

FOR SALE & FOR LEASE

481 AARON STREET

COTATI, CA 94931

The Brisco Building



COOPER FOX

Office 707-591-0570

Cell 707-570-9844

Cooper@wrealestate.net

CALDRE #02208039

STEPHEN SKINNER

Office 707-591-0570

Cell 707-694-1619

SSkinner@wrealestate.net

CALDRE #02020207

±20,318 SF Industrial Building
Single or Multi-Tenant · For Sale & For Lease

OFFERING SUMMARY



SUBJECT PROPERTY
481 AARON ST · ±20,318 SF

W Commercial is pleased to present **481 Aaron Street — the Brisco Building** — in Cotati, for sale and for lease. This ±20,318-square-foot industrial building sits on a full one-acre parcel in the heart of the Petaluma/Cotati/Rohnert Park submarket, featuring M-1 industrial zoning, six roll-up doors, 18' clear height, and heavy power throughout. Delivered fully vacant with single- or multi-tenant capability, the property is an ideal fit for an owner-user seeking to occupy the building — in whole or in part — or for an investor looking to reposition and lease well-located North Bay industrial product. Minimal, high-quality office space fronts a majority high-clear warehouse, making it well suited to a wide range of traditional warehouse, distribution, and service-based users.

Sale Price Call Broker	Sale Type Investment / Owner-User	Lease Rate \$1.25 NNN	Available SF ±20,318 SF (Divisible)	Tenancy Single / Multi-Tenant
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PROPERTY HIGHLIGHTS



BUILDING SIZE (RBA)
±20,318 SF

LOT SIZE
1.00 AC (43,560 SF)

YEAR BUILT
1986

TENANCY
Single / Multi-Tenant

CLEARANCE HEIGHT
18'

ZONING
M-1 Light/Gen. Industrial · Cotati

ROLL-UP DOORS
6

LOADING
2 grade-level areas

POWER
1,000 Amps, 240V, 3-Phase

HVAC
Yes

GAS
Yes

SPRINKLERS
Yes

RESTROOMS
4

PARKING
23 surface (21 + 2 ADA)

BUILDING FAR
0.47

PARCEL
144-010-043

AVAILABILITY



Delivered fully vacant. Offered as a whole or divisible for single- or multi-tenant occupancy.

Space	Size	Status	Lease Rate
Entire Building	±20,318 SF	Vacant	\$1.25 NNN
Divisible	Demising TBD	Vacant	\$1.25 NNN

Demising plan to be determined — the building can be delivered whole or split to suit. Unit breakdown will be reflected here and on the site plan once finalized.



Heavy Power

1,000 Amps at 240V three-phase (or 2,000 Amps at 120V), with power converters distributed throughout to support power-intensive operations.

Efficient Floor Plan

Minimal but high-quality office space fronting a majority of high-clear warehouse. Ideal for traditional warehouse and distribution users.

Single / Multi-Tenant

Configurable for one user or several — occupy a portion and lease the balance, with room to grow into the full building over time.

