



For Lease: Service Retail/Flex Warehouse

1009 South A Street, Santa Rosa, CA

- Roll-Up Door
- Private Restroom
- Office/Warehouse/Yard
- Ample Parking
- Freestanding Building

Offering Summary

Total Available sq. ft:	4,600 +/- sf
Initial Base Rent:	\$2,950/mo
Lease Type:	Ind. Gross
Lease Term:	3 - 5 Years
Available:	30 days



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Higher Level Commercial Real Estate
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1009 South A Street, Santa Rosa, CA 95404

Building/Space Description:

Positioned along a well-trafficked corridor in Santa Rosa, this standalone service retail building offers a functional layout suitable for a variety of business uses. The property features ample on-site parking, with convenient spaces located directly in front as well as along the side yard/parking area, allowing for easy customer access.

The interior includes a dedicated reception/office area that provides a professional entryway, leading into a spacious single-bay warehouse equipped with a wide roll-up door, ideal for deliveries, storage, or light industrial. With flexible zoning, the property accommodates a broad range of permitted uses, including fitness studios, general retail, restaurant or café concepts, medical services, office, and child care, making it well-suited for tenants seeking an adaptable space in a central location.

Location Description:

1009 S A St is positioned just south of Downtown Santa Rosa, offering immediate access to the city's core business district while benefiting from a more industrial-flex oriented neighborhood. The property is minutes from Highway 101 and Highway 12, providing strong regional connectivity throughout Sonoma County and into Marin. Nearby amenities include Costco Wholesale, Target, and Lowe's Home Improvement along Santa Rosa Avenue, as well as a wide range of restaurants, service retail, and daily conveniences. The location is also close to the Santa Rosa Plaza, Sonoma County Fairgrounds, and Luther Burbank Center area, with nearby access to residential neighborhoods, making it a practical, well-connected location for industrial, service, or contractor-oriented users.

Space Information/Features:

Total Available Square Feet:	1,200 +/- sq. ft. (plus 3,400 +/- sq. ft. yard space) Owner is source, agents have not verified square feet
Divisible:	No
Number of Roll-up Doors:	One (1)
Parking:	10
Electrical:	200 Amps

Building Information/Features:

Total Building Square Feet:	1,200 +/- sq. ft.
Year Constructed:	1936 +/-
Zoning/Permitted Uses:	CG (General Commercial)
Fire Sprinklers:	No
Heating & Air Conditioning:	No
Flood Zone Designation:	Zone X (500-year)

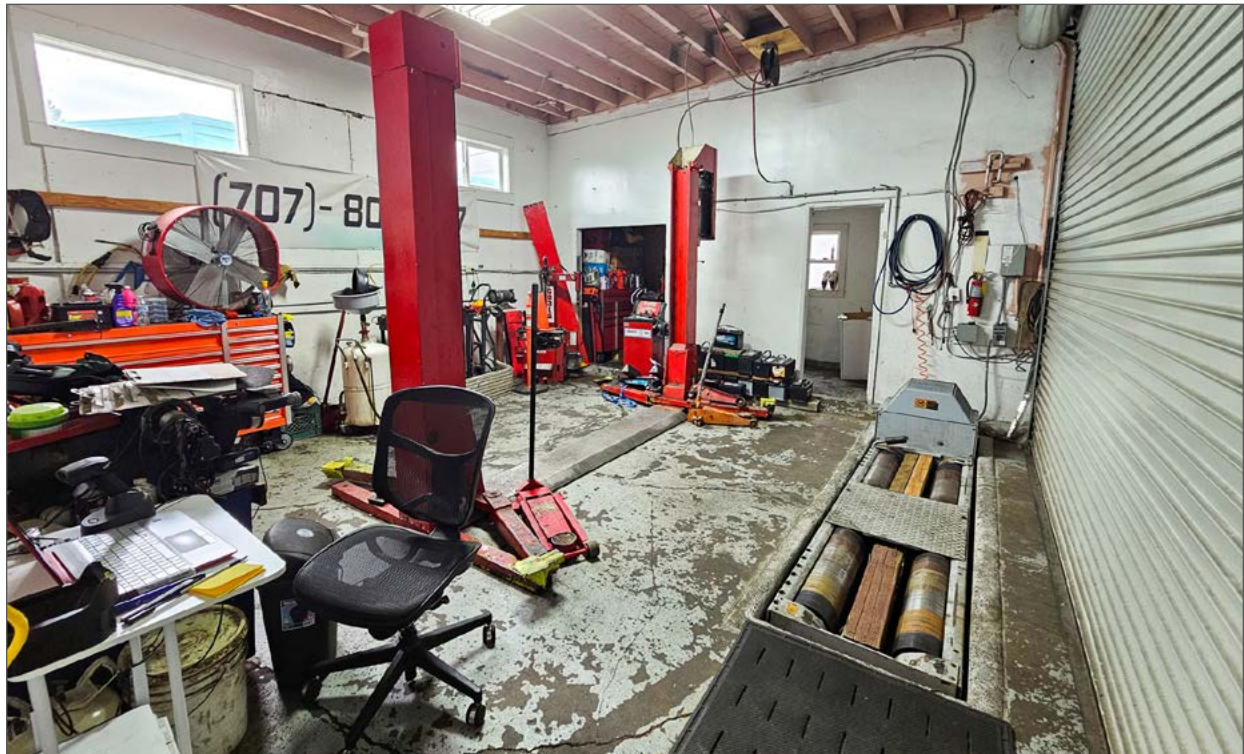
An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Information:

