



Keegan & Coppin
COMPANY, INC.

FOR SALE

1100-1110 SANTA ROSA AVENUE
SANTA ROSA, CA

INDUSTRIAL RETAIL SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

PETER BRICEÑO, SENIOR RE ADVISOR
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**INDUSTRIAL
RETAIL SPACE
FOR SALE**





EXECUTIVE SUMMARY

1110 SANTA ROSA AVENUE IN SANTA ROSA, CA, is part of a commercial corridor with a mix of retail, office, and light industrial spaces. Santa Rosa Avenue is a major thoroughfare in the city, and properties in the vicinity cater to both local businesses and regional traffic.

- 14,592 SF Industrial retail space
- 1.55 acre site
- Well below market rate
- High identity corner
- Future development potential
- Ample on-site parking

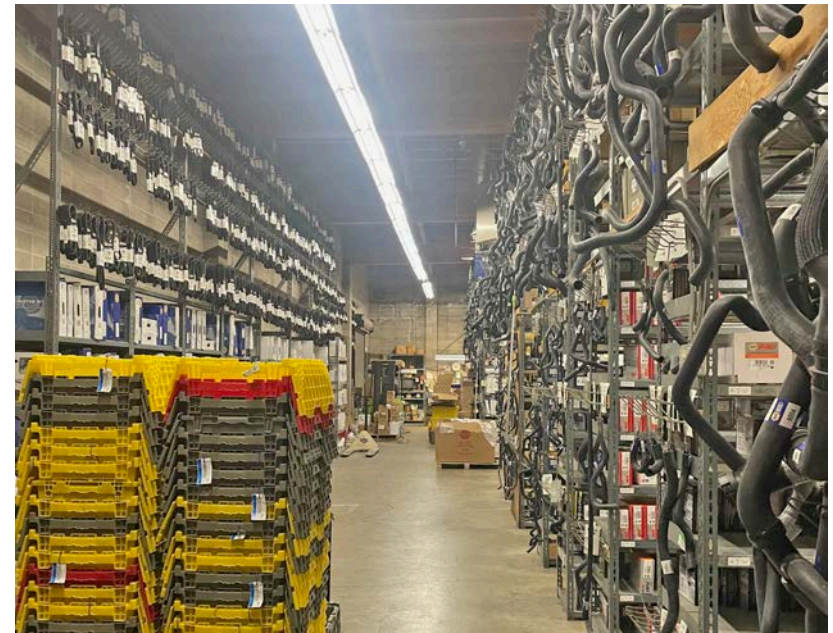
OFFERING

Sale Price **\$2,600,000**
Cap Rate **5.52%**



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AREA DESCRIPTION



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DESCRIPTION OF AREA

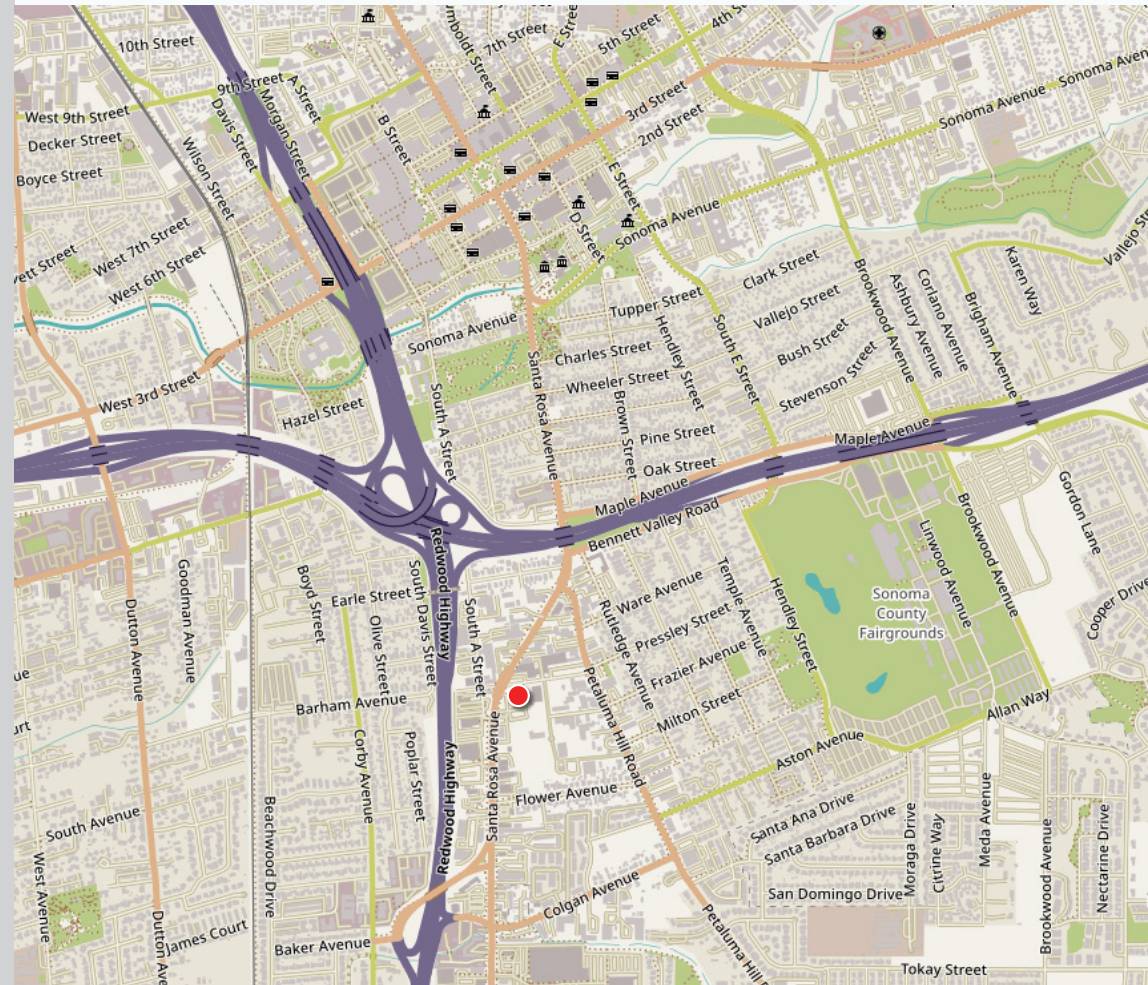
The commercial real estate market around 1110 Santa Rosa Avenue is fairly active, with a variety of spaces that cater to both small businesses and larger companies. It's a relatively central location within the city, making it a desirable spot for companies seeking both visibility and accessibility.

