



Keegan & Coppin
COMPANY, INC.

FOR SALE

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

MEDICAL OR PROFESSIONAL
OFFICE CONDOMINIUM



Go beyond broker.

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
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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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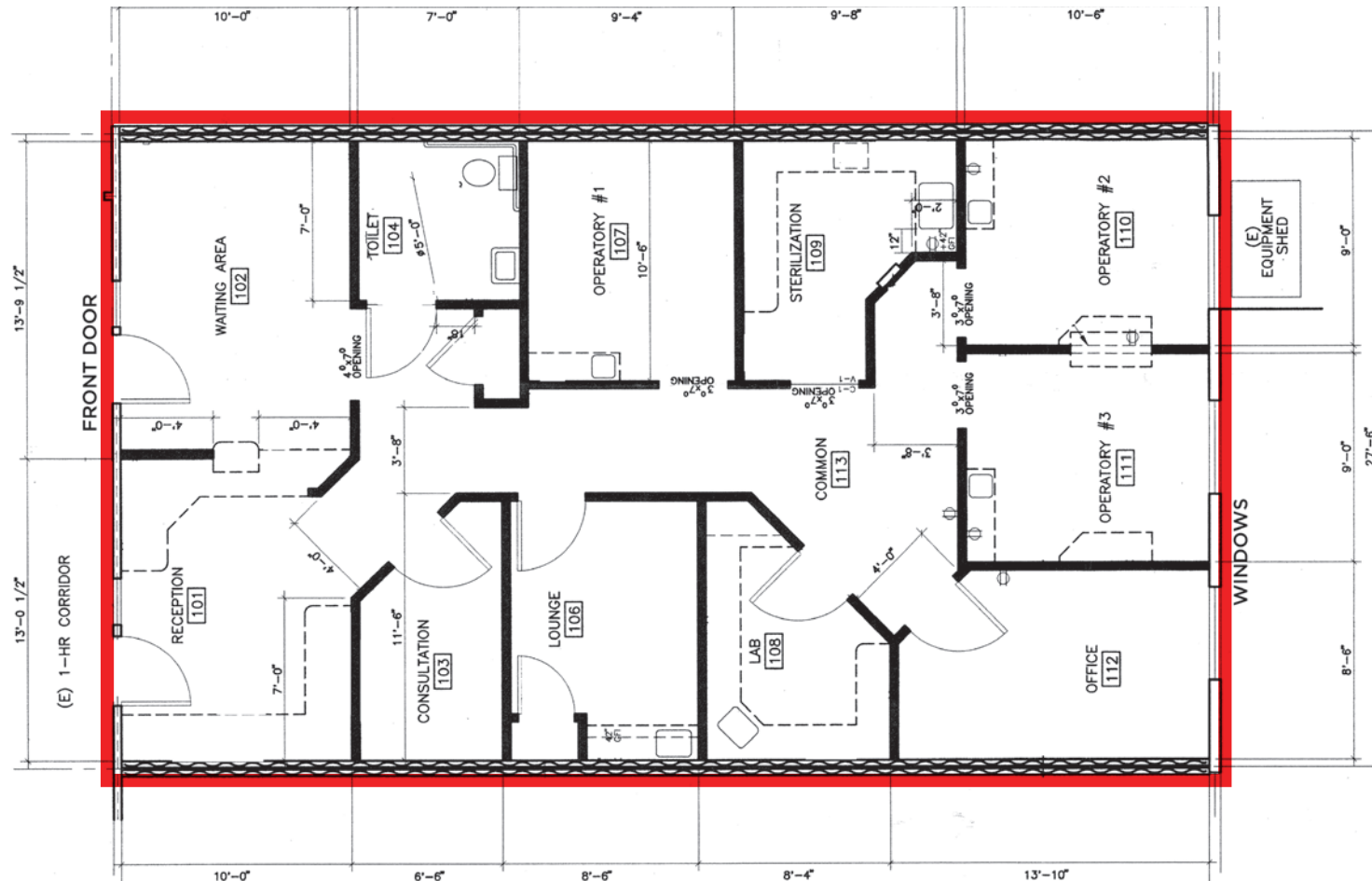


FLOOR PLAN



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Not to scale.

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PROPERTY PHOTOS



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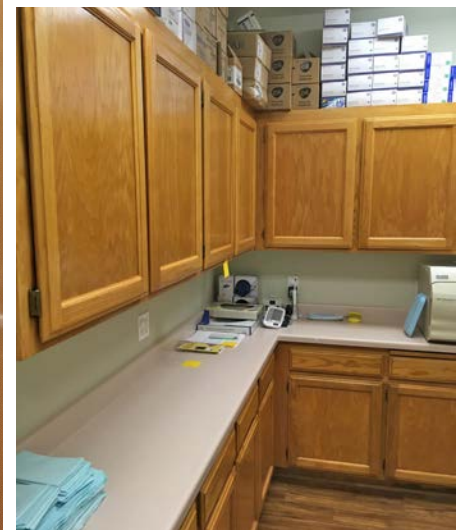


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LOCATION DESCRIPTION



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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:

