



5880 COMMERCE BOULEVARD

5880 COMMERCE BOULEVARD, ROHNERT PARK, CA 94928

500 BICENTENNIAL WAY, SUITE 310 | SANTA ROSA, CA 95403 | WCOMMERCIALRE.COM

OFFICE BUILDING FOR SALE



FOR MORE INFORMATION:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,200,000

Price / SF: \$134.95

Lot Size: 1.31+/- Acres

Year Built: 1982

Building Size: 16,302+/- SF

Zoning: I-L/O

PROPERTY OVERVIEW

16,302+/- square foot two-story office building available for sale in Rohnert Park, CA. Situated on a 1.31 acre parcel, property offers adequate parking and attractive landscaping. Building is currently 85% leased making it ideal for an owner/user or investor looking for a leased investment. Building was constructed in 1982, had a roof overlay in 2007 and was re-surfaced with two layers of stucco recently in the fall of 2016.

LOCATION OVERVIEW

City of Rohnert Park, just 45 miles north of San Francisco. Excellent location close to Highway 101, shopping, restaurants, and public transportation.



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ADDITIONAL PHOTOS



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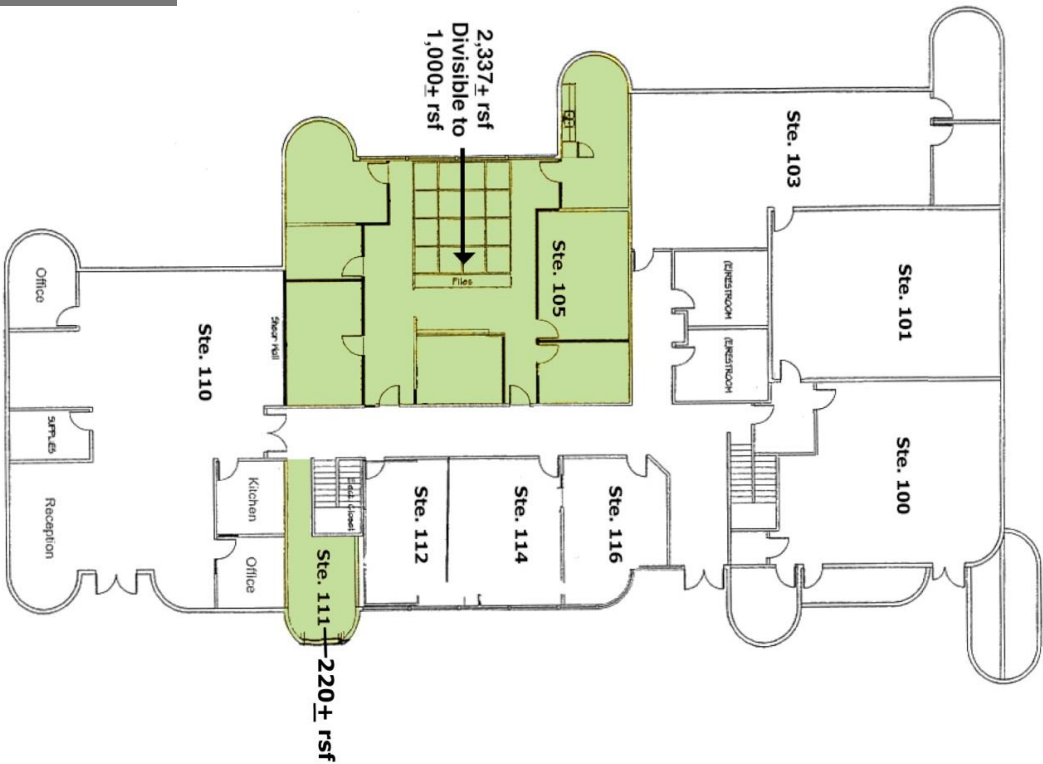
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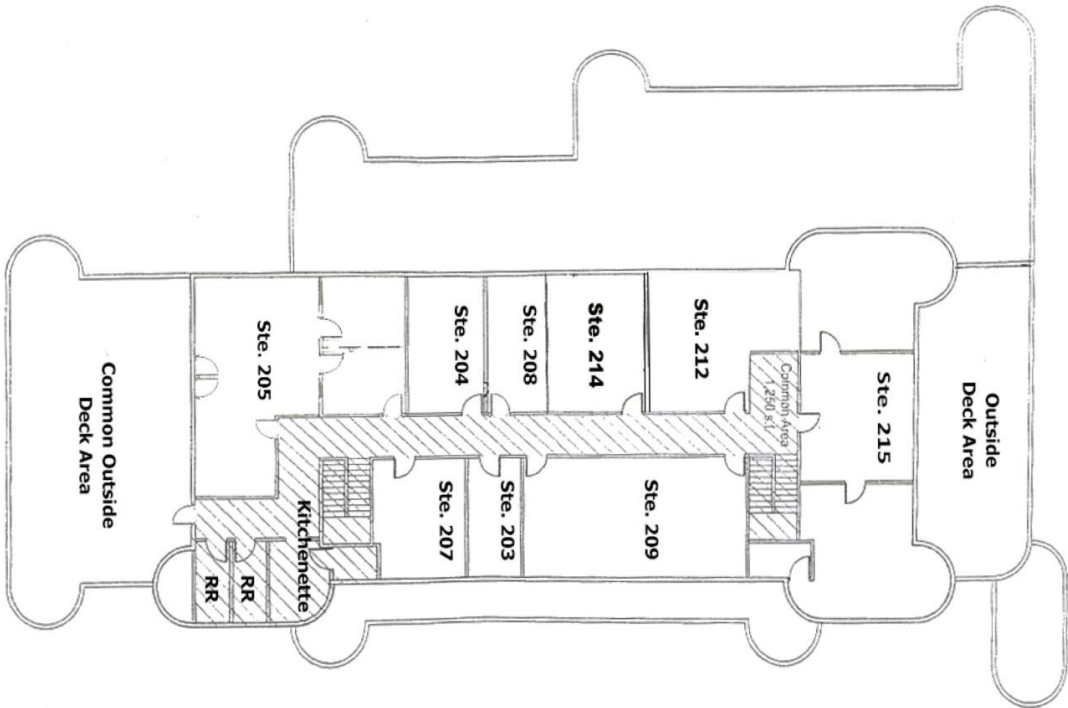
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FLOOR PLANS

