



Keegan & Coppin
COMPANY, INC.

FOR SALE

MISSION PROFESSIONAL CENTER
55 MISSION CIRCLE, SUITE 102
SANTA ROSA, CA

**MEDICAL OR PROFESSIONAL
OFFICE CONDOMINIUM**



PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



MISSION PROFESSIONAL CENTER
55 MISSION CIRCLE, SUITE 102
SANTA ROSA, CA

MEDICAL OR PROFESSIONAL OFFICE CONDOMINIUM FOR SALE

PROPERTY INFORMATION

HIGHLIGHTS

- 1,275+/- square foot office condominium
- Floor Plan with 9-foot ceiling height: Currently 3 Operatories, Private Office plus small office, Lab & Sterilization Rooms, Lounge, Waiting Room/Reception Area, Private Restroom, and closets/storage. Could be converted to up to 8 private offices, with Waiting Room/Reception Area, Private Restroom, and closets/storage.
- Previously used as a Dental Office - Furniture, Fixtures & Equipment Available (List Available Upon Request)
- Located in the Mission Professional Offices Building With Shared Common Areas Include: Conference Room, Laundry Room, and Shower Room. There is an Owners Association with Monthly Association Dues.
- Abundant On-Site Parking & Beautifully Landscaped.
- ZONING - PD

PROPERTY DESCRIPTION

Multi-tenants, Multi-buildings at Mission Circle with Professional Center, Shopping Center, Fast Food Restaurants & Car Wash.

- Easy access from Highway 12
- Located at Signalized Intersection with 60,000+/- ADT count at Hwy 12 & Mission Blvd.
- Co-Tenants & Area Tenants: Medical & Dental Offices, McDonald's, Burger King, Walgreens, Shopping Center with - Sarmentine French Artisan Boulanger, Windsor Fitness @ Mission, Chateau de Beauty, Dry Cleaners, Mexican Cuisine, One-to-One Learning Center, Fru-Ta, Verizon, Plus the Mission Car Wash, and Union Hotel Restaurant.

REDUCED SALES PRICE

Sale Price

\$350,625

~~\$385,200~~

Price PSF

\$275+/-

~~\$300+/-~~



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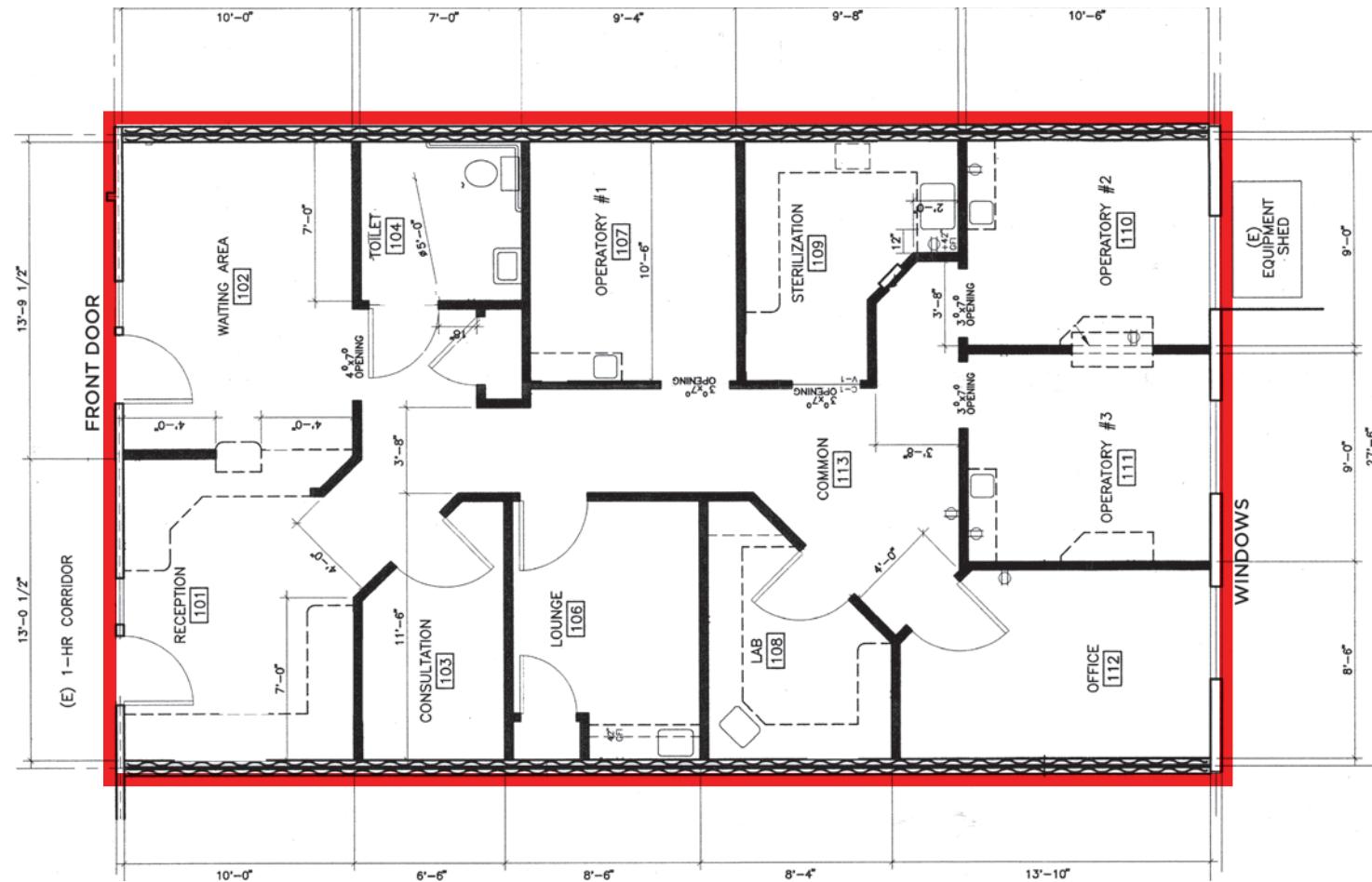


