



Keegan & Coppin
COMPANY, INC.

FOR SALE/LEASE

**3850 MONTGOMERY DR.
SANTA ROSA, CA**

OFFICE/RETAIL SPACE

**PRICE REDUCED!
MAKE AN OFFER!**



Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT. 270
KDORAN@KEEGANCOPPIN.COM



PROPERTY DESCRIPTION



OFFICE/MEDICAL/QUASI-RETAIL
3850 MONTGOMERY DRIVE
SANTA ROSA, CA

RARE EAST-SIDE SANTA ROSA OFFICE SPACE



FEATURES

- Office, quasi-retail building available for immediate occupancy
- Great Owner/User opportunity
- Large Parking Lot
- Potential opportunity to redevelop the property to Residential
- The building is set up for four (4) different users. There are four (4) separate Gas & Electric meters, and all have Gas & Electric meters
- 4,576+/- sf rare East side Santa Rosa Professional Space
- Stand Alone Building
- Ideal for Business Service Companies
- Common Atrium Area with Pond with Koi Fish, and Turtles
- Two Entrances
- Great Signage
- Four (4) Separate Electric and Gas Meters
- 500+/- sf of Storage Space (which is not included in the square footage)

DESCRIPTION OF PREMISES - FEATURES

Unit A has been a dental office building since the mid 1960's. Single story, wood frame construction. Plentiful on-site parking. Building is presently configured for a single tenant user, however the building can be divided into four separate suites. Center of building looks onto common area atrium with pond containing live koi. There exists additional storage of 500+/- sf (not calculated in sf) in the basement for each lessee. Lessor also provides central vacuum and air compressor for each suite.

DESCRIPTION OF LOCATION - AREA

East-side Santa Rosa, east of Yulupa Avenue toward the intersection of Summerfield Avenue & Montgomery Drive.

LEASE TERMS

Rate

\$1.19 PSF Gross

SALE PRICE REDUCED!

Sale Price

\$639,000
\$139.64/SQFT

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BUILDING SIZE

4,576+/- Sq. Ft.

BUILDING TYPE

Office

BUILDING HEIGHT

1-Story

PARKING

4 : 1,000 On-Site

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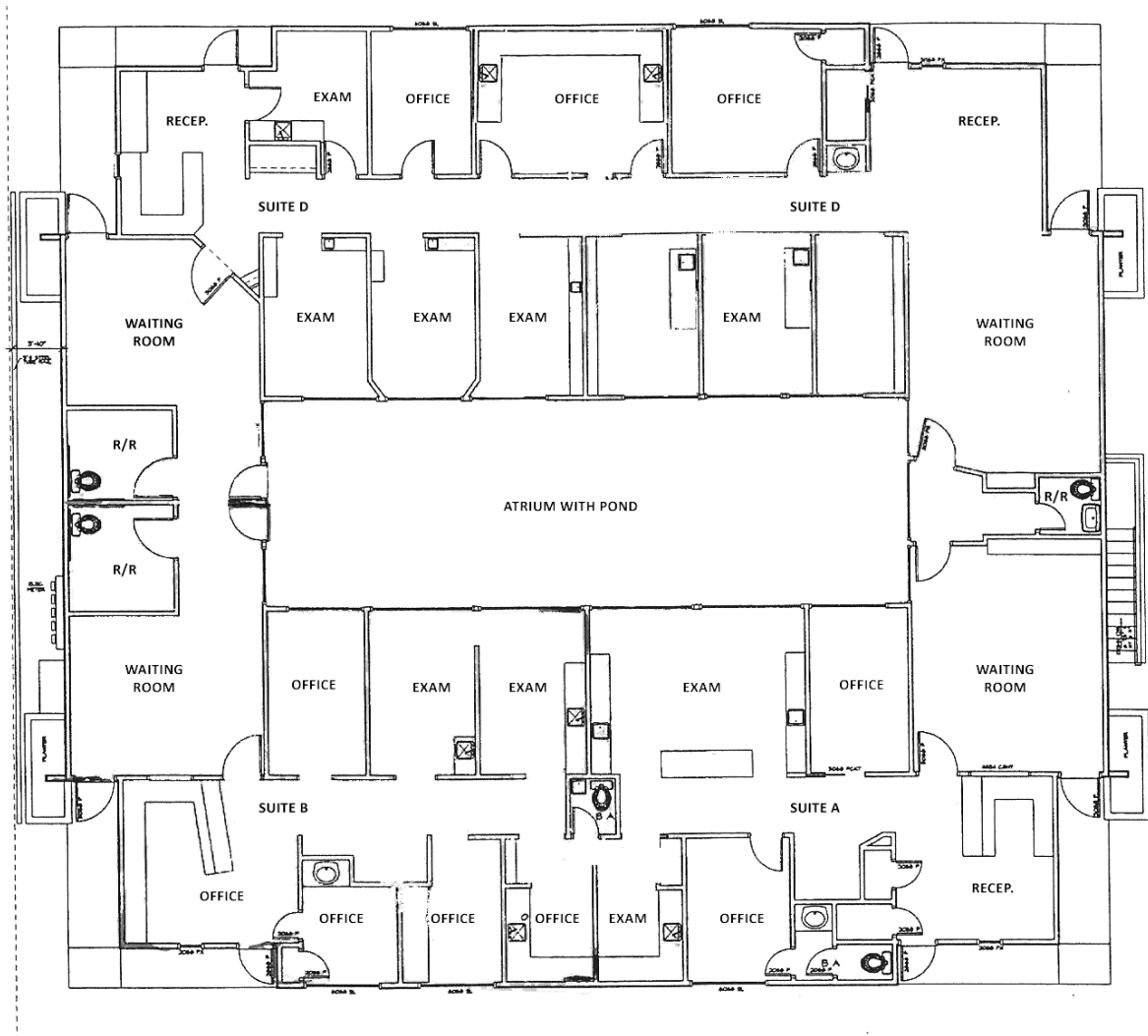