NEARBY AMENITIES

- Several shopping centers and big-box stores
- Restaurants
- Parks

TRANSPORTATION ACCESS

- The location provides easy access to Highway 12 and 101, a major transportation route in the region, facilitating travel to other parts of Sonoma County and the Bay Area.
- Santa Rosa Airport is about 15 minutes from the property, the Charles M. Schulz-Sonoma County Airport offers regional flights for business and leisure travel.



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FINANCIAL OVERVIEW



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1100-1110 SANTA ROSA AVE., SANTA ROSA, CA



OFFERING

Price	\$2,600,000		
Price/psf	\$178.18		
Cap Rate	5.52%	Proforma Cap Rate	0.00%
		<u>Current Rent</u>	<u>Proforma Rent</u>
Annual NOI	\$143,454		\$0
Annual Debt Service			\$0
Annual Cash Flow			\$0
Cash Flow %			0.00%

ANNUAL OPERATING DATA

	<u>Current Rent</u>	<u>Projected Rent</u>	<u>Loan Data</u>	
Scheduled Gross Income	\$158,064	\$0		
Plus Reimbursement	\$29,069	\$0	Down Payment	
Less Vacancy 0.0%	\$0	\$0		
Annual Adjusted Income	\$187,133	\$0	Loan Amount	\$2,600,000
Less Expenses	-\$43,679	\$0		
Annual NOI	\$143,454	\$0	Interest Rate	
Less Annual Debt Service		\$0		
Cash Flow		\$0	Amortization (Yrs)	
Cash Flow %		0.00%		
			Debt Service	

