross



AVAILABLE SF
 $\pm 3,985$ SF



SUBLEASE TERM
Through 5/31/2028
(extension potential)



AVAILABLE
Immediately

PROPERTY INFORMATION



- Recently completed tenant improvements
- Front office with reception
- Dedicated conference room
- Showroom area with natural light from recently installed 3' x 4' windows
- Open warehouse with painted concrete floors
- Break room / kitchen
- Restrooms + wash room
- Grade-level roll-up door
- Professional multi-tenant business park setting



PROJECT

Sequoia Business Park



BUILDING SIZE

±3,985 SF (Unit B-8)



YEAR BUILT

1987



TENANCY

Multi-Tenant



CLEARANCE HEIGHT

14'



ZONING

IL
(Light Industrial)



ROLL UP DOORS

(1) 12' x 12'
Grade Level



PARKING

Pro-Rata Share,
3.5:1,000 SF,
Unreserved



POWER

200 AMPS, 240V,
3-Phase



HVAC

YES
Office + Warehouse



GAS

YES



SPRINKLERS

YES

PROPERTY HIGHLIGHTS



Turn-Key Improvements

A full tenant-improvement build-out was recently completed including new windows, painted concrete floors, a dedicated showroom, and a refined office layout — saving the incoming user significant time and capital.



Flexible Layout

A balanced mix of front-office, conference room, dedicated showroom, and open warehouse with a grade-level roll-up door accommodates light industrial, distribution, e-commerce, contractor, and service-based users.



Strategic Location

Sequoia Business Park sits three blocks from US-101 with direct access to Santa Rosa, Petaluma, and the broader North Bay — plus immediate proximity to Sonoma State University, Graton Resort & Casino, and major regional retail.

SITE PLAN

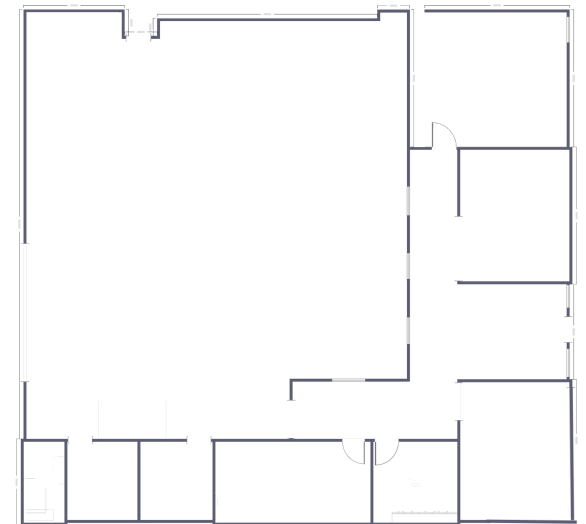


**6145 State Farm Drive
Unit B-8
Rohnert Park, CA 94928**

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APN: 143-021-070
Project: Sequoia Business Park
Unit: B-8 (±3,985 SF)
Position in building: West end of Building B

Unit B-8 Floor Plan



KEY BUSINESSES



RETAIL AND SHOPPING ANCHORS

- Costco Wholesale
- The Home Depot
- Target
- Safeway (Park Plaza Center)
- Grocery Outlet
- PetSmart
- CVS Pharmacy



RESTAURANTS / QUICK-SERVE

- In-N-Out Burger
- Chipotle Mexican Grill
- Panera Bread
- Starbucks
- Mary's Pizza Shack
- Amy's Drive Thru



EDUCATION & TRANSIT

- Sonoma State University
- SMART Rohnert Park Station
- US-101 — ADT ~118,000
- Rohnert Park Expressway — ADT ~27,000



ENTERTAINMENT & RECREATION

- Graton Resort & Casino (~1.6 mi)
- Foxtail Golf Club
- Scandia Family Fun Center
- Double Decker Lanes (Bowlero)

TRAFFIC COUNTS



US-101 — 118,000 ADT



Rohnert Park Expressway — 27,000 ADT

ABOUT ROHNERT PARK



	1 MILE	3 MILES	5 MILES
POPULATION (2025 est.)	16,593	62,479	99,803
POPULATION (2030 proj.)	16,672	62,785	99,865
HOUSEHOLDS (2025 est.)	6,511	22,661	34,571
MEDIAN AGE	38.9	38.5	38.4
AVG HOUSEHOLD INCOME	\$111,879	\$124,519	\$119,073
MEDIAN HOUSEHOLD INCOME	\$93,520	\$99,178	\$94,807
OWNER / RENTER OCCUPIED	45% / 55%	55% / 45%	54% / 46%
MEDIAN HOME VALUE	\$587,107	\$693,460	\$715,738
CIVILIAN EMPLOYED	9,145	34,371	53,677

Rohnert Park is a thriving city in the heart of Sonoma County, anchored by a strong regional economy, exceptional connectivity, and a steadily growing residential base. The city sits at the intersection of US-101 and Rohnert Park Expressway, providing direct freeway access throughout the North Bay and to the broader San Francisco Bay Area.

Major regional drivers include Sonoma State University, Graton Resort & Casino, Sutter Health, and a dense corridor of national retail anchors along Redwood Drive and Rohnert Park Expressway. These employers and destinations support strong daytime population, consumer spending, and demand for industrial, flex, and service-oriented commercial space.

Ongoing development around the SMART rail corridor and Station Avenue continues to strengthen the city's commercial profile. With a stable workforce, healthy household incomes, and consistent population growth, Rohnert Park remains one of the most active submarkets in Sonoma County.



POPULATION (3 miles)
62,479



MEDIAN AGE
38.5



HOUSEHOLDS (3 MI)
22,661



AVERAGE HOUSEHOLD INCOME
\$124,519



MEDIAN HOUSEHOLD INCOME
\$99,178



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Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

SUBLEASE OPPORTUNITY

±3,985 SF | \$1.10/SF GROSS | AVAILABLE IMMEDIATELY

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