



FOR LEASE – WAREHOUSE / STORAGE

1426 Mendocino Ave
SANTA ROSA, CA 95404

Northern California's Premier Commercial Real Estate Firm



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SITE SUMMARY

SITE / BUILDING

Building:	2,700 +/- Sq. Ft.
Construction Type:	Concrete
Grade Level Roll up door:	10' x 12'
HVAC:	Yes
Clearance:	13' to 18'
Fire Suppression:	Yes
Power:	100 Amps / 3 Phase

SPACE SQ. FT. BREAK DOWN

	1416 Mendocino
Warehouse	2,434 +/- Sq. Ft.
Office	191 +/- Sq. Ft.



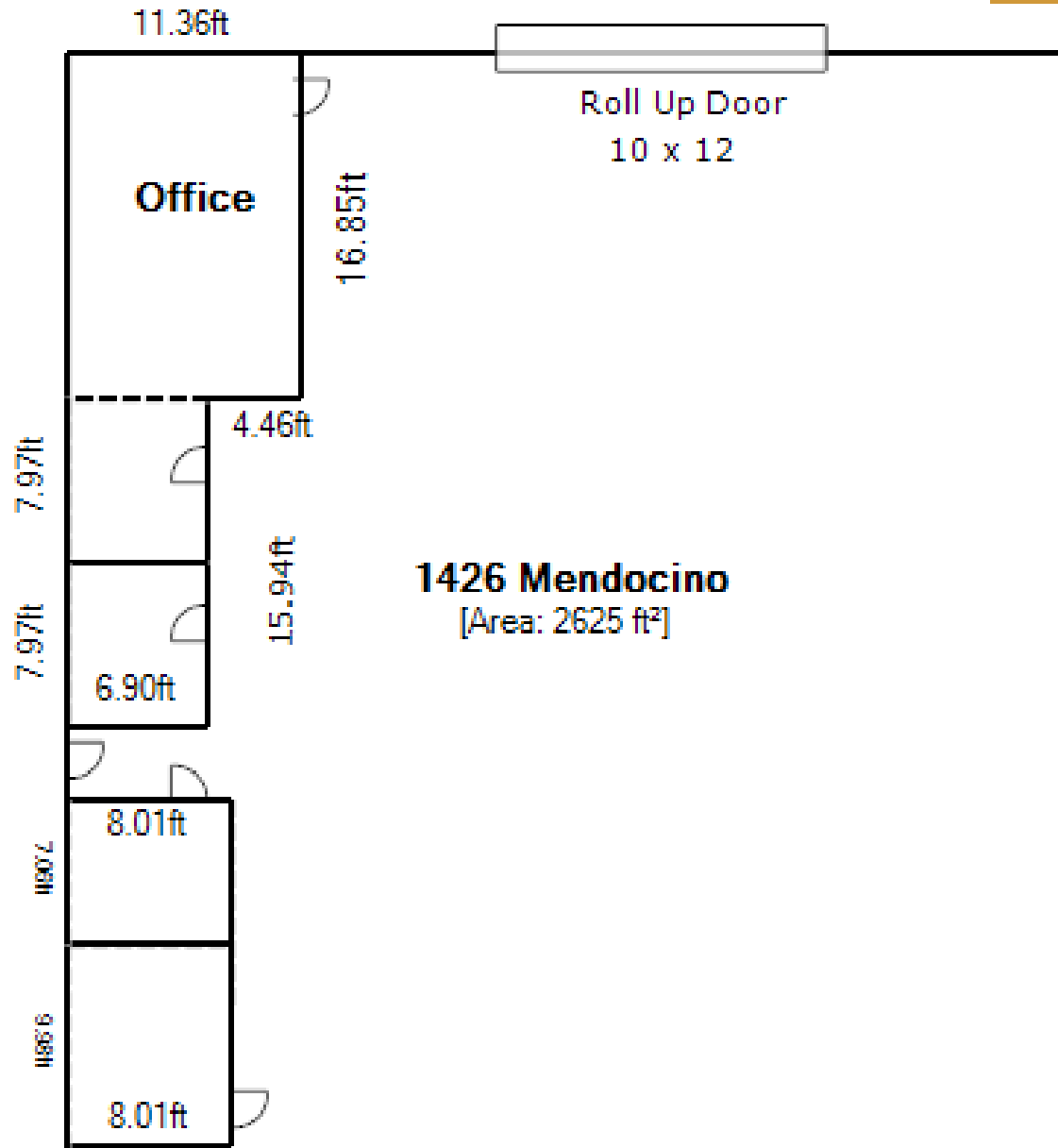
ADDRESS	SPACE	RENTABLE	BASE RENT PER SR. FT.	LEASE	TOTAL MO. COST
1426 Mendocino Ave	Retail / Warehouse	2,700 +/- Sq. Ft.	\$1.10	Gross	\$2,970.00