SITE PLAN



481 Aaron Street

Cotati, CA 94931 — The Brisco Building

PARCEL ID
144-010-043

LOT SIZE
±1.0 AC

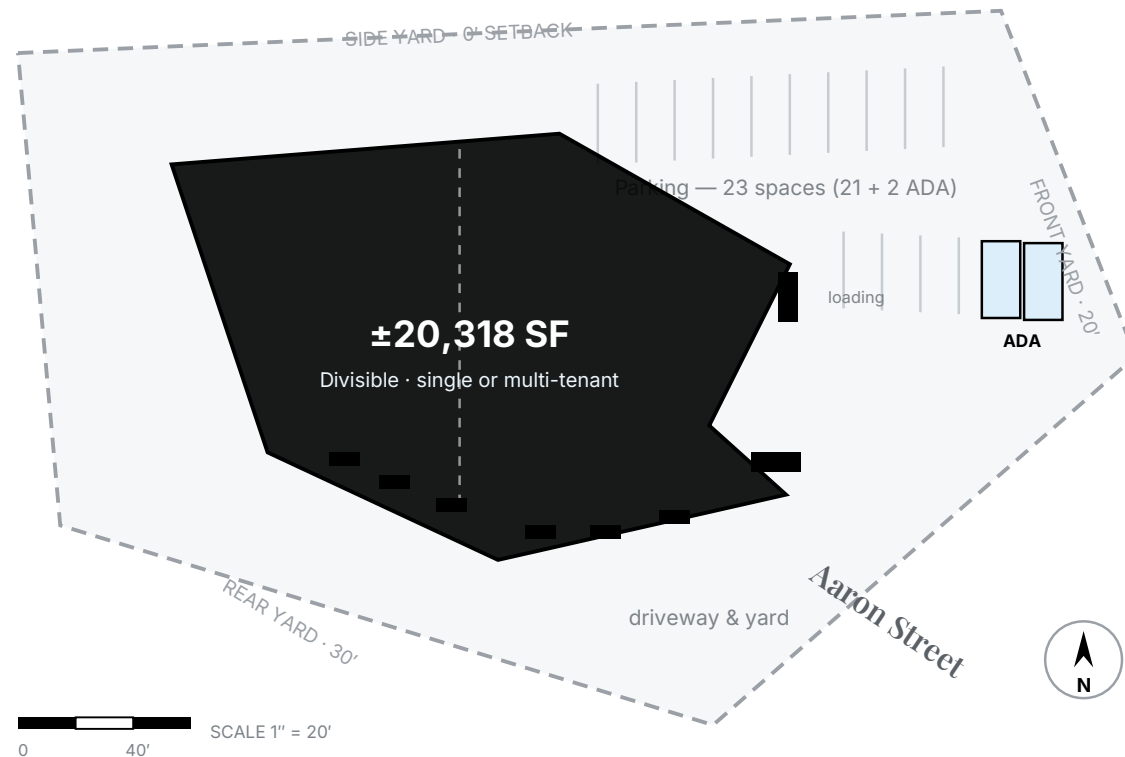
TOTAL BUILDING
±20,318 SF
Office 1,918 SF
Printing / Warehouse 18,400 SF

PARKING
23 (21 + 2 ADA)

SETBACKS
Front 20' · Rear 30' · Sides 0'

DOORS
6 roll-up · 2 loading areas

Adapted from the architect's site plan
(Studio Nautilus). For marketing reference
— not a survey.



KEY BUSINESSES



RETAIL & SHOPPING

- Oliver's Market — Cotati
- Costco Wholesale · Target · The Home Depot — Rohnert Park
- Safeway · Trader Joe's · Grocery Outlet

