



Keegan & Coppin
COMPANY, INC.

FOR SALE/LEASE

428 AVIATION BLVD.
SANTA ROSA, CA

OFFICE/INDUSTRIAL
BUILDING OPPORTUNITIES



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM



PROPERTY DETAILS



428 AVIATION BLVD.
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PROPERTY INFORMATION

HIGHLIGHTS

- Building totaling approximately 19,772+/- sf Office/ R+D/ Warehouse
- Concrete tilt-up construction
- The buildings are served by Sonic, Comcast, and AT&T
- Adjacent building is available for sale or lease:
424 Aviation Blvd.: 34,989+/- SF

DESCRIPTION OF PREMISES

428 Aviation Blvd. - Office Building (19,772+/- SF)

- Combination of private offices and open offices for cubicles.
- Three (3) large conference rooms
- Large kitchen
- Roll-up door with a small storage area
- Secured rear door access
- 1200A main at 208V 3ph

Total Available SF
19,772+/- SF

Year Built
428: 1996

Zoning
MP
Industrial Park

LEASE TERMS

Rate

\$1.15 per sq ft

Terms

The lease is quoted monthly as \$1.15 psf Triple Net with the tenant paying all expenses.

OFFERING

Sale Price	\$3,855,540
Price PSF	\$195.00+/-



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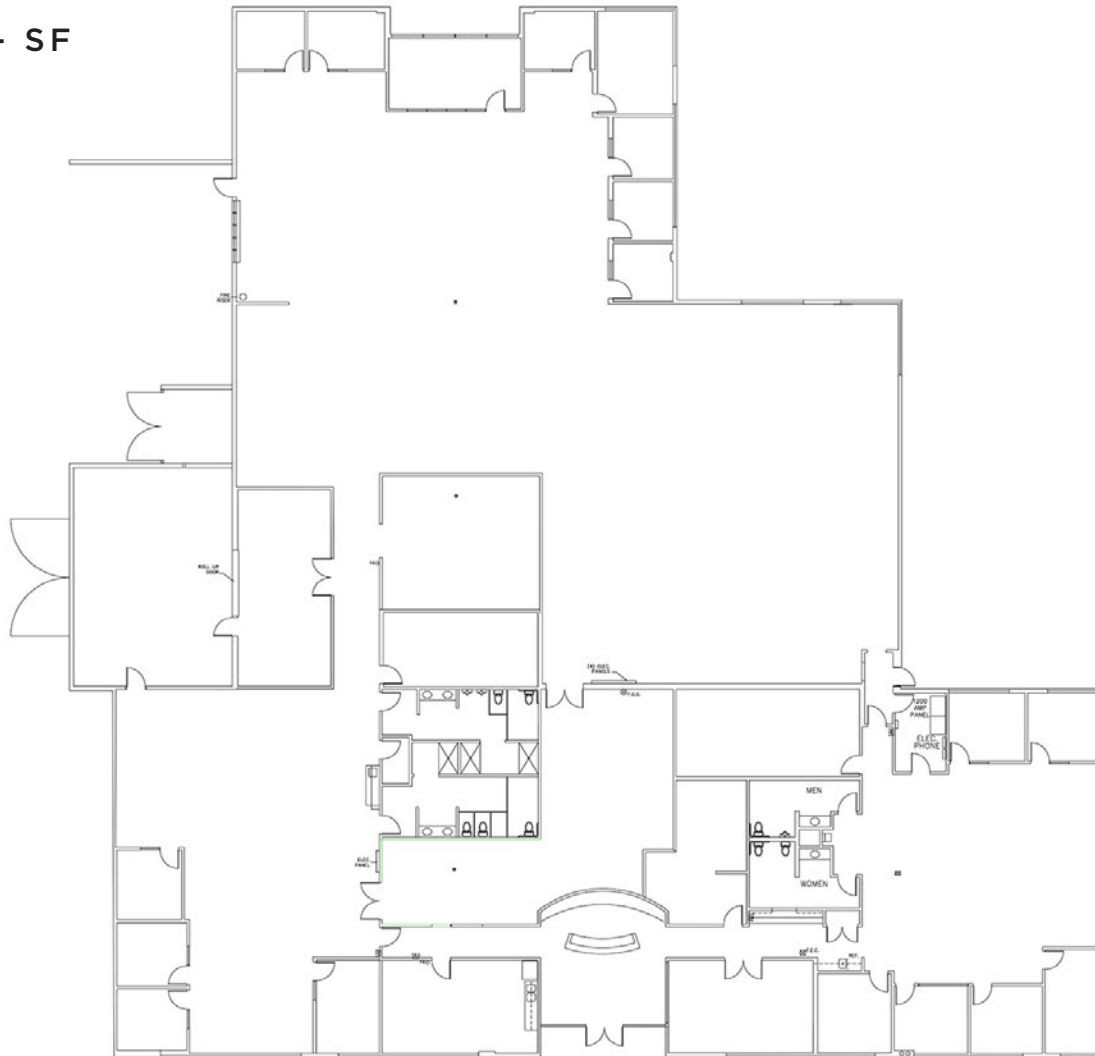
FLOOR PLAN



