

# School Campus for Lease - Move In Ready!

100 Sebastopol Road | Santa Rosa CA



**20,433± SF**  
**\$1.00 PSF NNN**



**KEEGAN & COPPIN COMPANY, INC.**

**ONCOR INTERNATIONAL**

*Commercial Real Estate Services*

**Brian Keegan, Senior Real Estate Advisor**

1355 N Dutton Ave., Santa Rosa, CA 95401

(707) 528-1400 • Fax: (707) 524-1419

Lic #: 01809537

BKeegan@KeeganCoppin.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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## PROPERTY SUMMARY

- ◆ Fully built out school campus
- ◆ 15 classrooms
- ◆ 6 private / semi-private offices
- ◆ 6 bathrooms - 2 single, 4 multi-stall
- ◆ Large cafeteria with warming station
- ◆ Science / Chemistry lab with multiple stations equipped with gas, water and electricity
- ◆ Large outdoor play area approx 120' by 150'
- ◆ Could use portion of play area for portable buildings / classrooms



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## SPACE AVAILABLE

- ◆ Building SF: 20,433± sf
- ◆ Site Area: 1.79 Acres

This project is a single tenant school campus. Originally an industrial warehouse building, the property was converted to a school campus in 2004. There are currently 15 existing built out offices and room for additional portable classrooms. The large outdoor play area has basketball courts, a covered shade area, and plenty of space for additional courts and/or structures. The building is fully sprinklered and has been upgraded with various ADA accessible features.

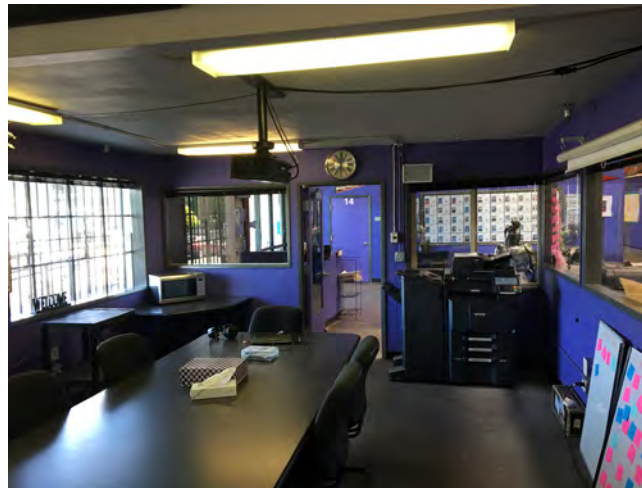


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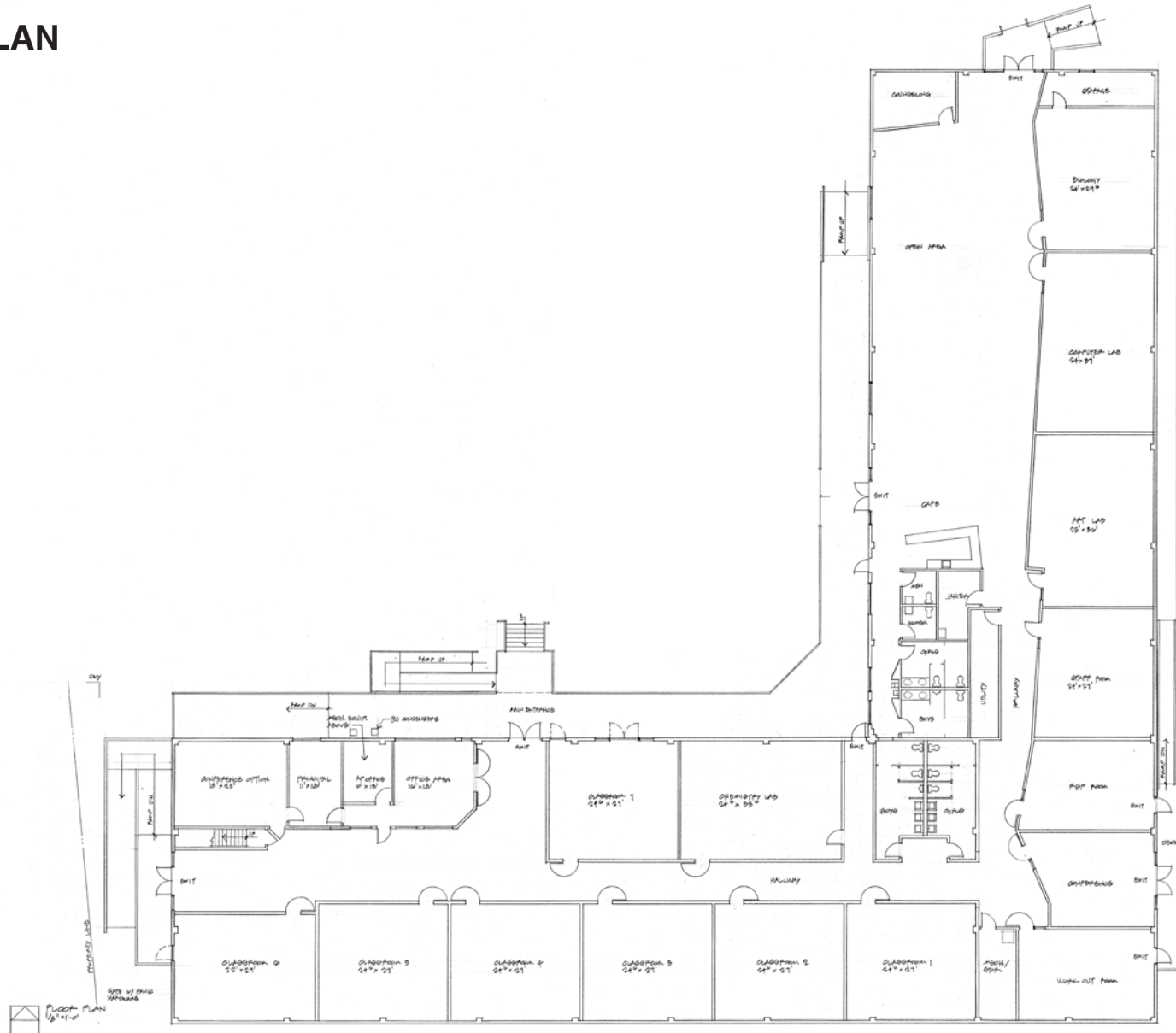