Property offers approximately 2,700 +/- Sq. Ft. of Retail / Warehouse space centrally located near Santa Rosa downtown on main thoroughfare Mendocino Ave. The space has abundant parking in rear, tall clear height, fire suppression, and HVAC. The signalized corner location across the street from the SRJC creates lots of pedestrian traffic and over 30,000 cars on an average daily traffic count. The space is currently being used as a martial arts studio with two restrooms, offices, shower, and storage. Space can be rented separately or combined with 533 Pacific Ave.

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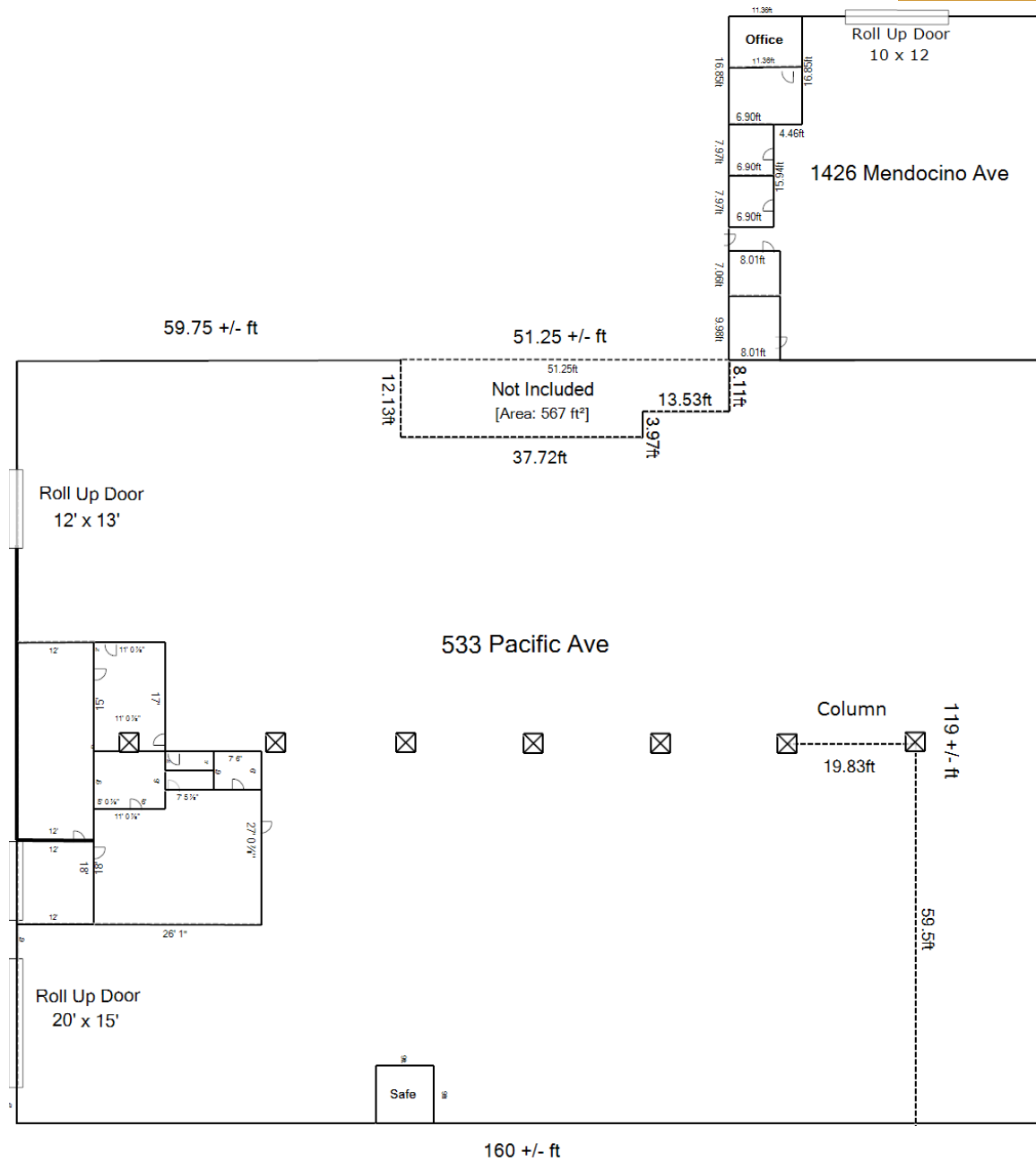