FIRST FLOOR PLAN



SECOND FLOOR PLAN



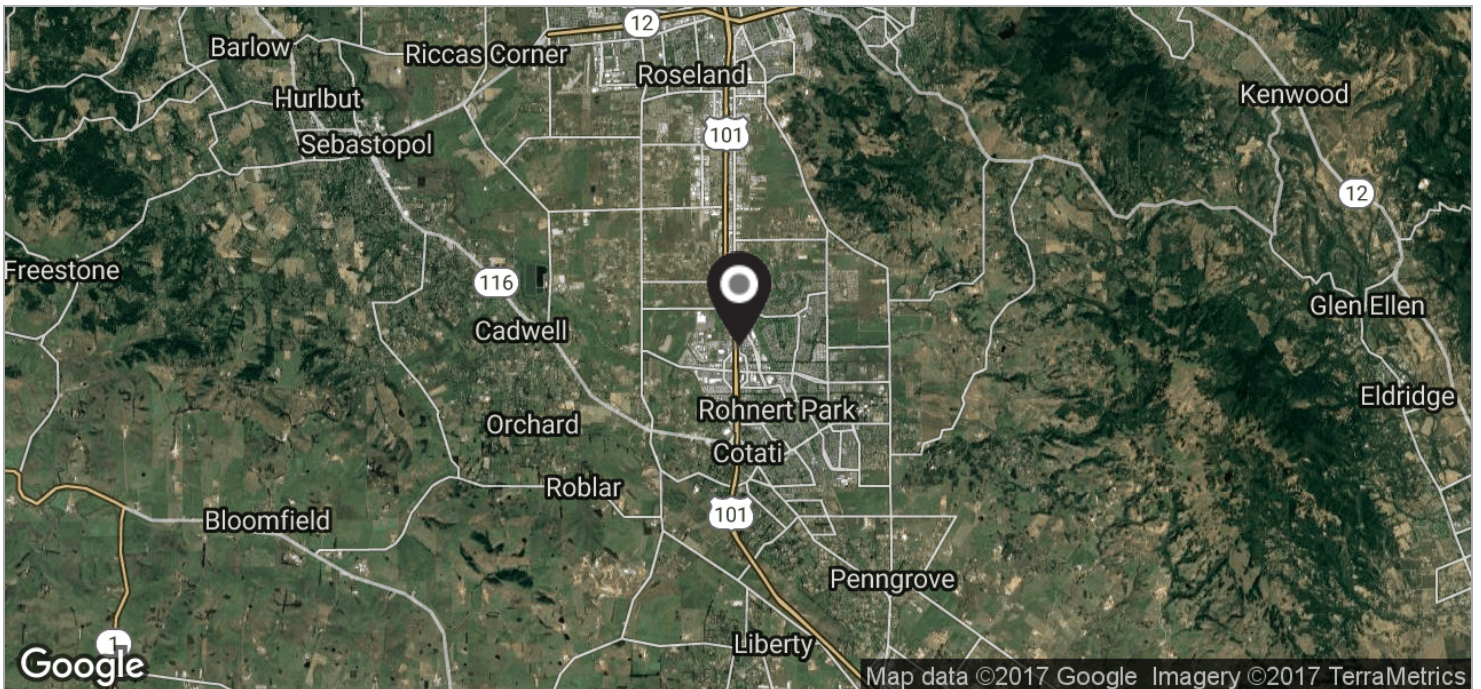
