

437 AVIATION
BOULEVARD

FOR SALE

437 AVIATION BLVD
SANTA ROSA, CA

±21,120 SF
OFFICE BUILDING



JORDAN LAZOR

CA License #02011117
jordan.lazor@jll.com
+1 415 595 5102

TONY SARNO

CA License #01430933
tony.sarno@jll.com
+1 707 217 7196



Jones Lang LaSalle Brokerage, Inc.
RE license #01856260

PROJECT HIGHLIGHTS



Single-tenant office building for sale



±21,120 SF on ±1.69 acres



Quality construction completed in 2006



Zoning: BP – Business Park (flexible use)



90 surface parking spaces (4.3/1,000 RSF)



Fenced and secured with 2 gated entrances



Less than one mile to Highway 101



Within walking distance to Sonoma County
Airport and SMART Station

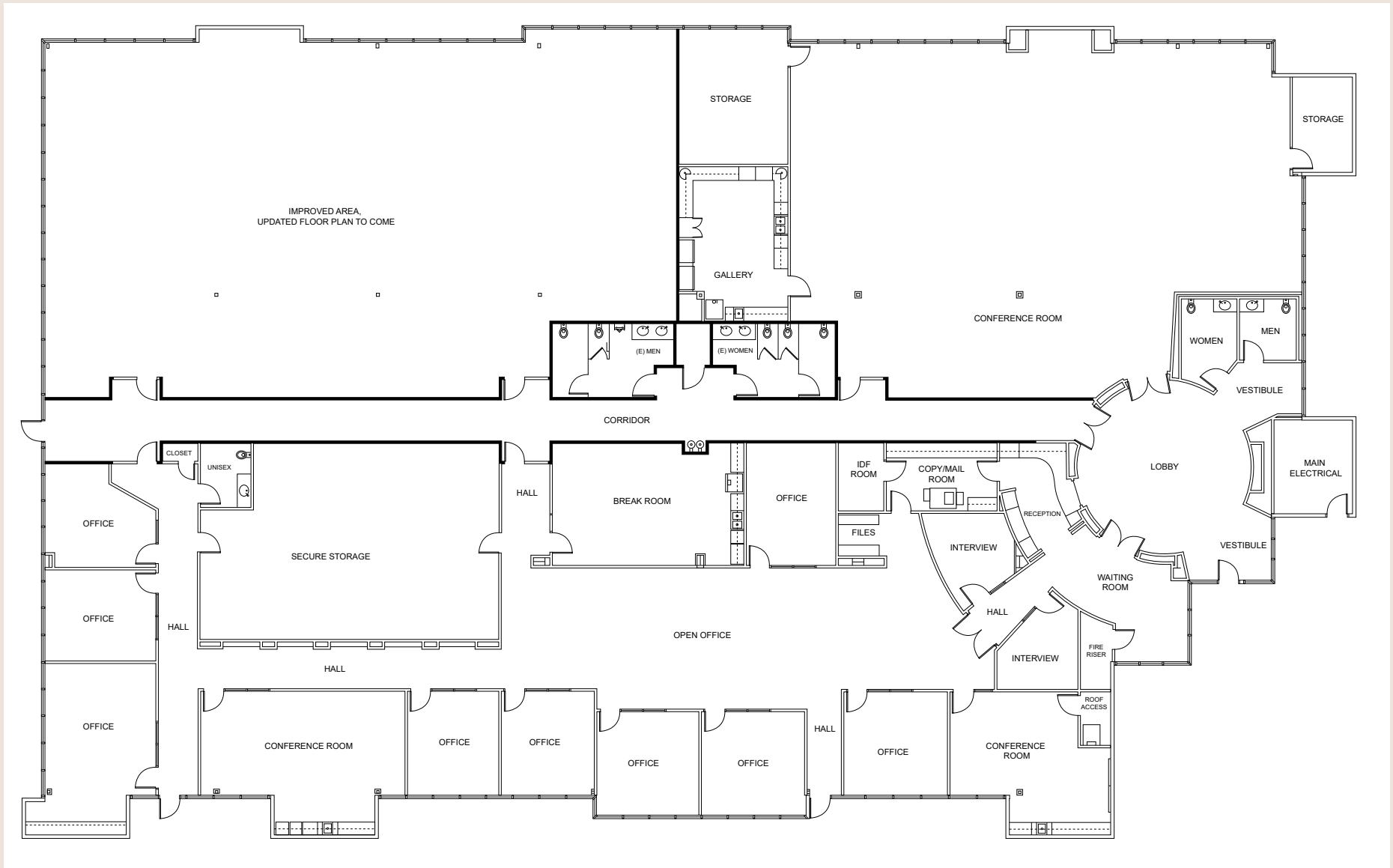


Asking price: \$3,900,000



FLOOR PLAN

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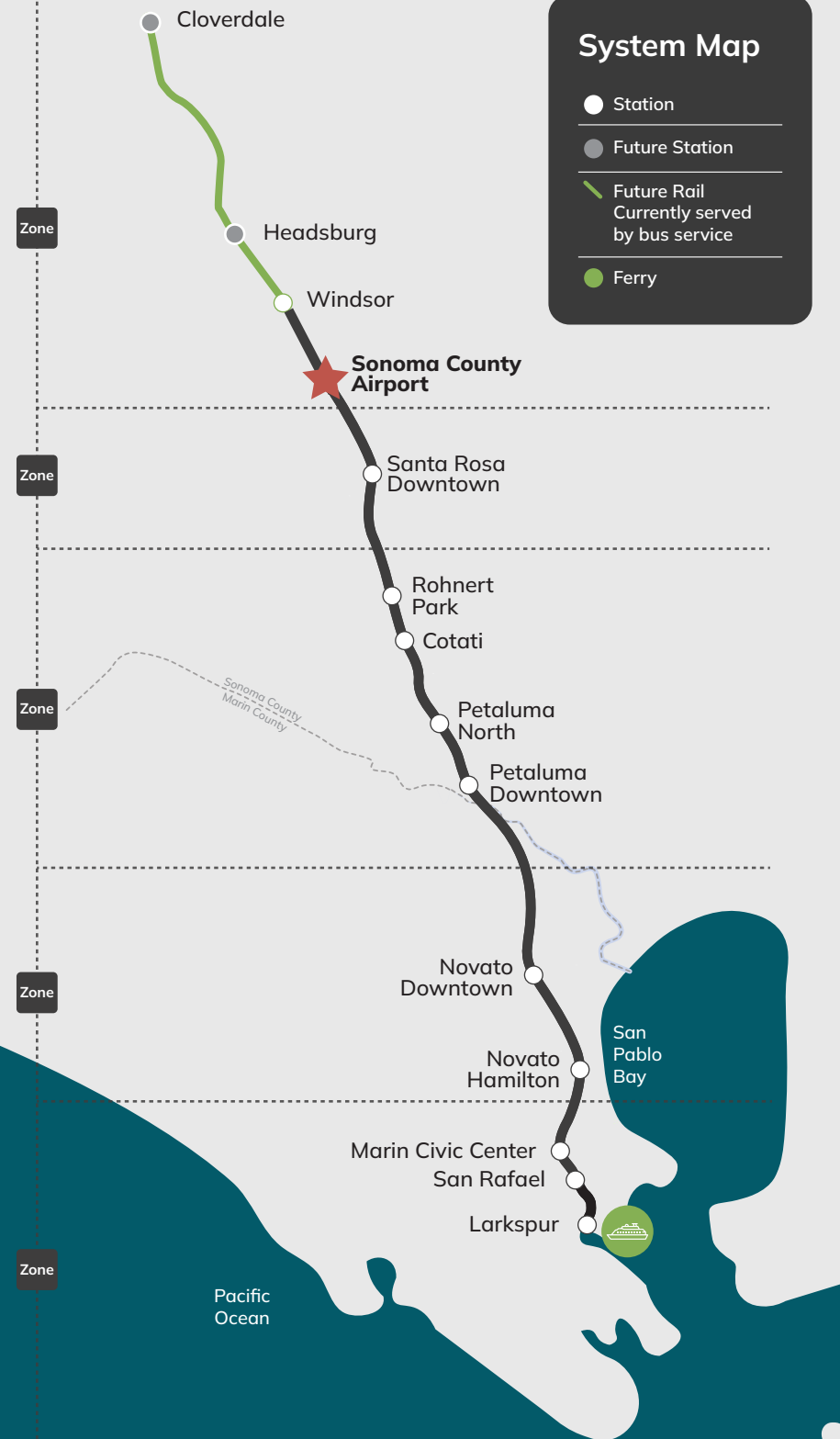
LOCATION MAP



The **Charles M. Schulz Sonoma County Airport** recently completed a \$40 million dollar Phase II expansion and modernization of the airport's terminal building. The airport is served by Alaska Airlines, American Airlines, and Southwest Airlines and serves 11 destinations including: Los Angeles, Burbank, Orange County, San Diego, Palm Springs, Dallas, Seattle, Portland, Bend, Phoenix, Santa Ana, and Las Vegas.

SMART ACCESS

SMART is a popular mode of transportation for commuters, students, and leisure travelers, and 15% of riders bring bicycles onboard the train. The agency has seen a steady increase in daily ridership with the number of passengers now exceeding 2019 levels. Extensions to Windsor, Healdsburg, and Cloverdale include extending the bicycle and pedestrian pathway connecting people to SMART passenger services for first and last-mile transportation choices.



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