FLOOR PLAN



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PROPERTY PHOTOS



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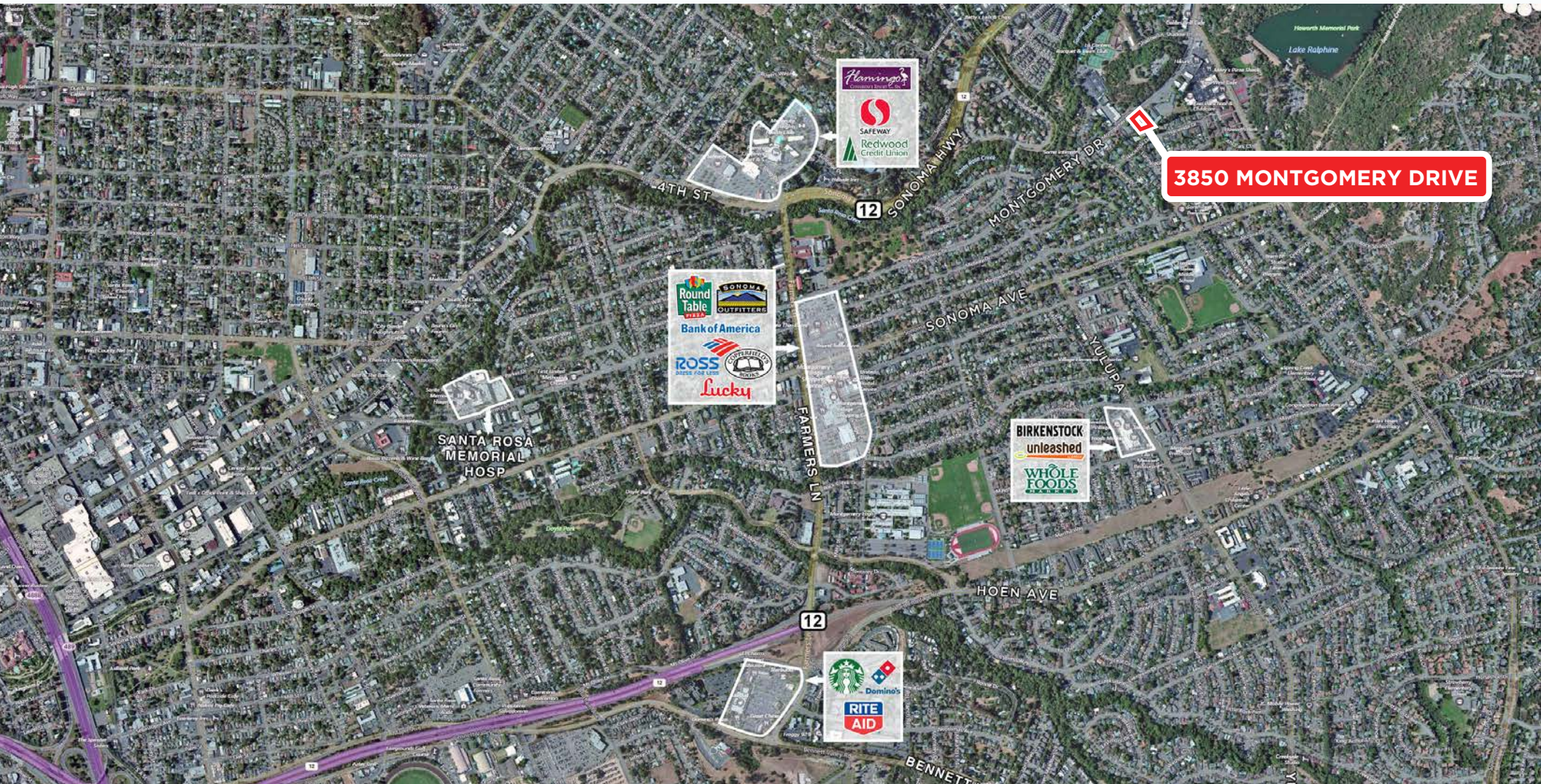


AERIAL MAP



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AREA DESCRIPTION



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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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