RESTAURANTS / QUICK-SERVE

- In-N-Out Burger · Chipotle · Starbucks
- Mary's Pizza Shack · Amy's Drive Thru

INDUSTRY & SERVICE

- Industrial & service operators along the Aaron St / Santa Alicia corridor

ENTERTAINMENT & RECREATION

- Graton Resort & Casino · Scandia Family Fun Center

EDUCATION

- Sonoma State University — Rohnert Park



TRAVEL DISTANCES



US-101

Immediate access

Rohnert Park

±2 mi

Petaluma

±7 mi

Santa Rosa

±10 mi

San Francisco

±50 mi

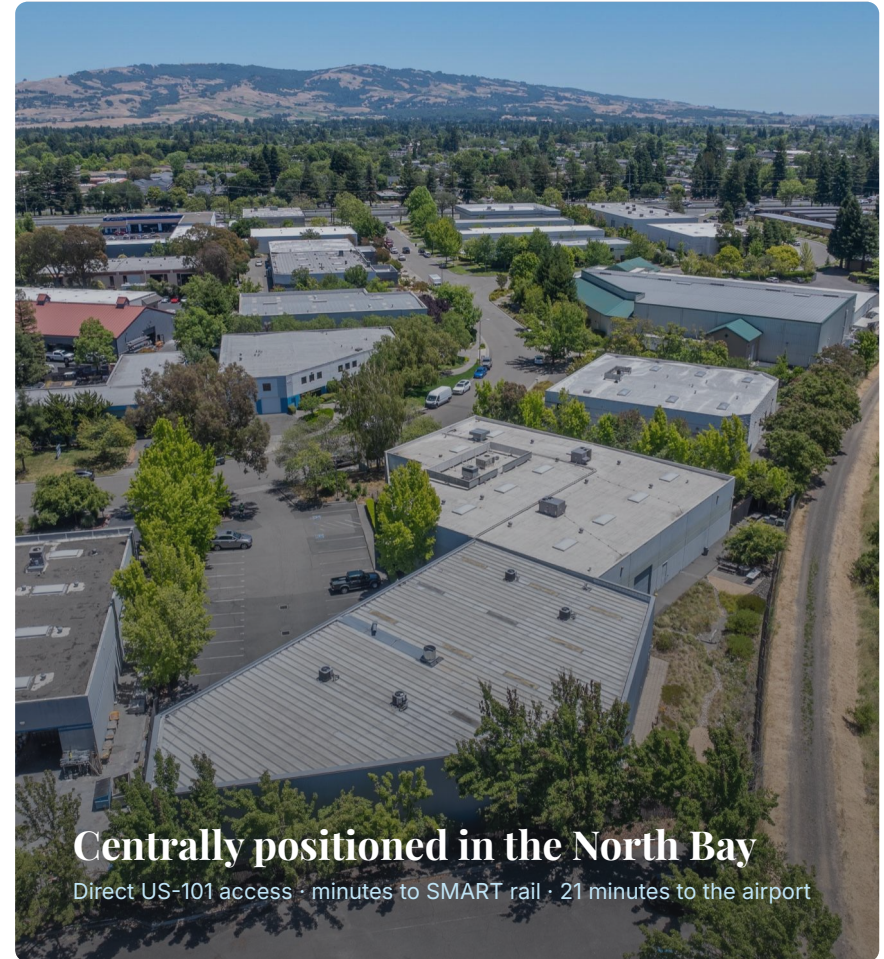
STS — Sonoma County Airport

21-min drive

SMART rail — Cotati / Rohnert Park station

Minutes away (commuter rail 4–6 min)

Distances are approximate. Source: CoStar (6/14/2026).



Centrally positioned in the North Bay

Direct US-101 access · minutes to SMART rail · 21 minutes to the airport

DEMOGRAPHICS



Source: CoStar Demographic Detail Report, 2025 estimates.



ABOUT COTATI, CA



Cotati is a small, walkable city in southern Sonoma County, positioned directly on US-101 between Rohnert Park and Petaluma — one of the most connected points in the North Bay. Best known for its historic hexagonal La Plaza Park and active downtown, the city pairs a strong sense of place with practical, business-friendly industrial and commercial corridors along Gravenstein Highway and Old Redwood Highway.

Its central location gives businesses fast reach across Sonoma and Marin counties and into the greater Bay Area, supported by direct freeway access, the nearby SMART rail station, and proximity to Sonoma State University and the Graton Resort & Casino employment base. For industrial users and investors, Cotati offers the connectivity of the 101 corridor without the cost basis of the larger North Bay markets — a combination that continues to drive demand for well-located industrial product like 481 Aaron Street.



83,644

Population (5-mi)

\$121,701

Avg. HH Income (5-mi)

45,357

Civilian Employed (5-mi)

38.8

Median Age (5-mi)

ABOUT **W** COMMERCIAL



W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.



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Stephen Skinner

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SSkinner@wrealestate.net

CALDRE #02020207

500 Bicentennial Way, Ste. 310, Santa Rosa, CA 95403

www.wcommercialre.com · Phone 707.591.0570 · Fax 707.591.0576

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