Lease Term:	3-5 Years
Initial Base Rent:	\$2,950/mo, plus 3% annual increases
Lease Type:	Industrial Gross
Tenant Expenses:	Interior janitorial, separately metered utilities, increases over base year RE Taxes and Insurance

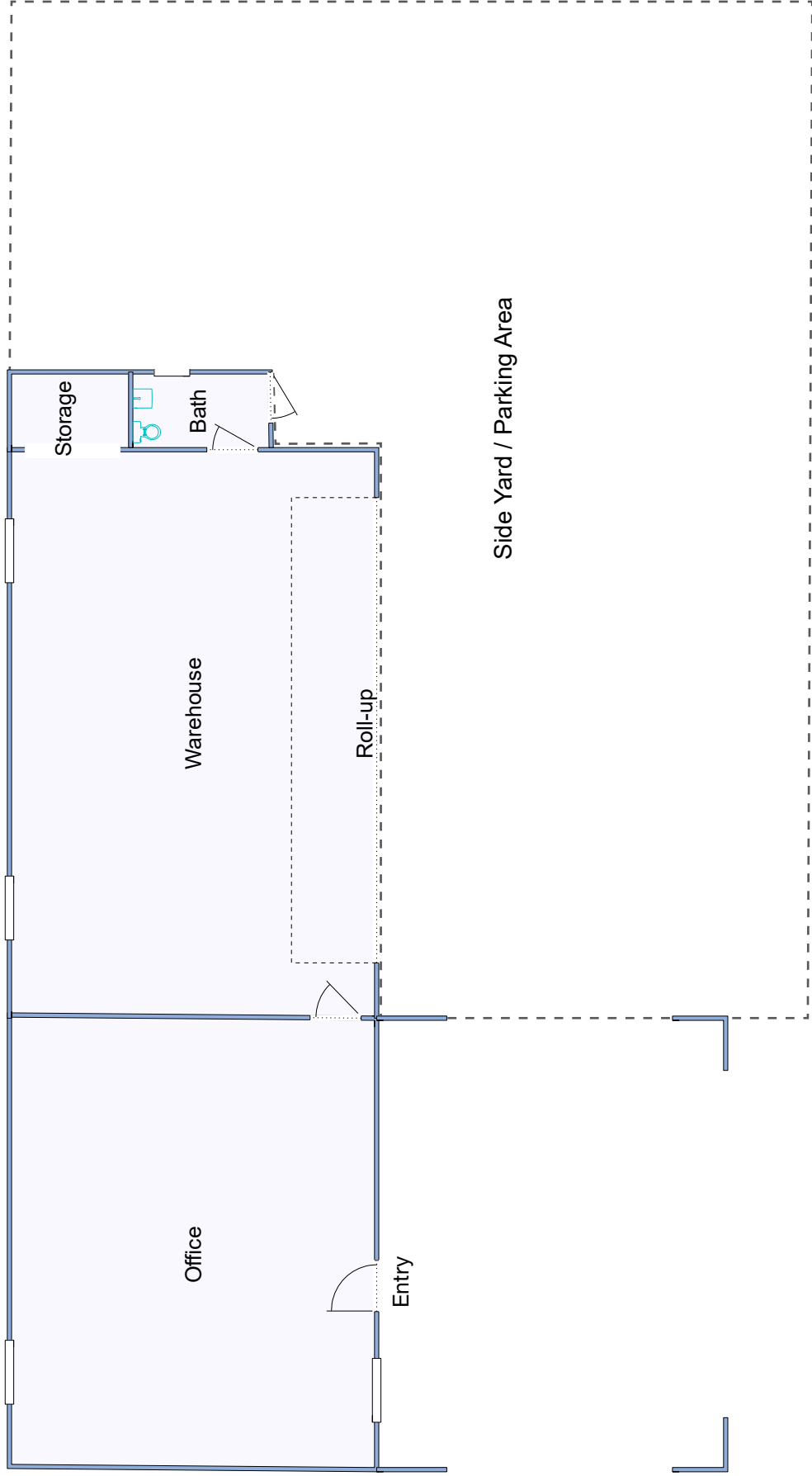
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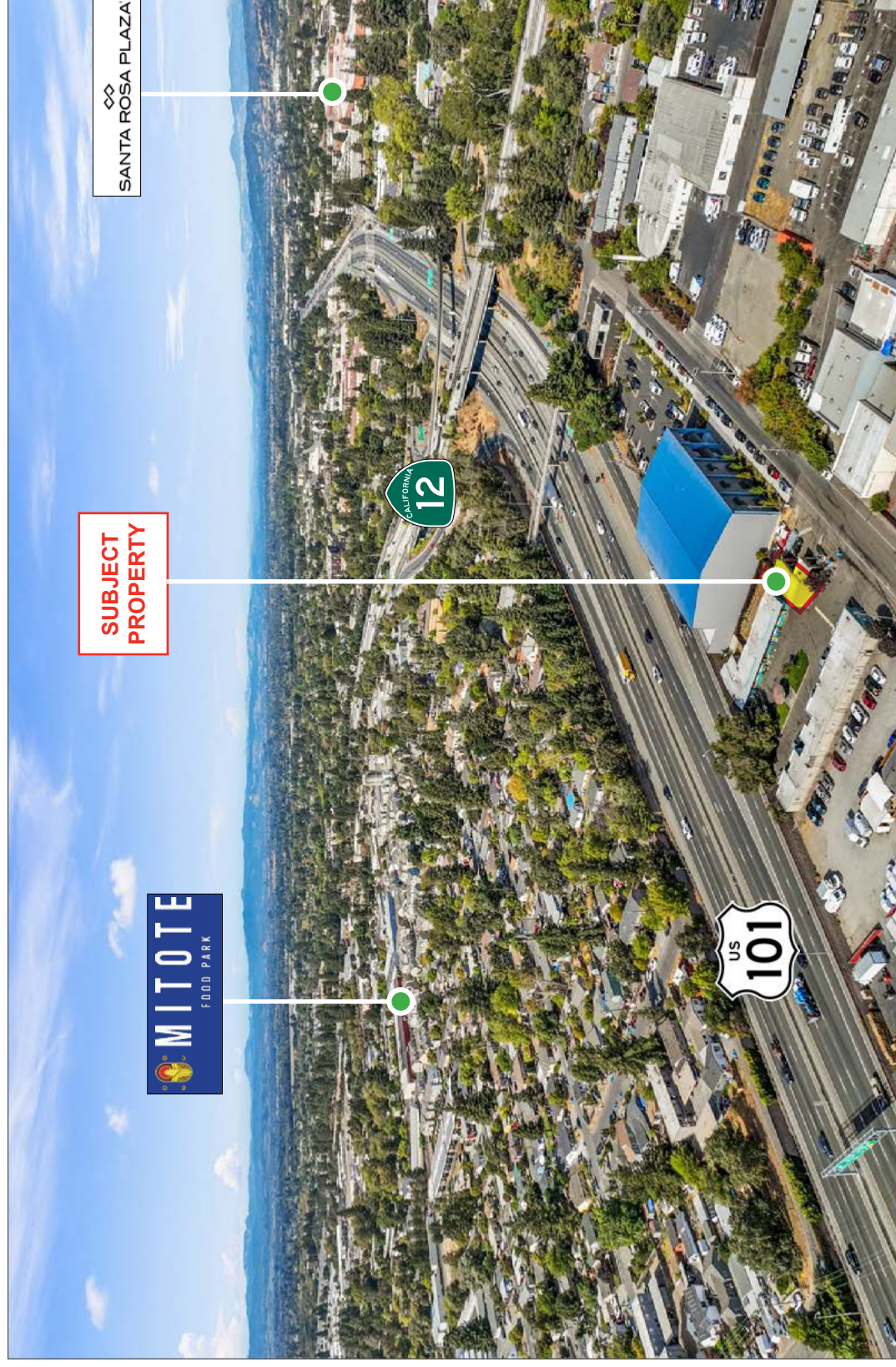


Site Plan Not to Scale.
For Illustration Only

South A Street

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Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

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- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
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