FLOOR PLAN



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Not to scale.

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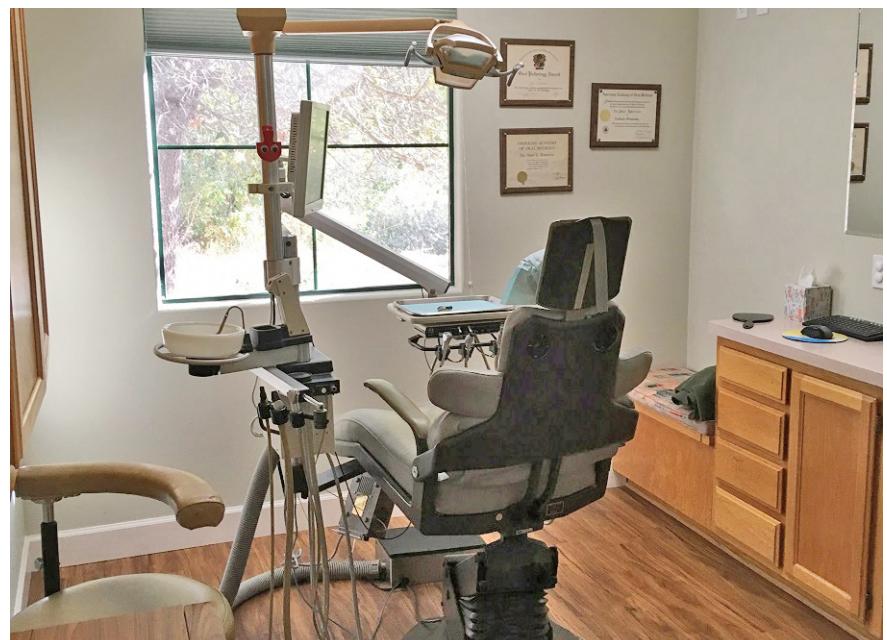


PROPERTY PHOTOS

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LOCATION DESCRIPTION



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DESCRIPTION OF AREA

Prime neighborhood professional center located at key location on State Highway 12 and Mission Blvd.

Average daily traffic counts:

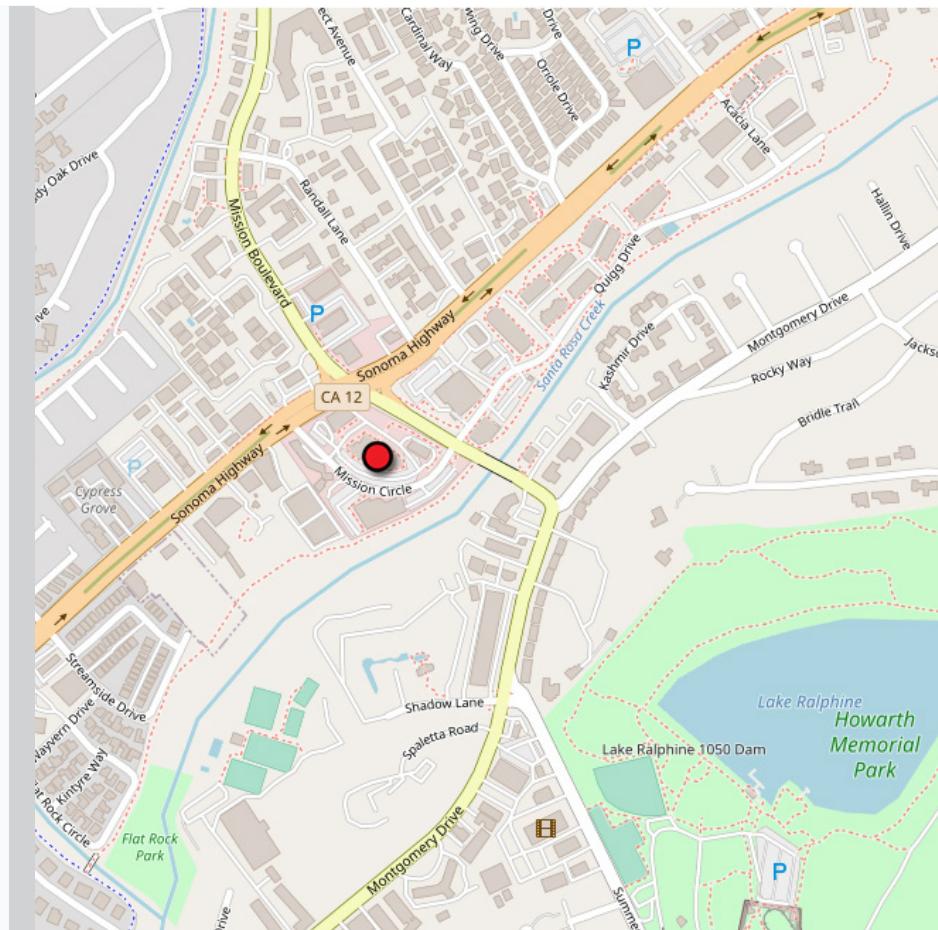
State Highway 12 (Sonoma Hwy) - 37,500+/-

Mission Blvd. - 23,938+/-

Conveniently located between Rincon Valley and Bennett Valley and neighboring Spring Lake / Howarth Park and Annadel State Park makes this a prime retail location for any retail business owner.

Ideally located at the signalized intersection of Highway 12 (Sonoma Hwy) and Mission Blvd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,307	81,760	178,859
Est. Avg. HH Income	\$117,760	\$123,847	\$113,200



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VICINITY MAP



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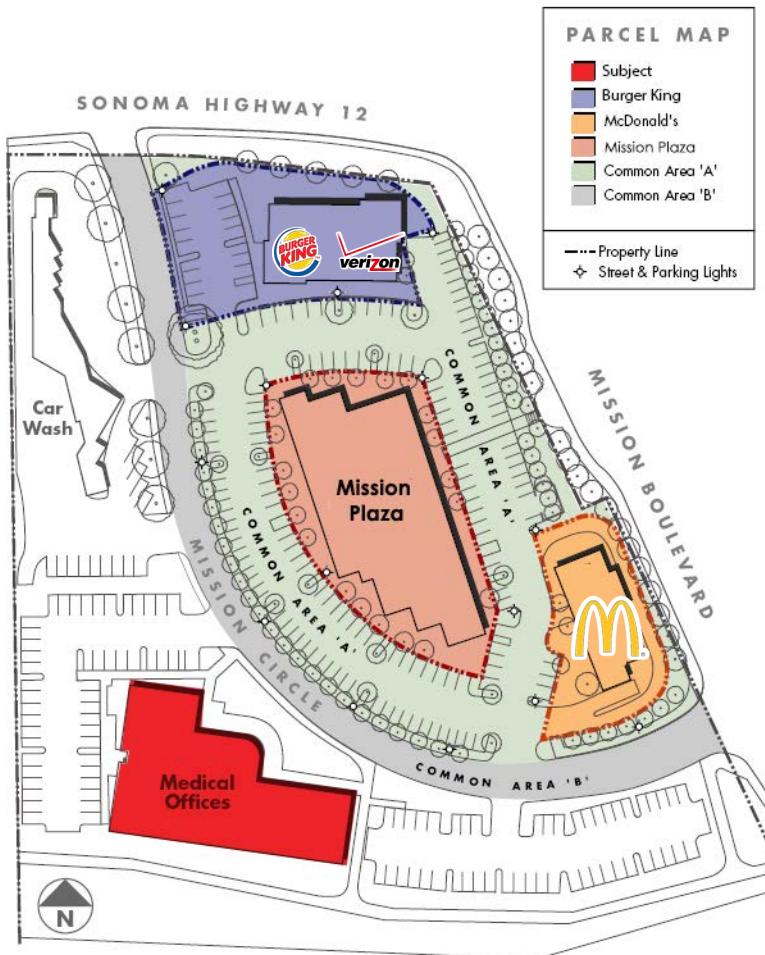


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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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