



Santa Rosa, CA

Omnicare

Infill Santa Rosa Medical Asset Near Santa Rosa Memorial Hospital



CP PARTNERS
COMMERCIAL REAL ESTATE



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Omnicare

879 2nd St, Santa Rosa, CA 95404 ➔

PRICE: **\$1,158,000**

CAP RATE: **7.00%**

NOI	\$81,054
LEASE TYPE	NN
LEASE TERM REMAINING	3 Years
OPTIONS	One; 5-Year Option @ FMV
BUILDING SIZE	4,266 SF
LOT SIZE	0.12 AC



Rare Santa Rosa Medical Asset with Infill Location and Strong Bay Area Demographics

The subject property offers investors the opportunity to acquire an infill single-tenant pharmacy asset in Santa Rosa, the **largest city in Sonoma County** and a **key healthcare hub for the North Bay**. The site benefits from **proximity to Santa Rosa Memorial Hospital, downtown Santa Rosa**, and an **affluent surrounding population base**.



The Offering

- The tenant has occupied the property since October 2013 and has executed two lease extensions, demonstrating long-term commitment to the location
- Current rent is approximately \$1.58/SF/month, providing a low-rent single tenant opportunity in a core Bay Area market
- The subject property is located near Santa Rosa Memorial Hospital and benefits from surrounding medical, residential, and downtown demand drivers

About the Tenant

- Omnicare of Santa Rosa, is part of a national pharmacy services platform focused on long-term care facilities, including assisted living communities, skilled nursing facilities, and chronic care institutions
- Omnicare provides medication dispensing, packaging, and clinical support services designed to help healthcare facilities manage complex resident medication needs
- On May 13, 2026, the sale of Omnicare's business to a joint partnership between Milrose Capital LLC and Integro Asset Management LLC was approved. The transaction is expected to officially close later this year.

Market Highlights

- Santa Rosa is the largest city in Sonoma County and serves as a regional hub for healthcare, employment, retail, and professional services
- Average household incomes exceed \$143,000 within a 5-mile radius, highlighting the strength of the surrounding trade area
- The subject property is located near Santa Rosa Memorial Hospital, one of the primary medical campuses serving Sonoma County
- The site is minutes from downtown Santa Rosa, the city's civic, retail, dining, and employment core

		CURRENT
Price		\$1,158,000
Capitalization Rate		7.00%
Price Per Square Foot		\$271
Building Size (SF)		4,266
Lot Size (AC)		0.12
Income		
Scheduled Rent		\$81,054
Expense	\$/SF	
CAM	\$0.00	\$0
Taxes	\$0.00	\$0
Insurance	\$0.00	\$0
Total Operating Expenses	\$0.00	\$0
Net Operating Income		\$81,054

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	EVERGREEN PHARMACEUTICAL OF CALIFORNIA, LLC dba Omnicare Santa Rosa
Lease Type	NN
Lease Term Remaining	3 Years
Rent Increases	3% Annual
Lease Expiration	9/30/2029
Options	One; 5-Year Option @ FMV
Year Built	1998
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Omnicare Santa Rosa	4,266	10/1/2026	9/30/2027	\$6,755	\$6,755	\$81,054
		10/1/2027	9/30/2028		\$6,957	\$83,486
		10/1/2028	9/30/2029		\$7,166	\$85,990
		Renewal Option	10/1/2029		FMV	FMV
TOTALS:	4,266			\$6,755	\$6,755	\$81,054