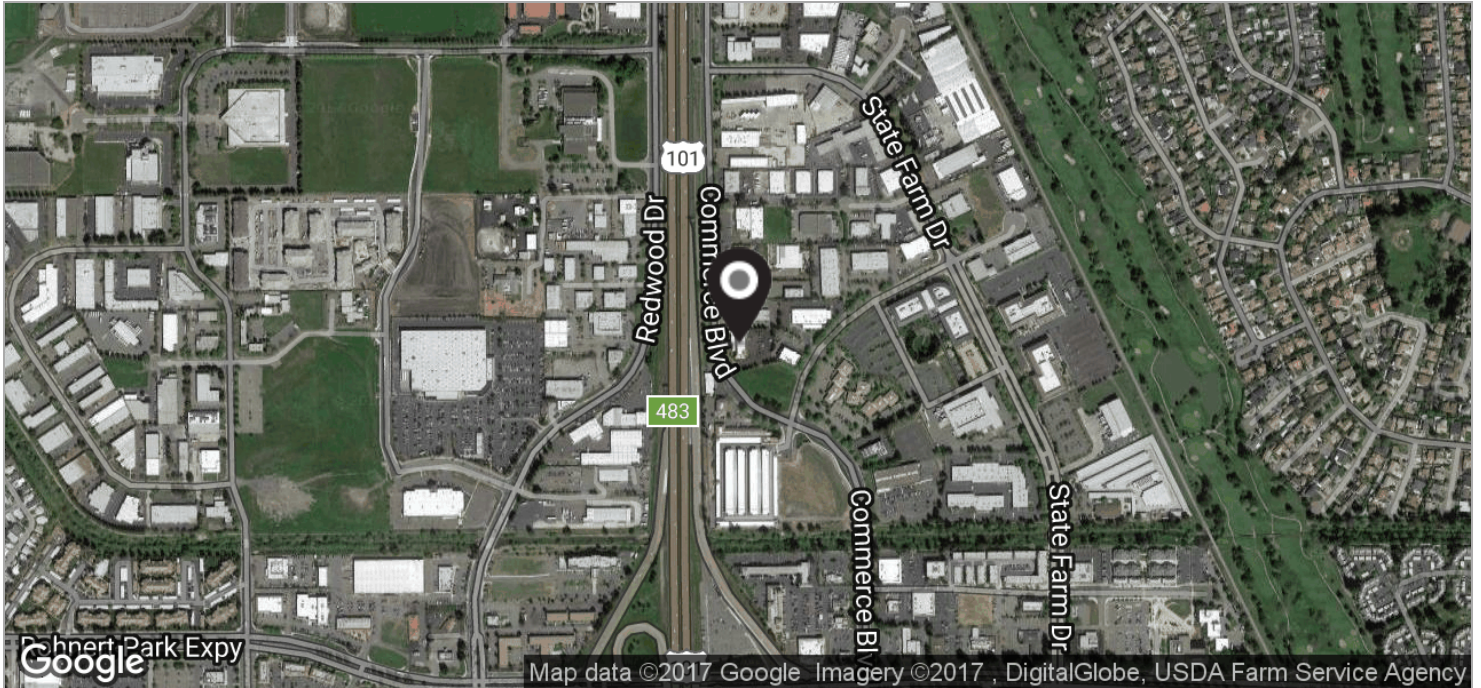
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LOCATION MAPS



