

FOUNTAIN GROVE CAMPUS

SANTA ROSA, CALIFORNIA



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FOR LEASE/SALE:
32 ACRES ON 4 PARCELS
±190,577 SF 2 OFFICE/R&D BUILDINGS
6-STORY PARKING GARAGE & PARKING LOT

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Executive Summary

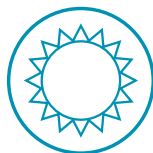
The Medtronic Fountaingrove Campus presents a unique opportunity to acquire or lease a premier corporate campus in one of Sonoma County's most prestigious business environments. Situated on approximately 32 acres on four parcels, the property includes two office/R&D buildings totaling approximately 190,577 square feet, a six-story structured parking garage, and an additional dedicated parking parcel.

Originally developed for Medtronic, the campus offers expansive floor plates, abundant parking, landscaped grounds, and significant on-site infrastructure designed to support large-scale operations. The property's flexible Business Park zoning, solar energy component, and campus-style configuration create opportunities for a broad range of occupiers, investors, educational institutions, life science organizations, and technology users.

Located within Santa Rosa's highly desirable Fountaingrove submarket, the campus provides immediate access to Highway 101, executive housing, retail amenities, hospitality options, and the greater North Bay region. With substantial scale, institutional-quality improvements, and flexibility for future repositioning, the Fountaingrove Campus represents one of the largest and most significant commercial opportunities currently available in Sonoma County.



Corporate Campus
Setting



Solar Field
Sustainable Energy



32 Acres
4 Parcels



**AVAILABLE INDIVIDUALLY
OR AS ENTIRE CAMPUS**

PROPERTY OVERVIEW

PROPERTY INFORMATION

Addresses 3540 Unocal Place, 3576 Unocal Place,
3593 Round Barn Blvd, 3530 Unocal Place

APNs 173-020-042, 173-020-043, 173-020-044
& 173-020-020

Lot Size 32 acres over 4 parcels

FGB Building ±128,390 SF (3540 Unocal Place)
Built in 1999

FGA Building ±62,187 SF (3576 Unocal Place)
Built in 1987

Total Building RSF ±190,577 SF

6-Story
Parking Garage Capacity: 708 Spaces

Surface Parking Capacity: 562 Spaces

Parking Parcel ±87,000 SF (3530 Unocal Place)