Located in
the heart of
Downtown
Santa Rosa

0.6 Miles

TO DOWNTOWN SANTA ROSA

\$143,144

5-MILE AVERAGE HH INCOME

Immediate Trade Area | 8

12,494 VPD



Proctor Terrace
Elementary School



Providence Santa
Rosa Memorial
Hospital



ARCO



FRESENIUS
KIDNEY CARE

12,494 VPD

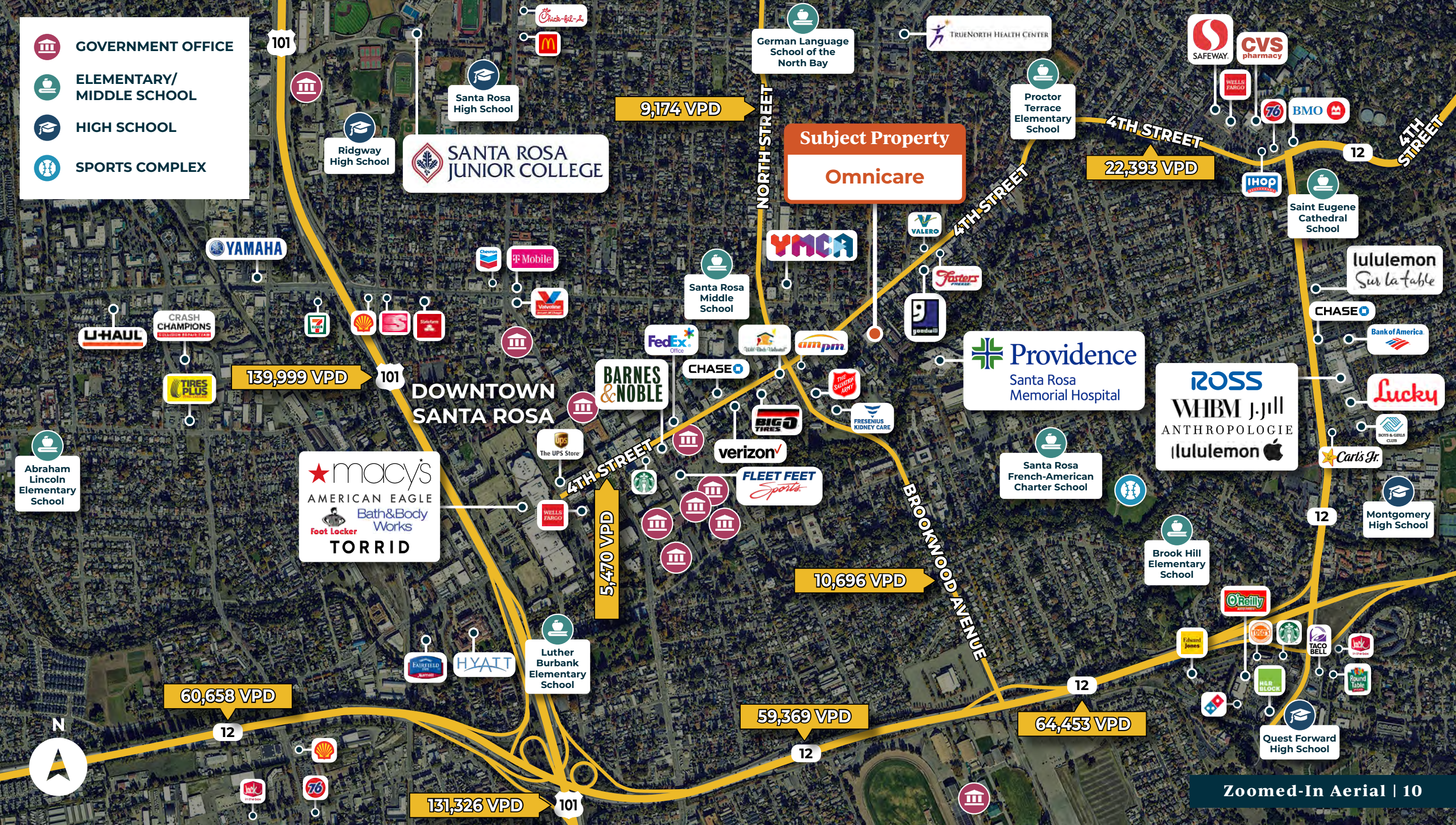
BROOKWOOD AVENUE

2ND STREET

Subject Property
Omnicare



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  SPORTS COMPLEX





SAN FRANCISCO
(55.7 MILES)