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19,772+/- SF



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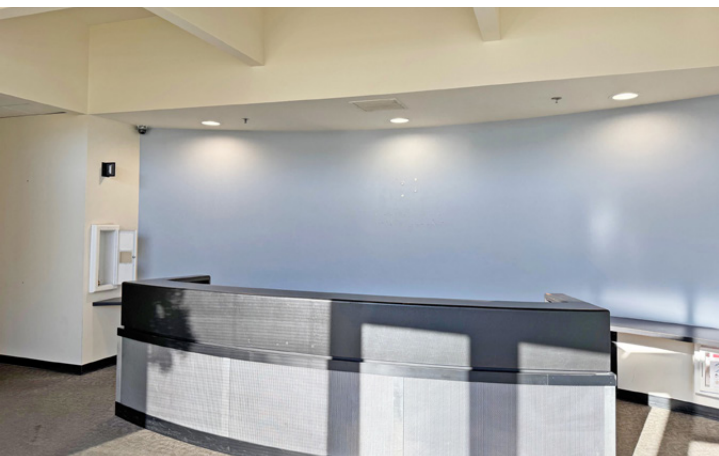


PROPERTY PHOTOS



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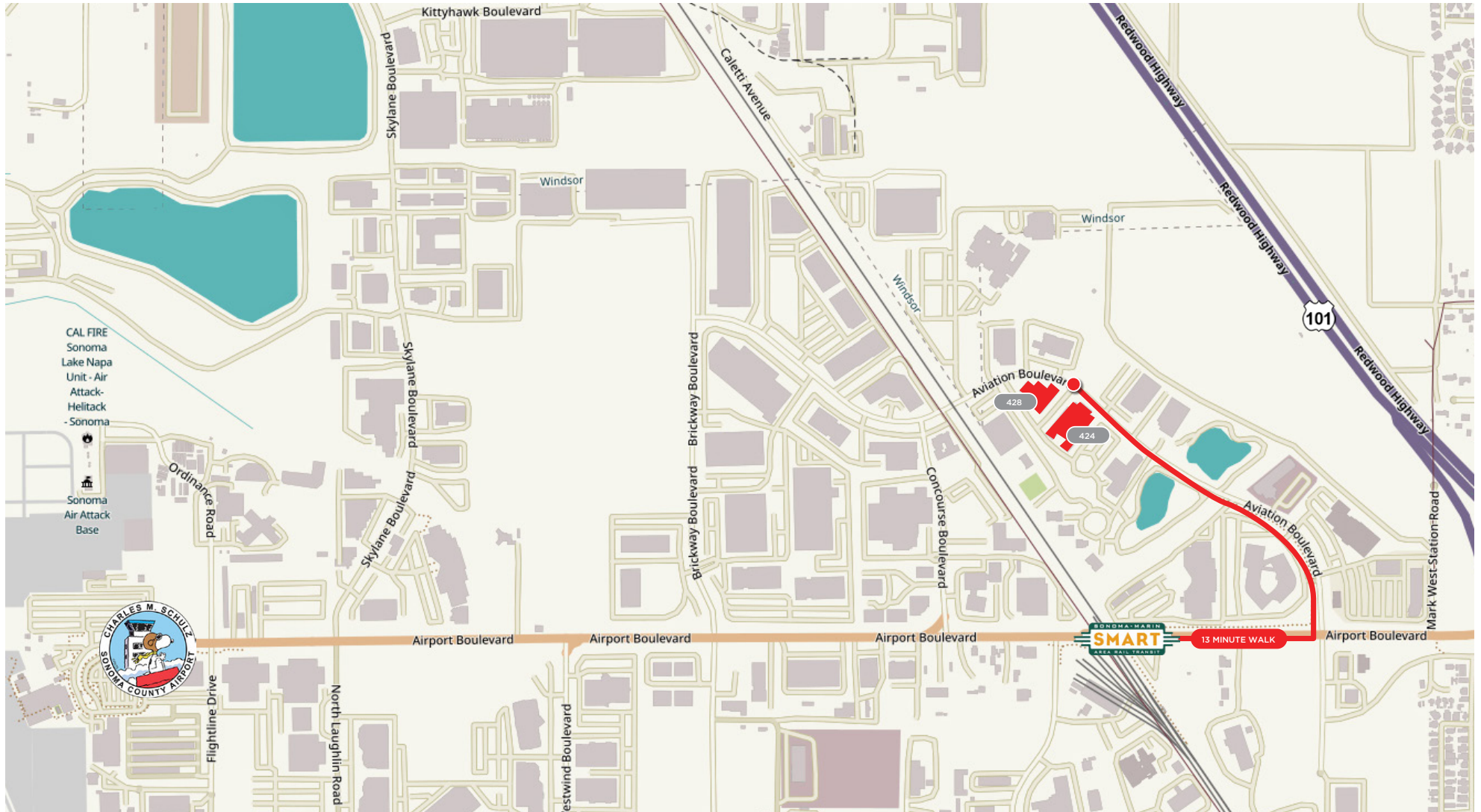