SCHEDULED INCOME

	Current Leases				Proforma Leases	
Lessee	Approx. SF	Rent/SF	Monthly Rent	Lease Exp.	Rent/SF	Monthly Rent
Napa	14,592	\$0.90	\$13,172.00	4/30/2028		\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
Total:	14,592		\$13,172.00			\$0.00
Annual Scheduled Monthly x 12			\$158,064	Annual Projected Monthly x 12		\$0

ANNUAL EXPENSES

Current and Projected (P)	
Taxes	\$31,200
Insurance	\$12,479
Maintenance	\$0.00
Utilities	\$0.00
Common Area	\$0.00
Reserves	\$0.00
Management	\$0.00
Other	\$0.00
Total Expenses	\$43,679
Annual Reimbursements	\$29,069

REMARKS:

Lessee has 2 options to extend for 5 years each. Fixed 1.5% rent increases throughout entire term. Tenant pays Tax reimbursement but not liable for tax increase based on sale

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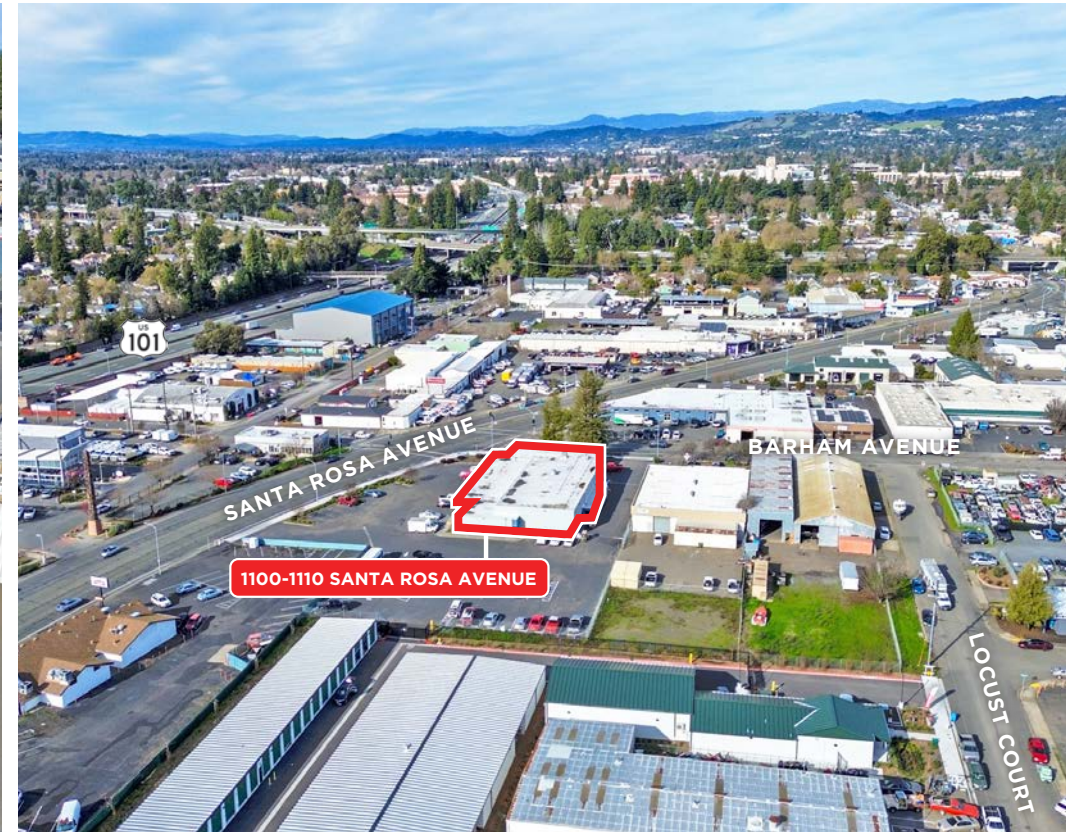