GOVERNMENT OFFICE



ELEMENTARY/
MIDDLE SCHOOL



HIGH SCHOOL



GOLF COURSE



SPORTS COMPLEX

HARBOR
FREIGHT

TRADER
JOE'S

KAISER
PERMANENTE

THE
HOME
DEPOT

SAFeway

Subject Property

Omnicare

SANTA ROSA
JUNIOR COLLEGE

Providence
Santa Rosa
Memorial Hospital

macy's
TARGET
JCPenney
DICK'S
SPORTING GOODS

macy's
AMERICAN EAGLE
Bath & Body
Works
Foot Locker
TORRID

CVS
pharmacy

ROSS
WHBM
Anthropologie
chico's

petco
WHOLE
FOODS
MARKET

Sutter
Health

DOWNTOWN
SANTA ROSA

64,453 VPD

36,824 VPD

33,500 VPD

135,096 VPD

KAISER
PERMANENTE

DSW
DOLLAR TREE
WORLD MARKET

COSTCO
WHOLESALE

TARGET
BEST BUY
Burlington
OLD NAVY
PETSMART
Marshalls

Michaels
petco
Smart & Final
SCANDINAVIAN DESIGNS

CVS
pharmacy

SAFeway
ACE
Hardware

BOOT
BARN

True Value

SUPER
MERCADO

ROSS
SKECHERS
FOOD MART
DOLLAR TREE

NISSAN

NAPA

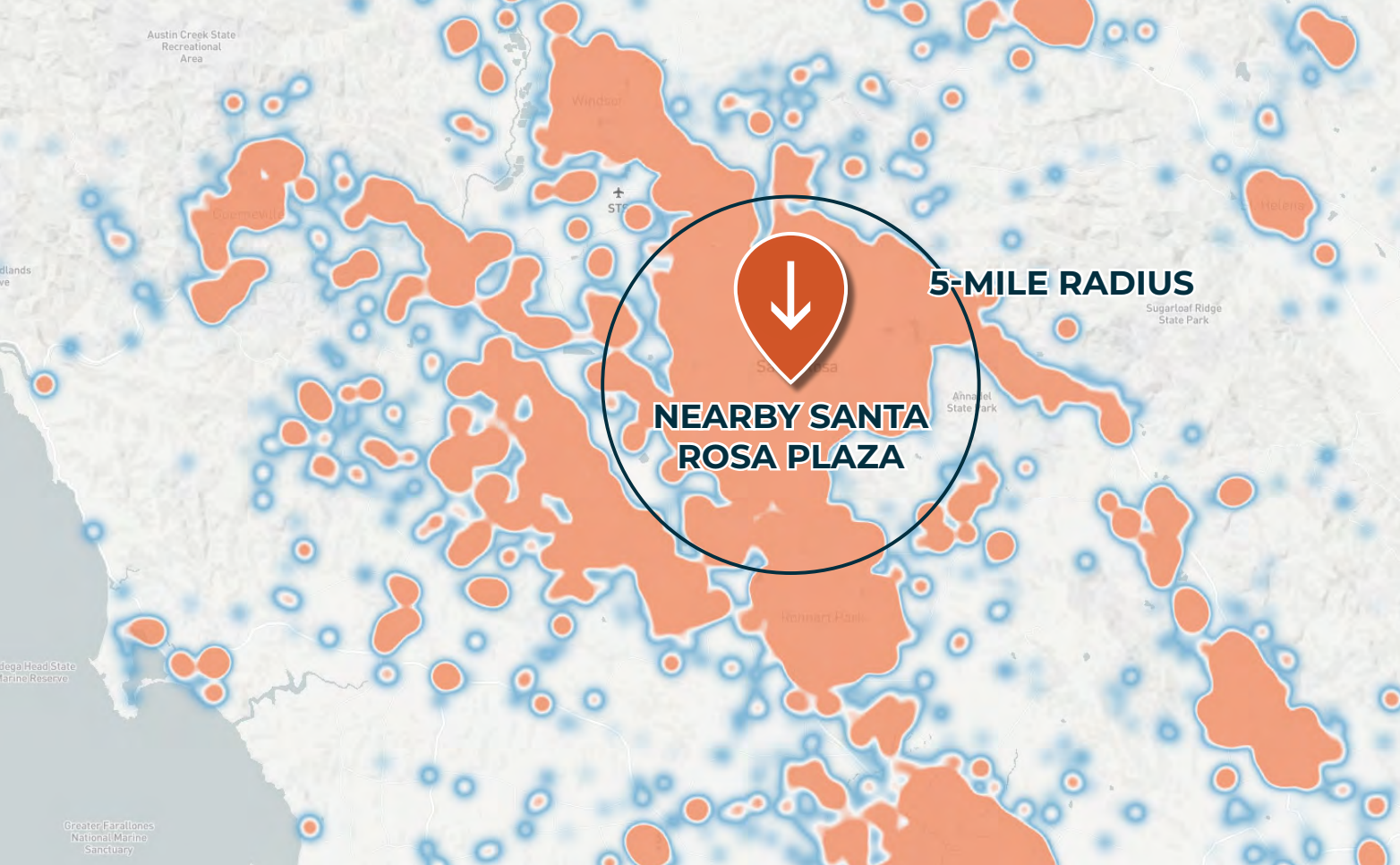
QUINTA

KREI

TOYOTA

FERGUSON

Zoomed-Out Aerial | 11



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Santa Rosa Plaza shopping mall in downtown** over the past 12 months, signaling strong visitation to the trade area.