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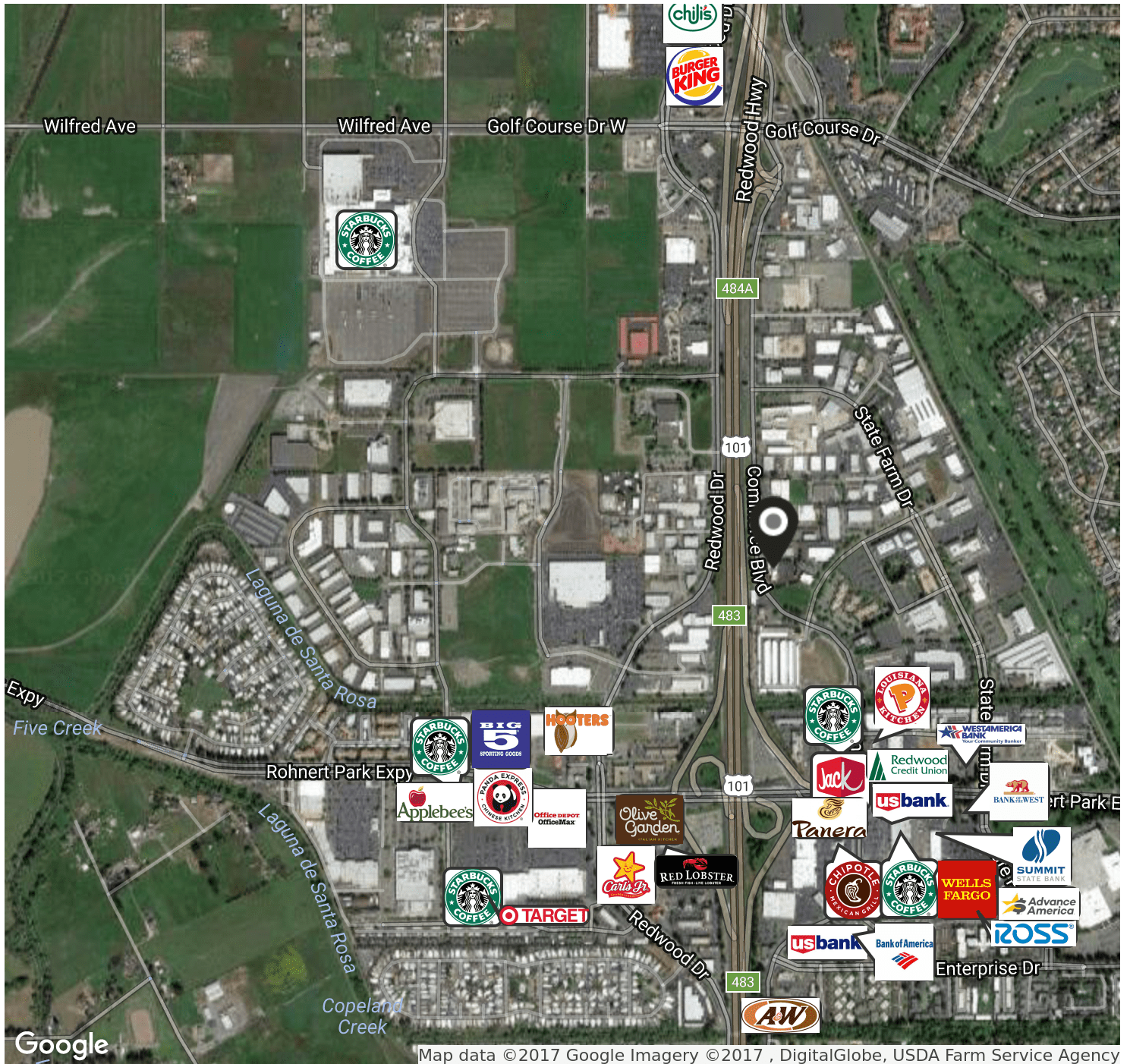
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RETAILER MAP