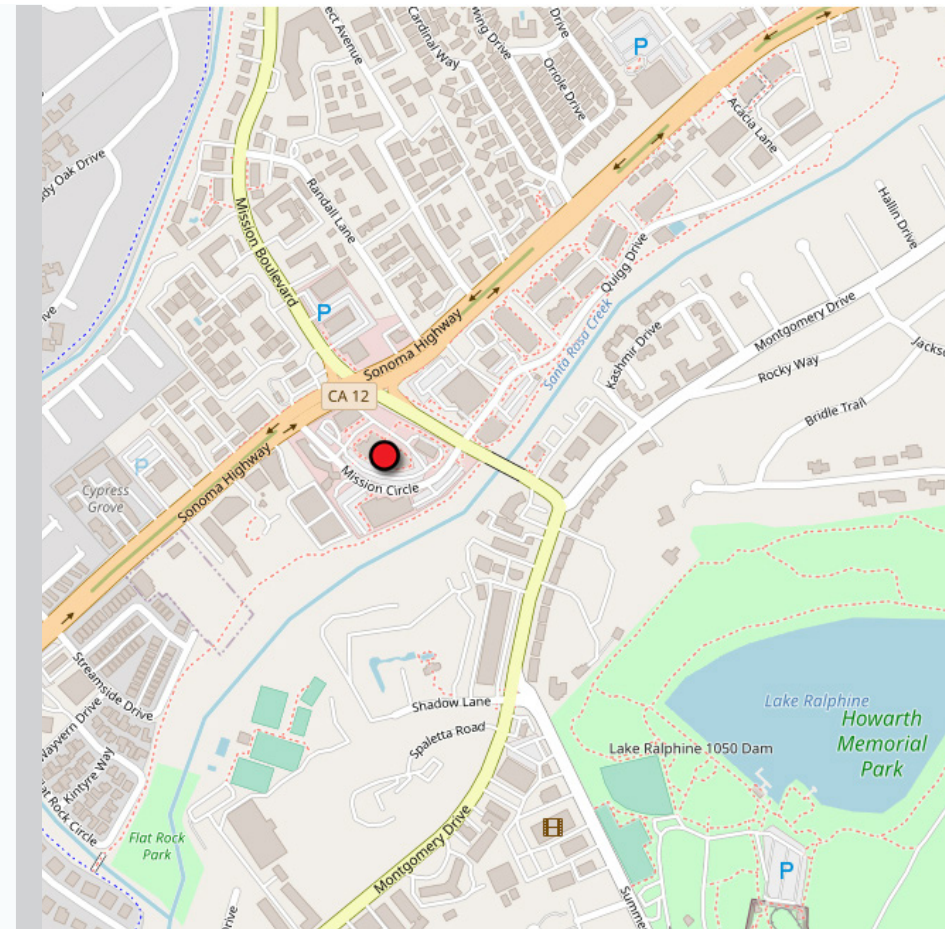
State Highway 12 (Sonoma Hwy) - 37,500+/-

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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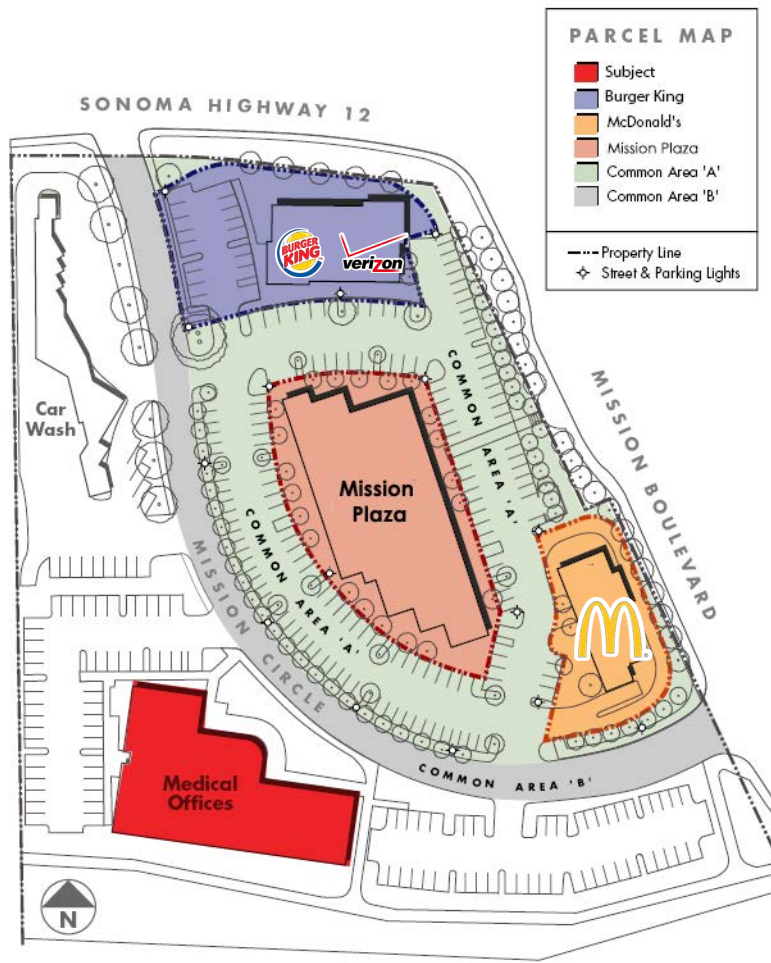


VICINITY MAP



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(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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