Visitation Data

4M Visits

OVER THE PAST 12 MONTHS TO
THE NEARBY SANTA ROSA PLAZA

59 Min

AVERAGE DWELL TIME AT THE
NEARBY SANTA ROSA PLAZA

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

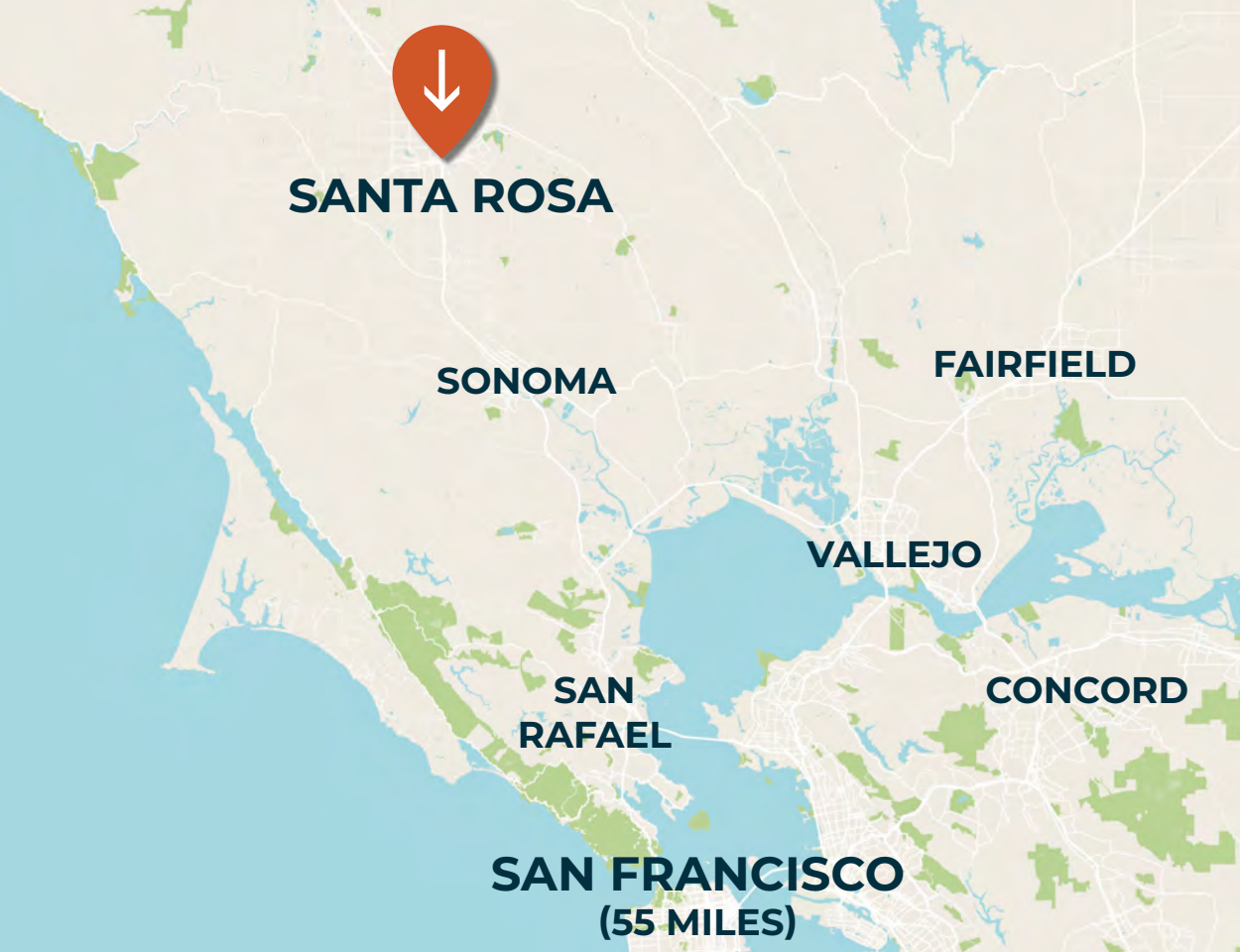
	1-Mile	3-Mile	5-Mile
2025	18,035	139,511	196,767
2030 PROJ.	18,913	144,843	204,335



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$131,931	\$134,021	\$143,144
MEDIAN	\$101,398	\$101,752	\$108,508

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Santa Rosa, CA



Gateway to California's Wine Country

- Santa Rosa is the county seat of Sonoma County, surrounded by lush, rolling green hills in the North Bay region of the San Francisco Bay Area
- The city lies along the US Route 101 corridor, approximately 55 miles north of San Francisco via the Golden Gate Bridge
- It is the fifth-largest city in the Bay Area with an estimated population of 177,524 residents and is part of the greater Santa Rosa-Petaluma MSA
- The city boasts a vibrant downtown, featuring an urban blend of art, culture, shopping at Santa Rosa Plaza, food, wine, and offers immediate access to outdoor recreation
- Santa Rosa is the historic home of Charles M. Schulz, creator of the Peanuts comic strip; the Charles M. Schulz Museum celebrates his legacy and draws visitors from around the world

Heart of NorCal

- Both Santa Rosa and Sonoma County are renowned as the heart of California's wine country and are popular tourist destinations
- In addition to the wineries and vineyards, Sonoma County's varied landscape includes the Sonoma Coast along the Pacific Ocean and ancient redwood forests
- Sonoma County is also home to the 269-acre campus of Sonoma State University, with approximately 5,000 students enrolled in Fall 2025

486,444

SANTA ROSA MSA ESTIMATED
POPULATION (2025)

\$31 Billion

SANTA ROSA MSA GDP

Location Overview | 13



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