Setting Corporate Campus

Utilities PG&E and City of Santa Rosa

Sustainability Solar/Fuel Cell

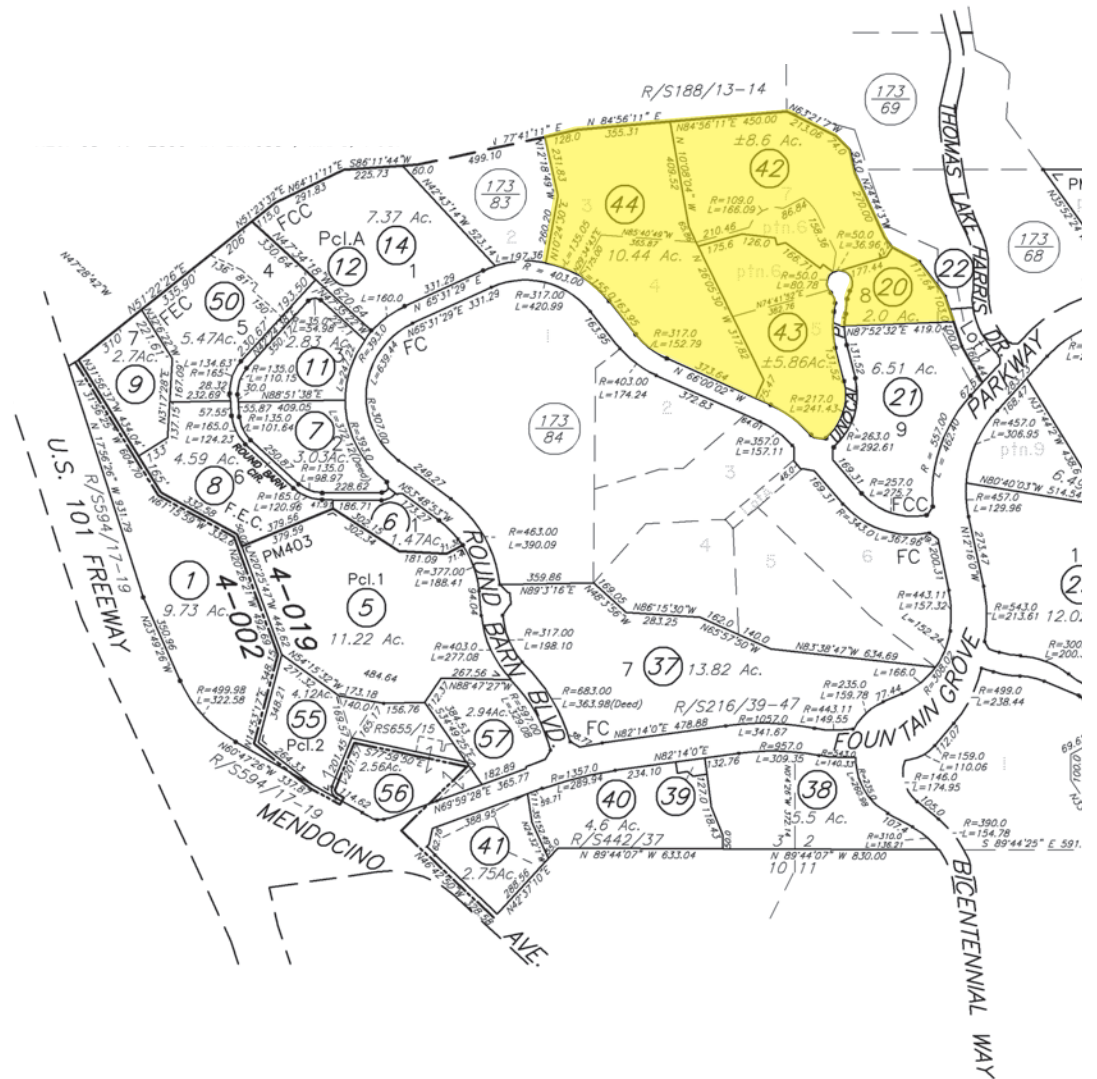
Santa Rosa
Submarket Fountaingrove



SITE PLAN

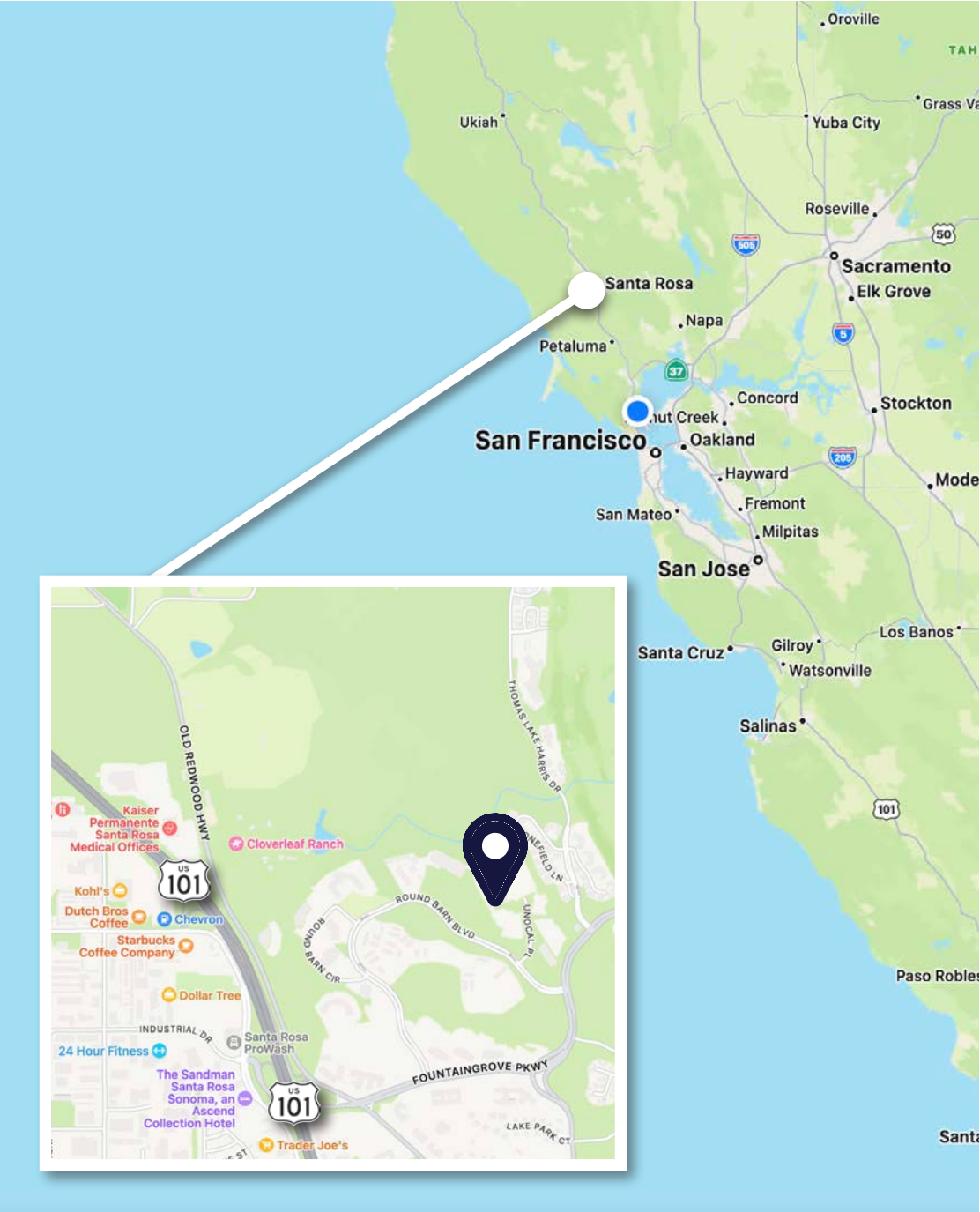


PARCEL MAP



APN 173-020-042 (3540 UNOCAL PL)
 APN 173-020-043 (3576 UNOCAL PL)
 APN 173-020-044 (3593 ROUND BARN BLVD)
 APN 173-020-020 (3530 UNOCAL PL)

SANTA ROSA MAP & REGIONAL DEMOGRAPHICS



1 Mile 3 Miles 5 Miles



MEDIAN HOUSEHOLD INCOME

\$116,419	\$110,816	\$107,176
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MEDIAN HOME VALUE

\$945,498	\$808,524	\$768,397
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MEDIAN AGE

49.6	41.2	41
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2026 POPULATION

4,737	82,153	186,087
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DAYTIME EMPLOYMENT

9,803	49,359	88,866
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