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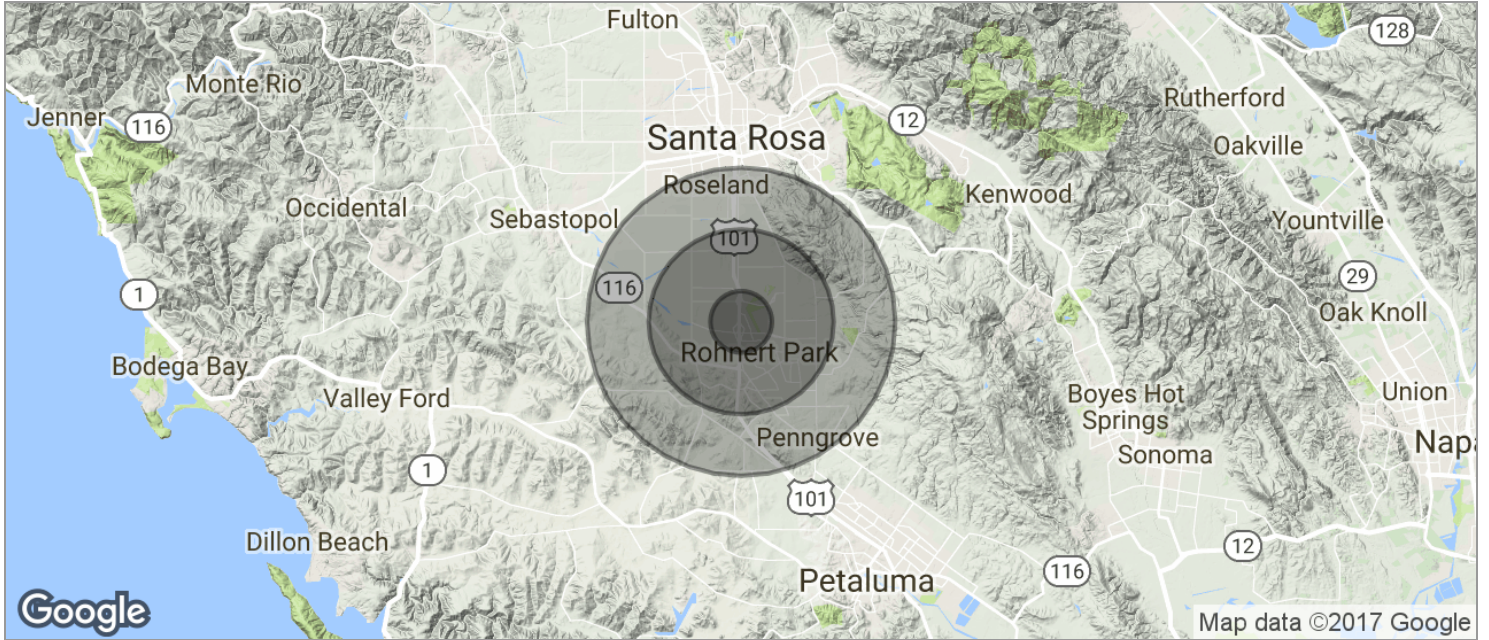
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,395	64,585	117,119
MEDIAN AGE	33.8	33.3	33.1
MEDIAN AGE (MALE)	33.7	32.5	32.2
MEDIAN AGE (FEMALE)	34.0	34.3	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,287	24,690	42,816
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$62,578	\$71,079	\$70,627
AVERAGE HOUSE VALUE	\$423,138	\$421,850	\$437,282

* Demographic data derived from 2010 US Census



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