1426 MENDOCINO AVE FLOOR PLAN





COMBINED FLOOR PLAN



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PARCEL MAP

Parcel Map No. 118
 REC. 12-19-1973 IN BK. 201, MAPS, PGS. 47
 Amended Parcel Map No. 118
 REC. 03-13-1974 IN BK. 208, MAPS, PGS. 05

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
 4-002

180-49

Parcel Map No. 307
 REC. 01-23-1981 IN BK. 316, MAPS, PGS. 47

SCALE: 1"=100'



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Ptn of NORWOOD ADDITION
 REC. 12-23-1889 IN BK. 02, MAPS, PGS. 25

GERARD ADDITION
 REC. 01-30-1899 IN BK. 12, MAPS, PGS. 02

Ptn of LOUISA TRACT
 REC. 05-14-1946 IN BK. 56, MAPS, PGS. 18

REVISED
 07-16-97=68-RL
 01-02-98=69-RL
 09-09-98=R/S-RM
 11-02-08=71-LW



Assessor's Map Bk. 180, Pg. 49
 Sonoma County, Calif. (ACAD)

KEY 06-18-18 KB



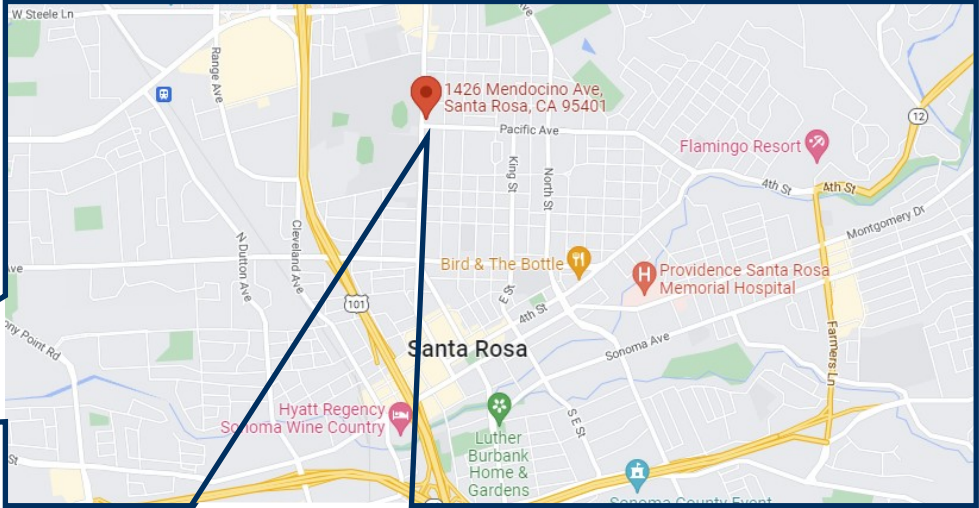
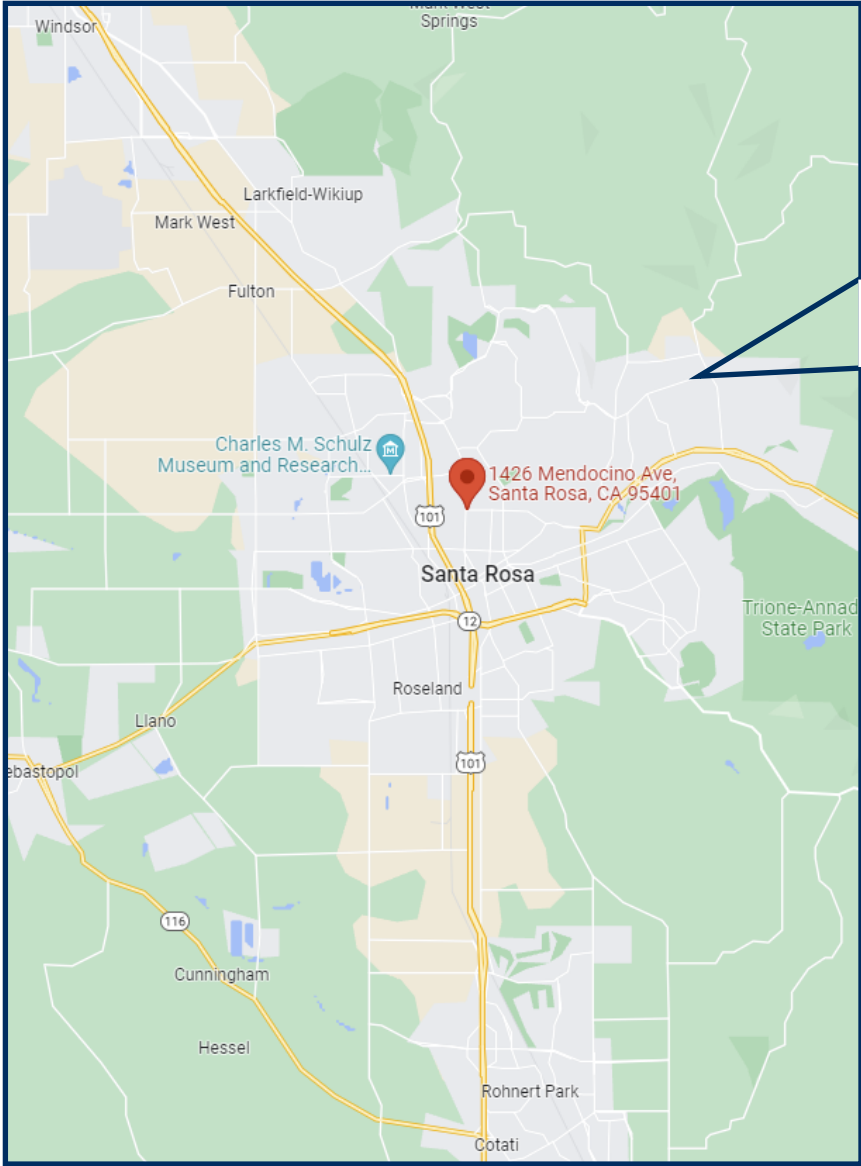
BUILDING PHOTOS



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STREET MAP



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BROKER TEAM



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