AREA MAP



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Ideally located in North Santa Rosa in the Airport Business Center. Just a few blocks to the Sonoma County Airport with air service provided by Alaska Airlines, Avelo and American Airlines.

It has easy access to Hwy 101 via Airport Blvd and Skylane Blvd to Shiloh Road and to the West County via Slusser Road to River Road. The park has commanding views of surrounding hills and Mount St. Helena.

Large redwoods and mature oak trees are nestled throughout the park. Over 50 acres of vineyards, dedicated as scenic easements, front along U.S. Highway 101.

NEARBY AMENITIES

RECREATION

Airport Health Club, Windsor Golf

FOOD SERVICES

Starbucks, Kaffe Mocha, Carl's Jr., MoMos, Masala Express, etc.

ENTERTAINMENT

Airport Stadium Cinema, 50+ SoCo Regional Parks

TRANSPORTATION ACCESS

SONOMA COUNTY AIRPORT

Direct Flights to 10 Cities

SMART TRAIN

Regional Commuter Rail Line

HIGHWAY 101

Direct Access via Airport Blvd. and Skylane Blvd to Shiloh Road

DRIVING DISTANCE

AIRPORT	3 MINS
HIGHWAY 101	3 MINS
DOWNTOWN SANTA ROSA	12 MINS
PETALUMA	30 MINS
NAPA	1 HR
SAN FRANCISCO	1 1/2 HRS

BY AIR

LOS ANGELES	1 1/2 HRS
PHOENIX	2 HRS
PORTLAND	2 HRS
SAN DIEGO	1 3/4 HRS
SEATTLE	2 HRS
DENVER	2 HRS



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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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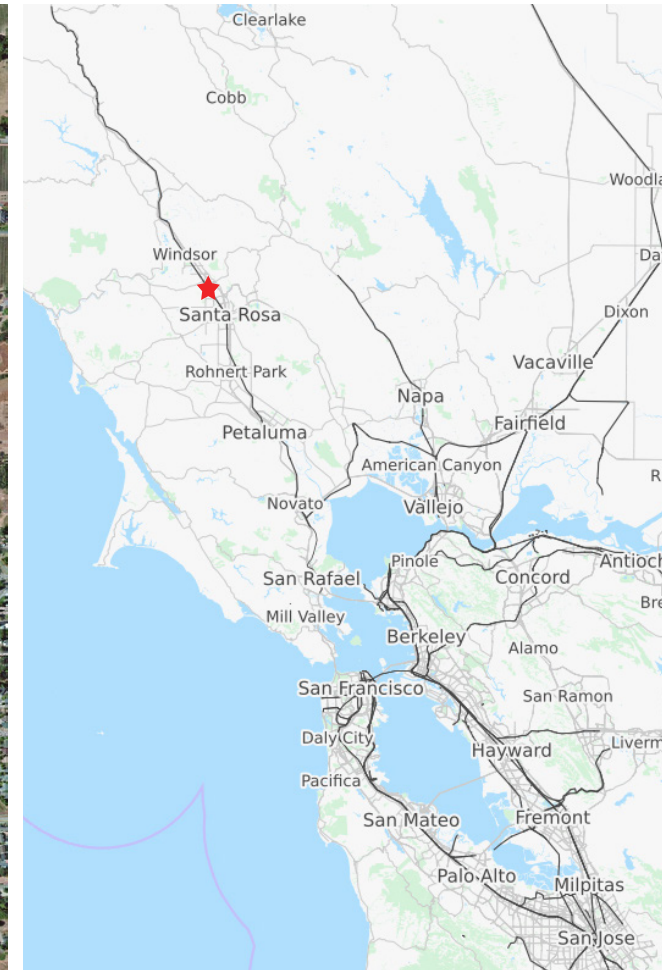
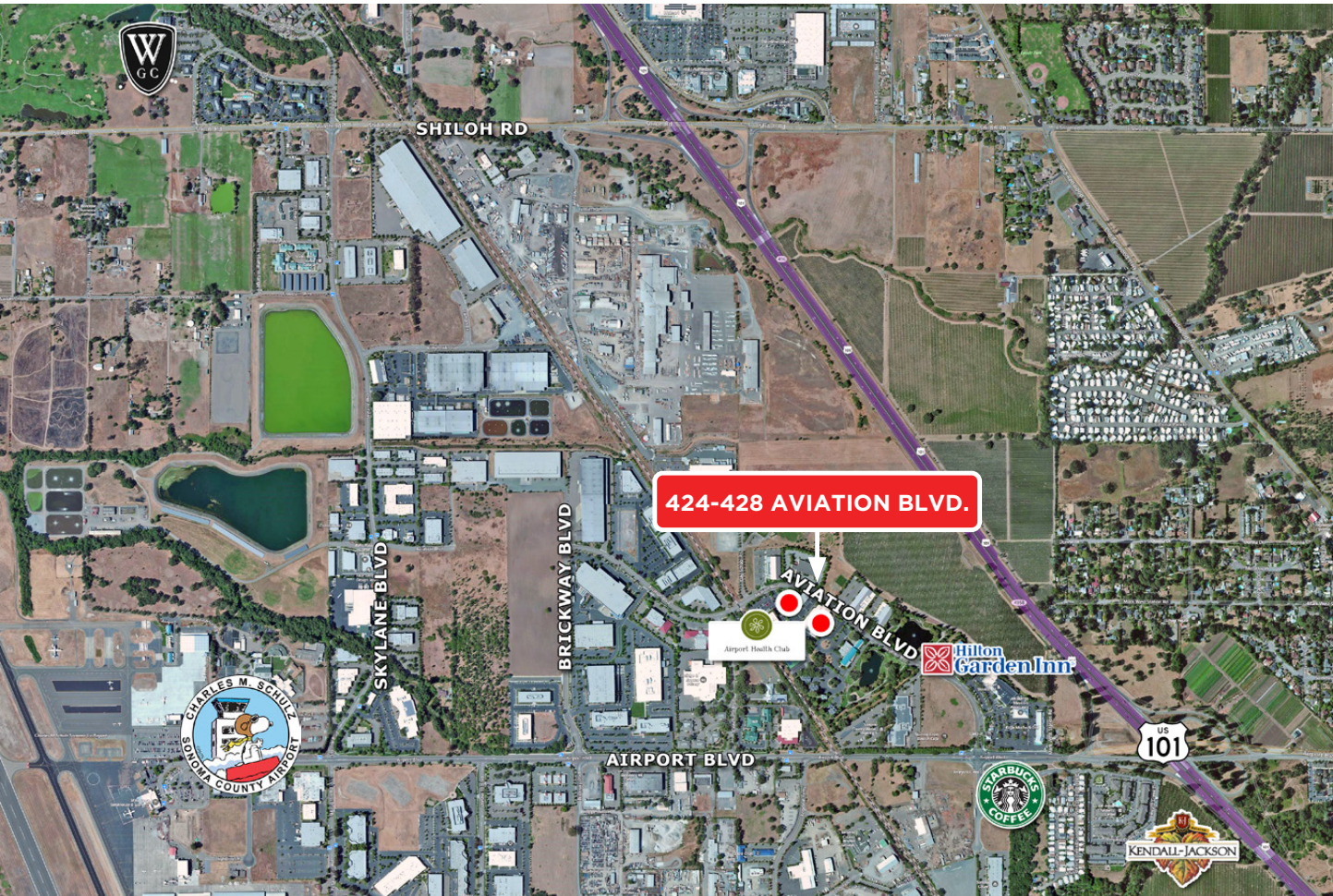


LOCATION MAP



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