

Shopping Center

**3535 Industrial Drive @ Airway Drive
Santa Rosa, CA**



8 commercial units

Building size: 26,572 sq. ft.

Lot size: 63,162 sq. ft.

Year built: 1980

Zoning: CITYSR

Parcel #s: 148-041-023 & 148-050-021



RICK DURAZZO
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Income: \$332,460

Tenant	Rent	Sq. Ft.	Lease Expiration
1 – Beds, Beds	\$3,800	4,000	09/01/16
2 – Ellington Hall	\$3,275	4,000	12/01/16
3 – Goodwill Industries	\$10,230	10,000	06/30/22
4 – John F. LemMon	\$750	700	M/M
5 – Sonoma Hydro	\$5,000	8,000	10/01/14
6 – Steve Goody	\$1,000	1,400	M/M
7 – David’ s Music	\$700	1,200	M/M
8 – Western Rehab	<u>\$2,950</u>	<u>4,000</u>	03/01/13
Totals	\$27,705	33,300	

Expenses w/o Taxes: \$48,937

Insurance (fire & liability):	\$10,129.70	HVAC:	\$3,293.30
Water/Sewer:	\$10,200.22	Janitorial:	\$3,036.50
PG&E (A1 & B):	\$8,552.36	Landscaping:	\$5,257.00
Scavenger:	\$3,604.50	Parking Lot:	\$2,100.00
		Parking Lot Sweeping:	\$2,763.42



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