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## FLOOR PLAN



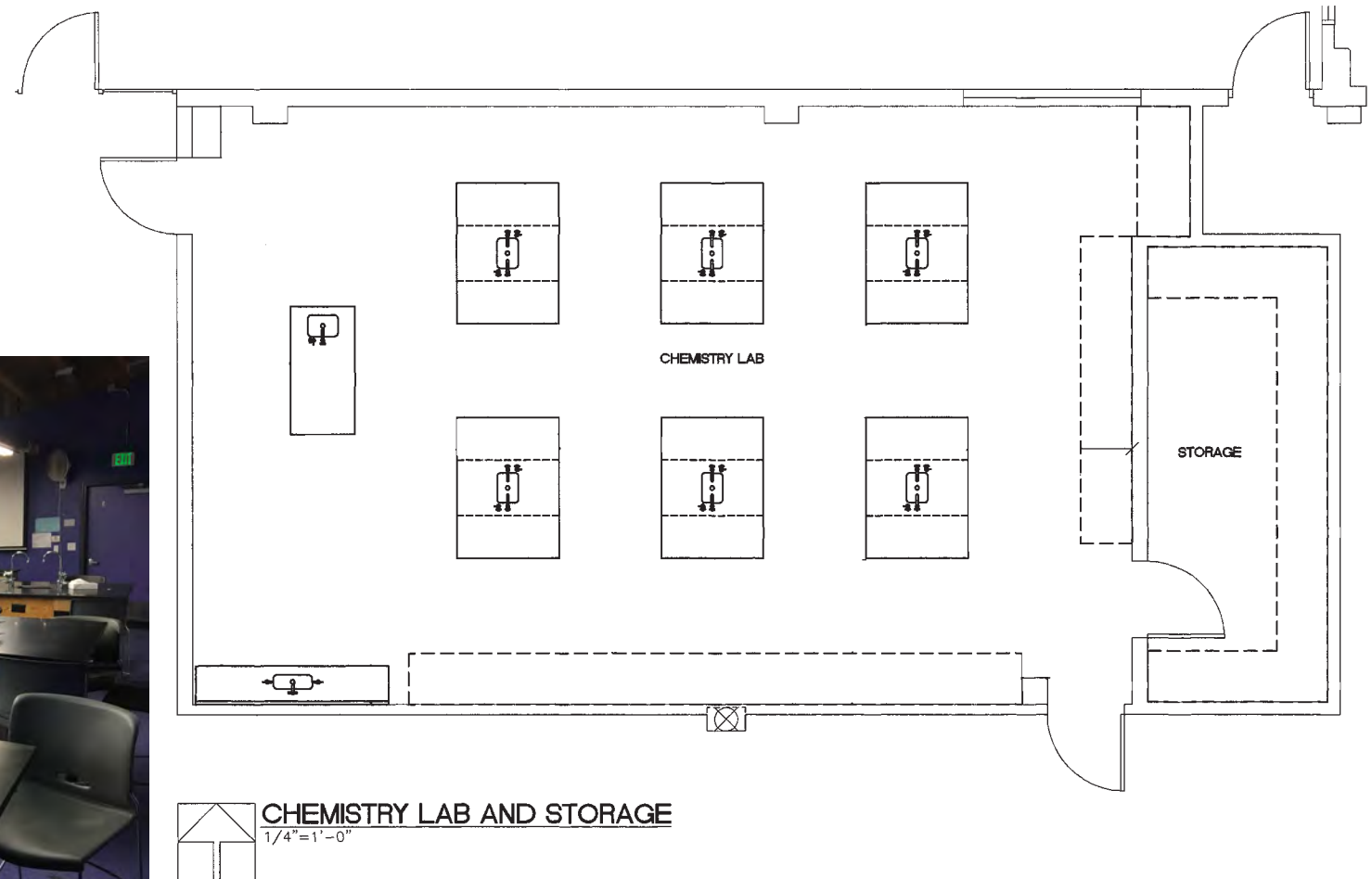
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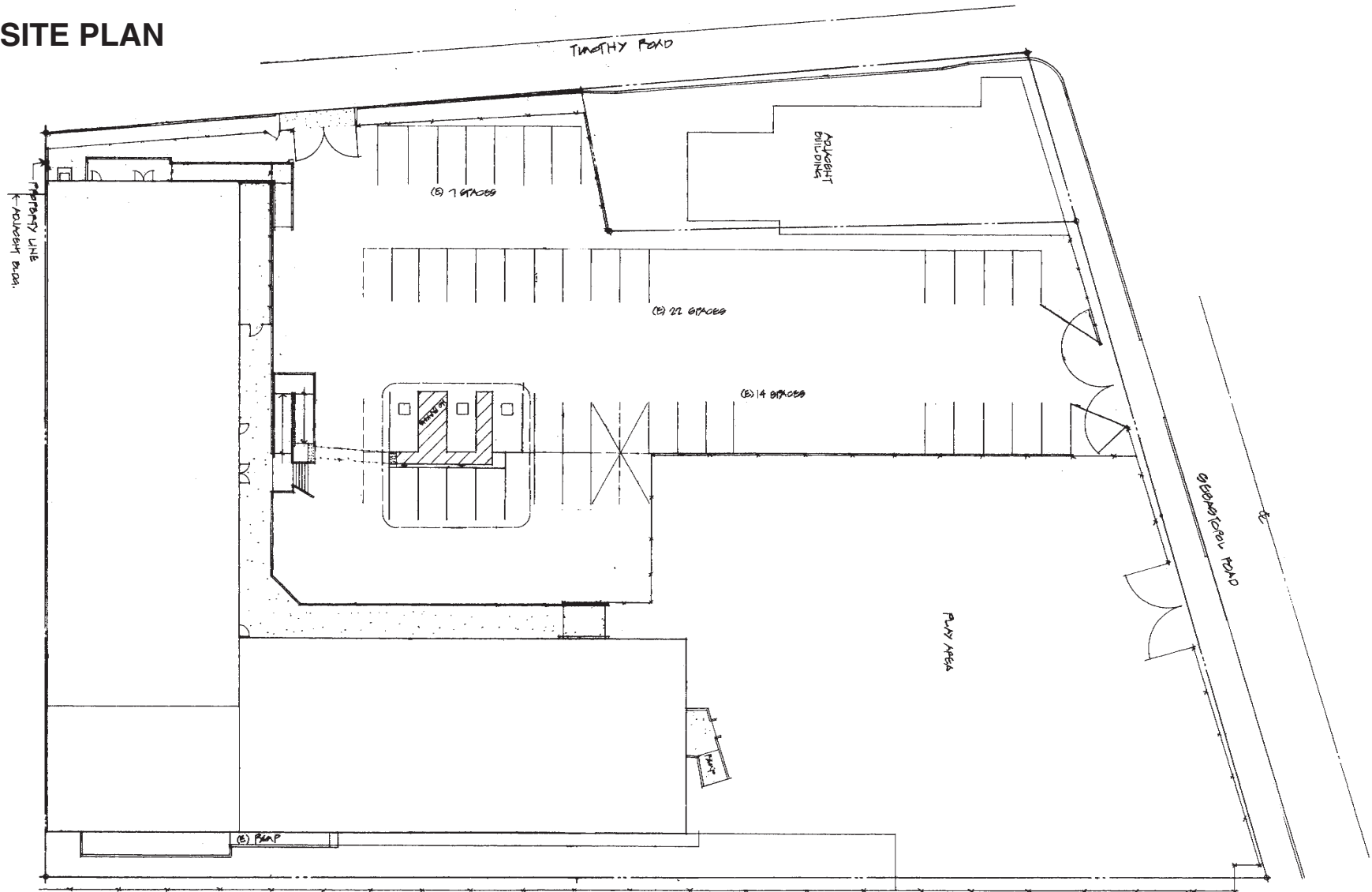


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## SITE PLAN



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**Santa Rosa, California** is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the surrounding neighborhoods near or along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.



Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Agriculture and tourism are two major drivers of Sonoma County's economy. Agricultural production reached \$653.2 million in 2009, with the two largest categories being wine grapes (\$416.5 million) and livestock and poultry products (\$91.1 million). Total grape tonnage increased by 26 percent in 2009 to 212,700 tons. Demographic trends suggest healthy long-term prospects for the Sonoma County wine industry.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.



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