PROPERTY PHOTOS



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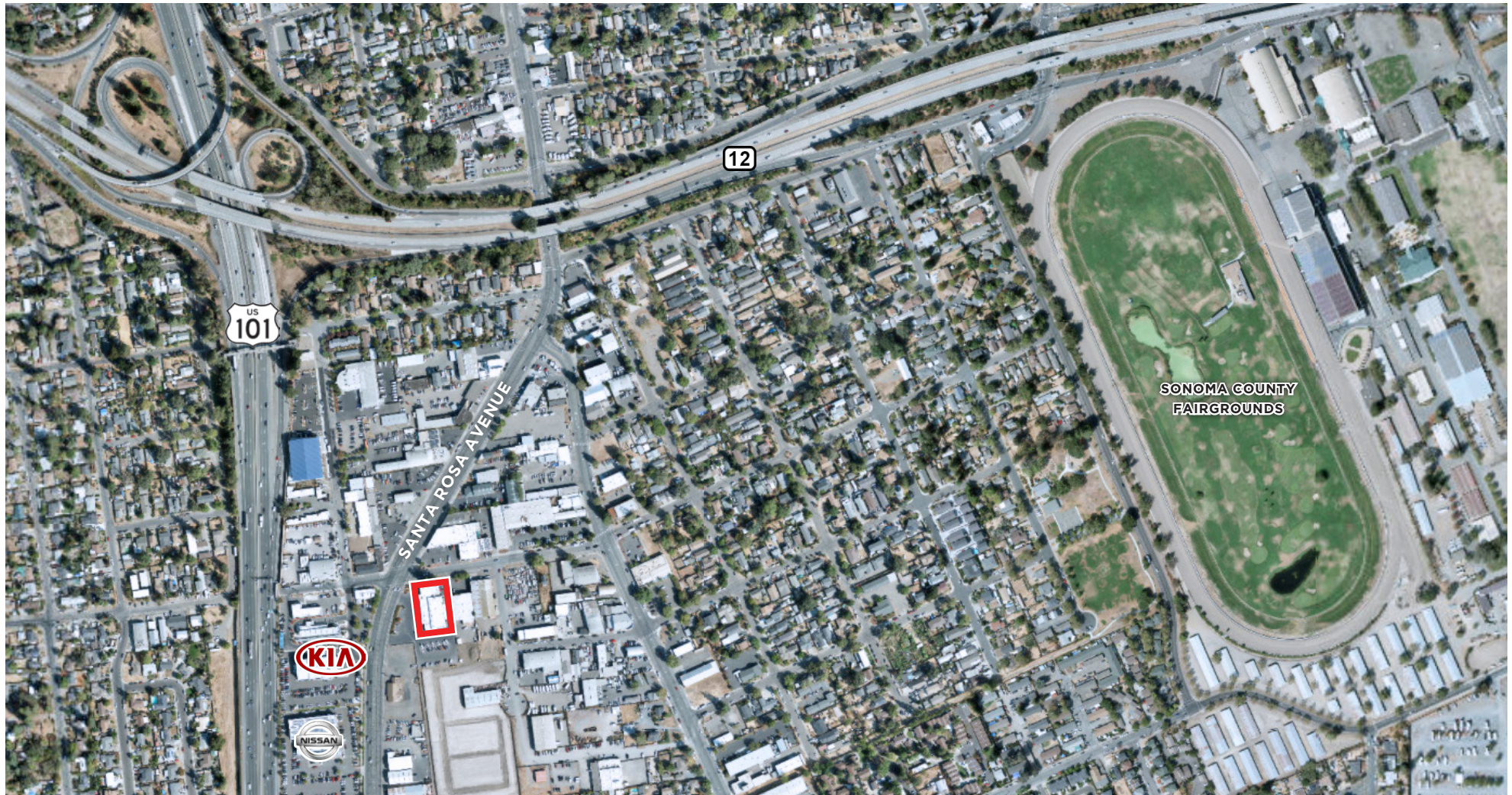


AERIAL MAP



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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Santa Rosa, CA 95401
www.keegancoppin.com
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