



Keegan & Coppin
COMPANY, INC.

FOR SALE

1350 MEDICAL CENTER DRIVE
ROHNERT PARK, CA

OWNER USER DENTAL BUILDING WITH
ADDITIONAL INCOME



1350 MEDICAL CENTER DRIVE

STEP UP PODIATRY
586-9300

ARESHA JOBA, D.P.M.
PODIATRIC MEDICINE

Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
LIC # 01809537 (707) 528-1400, EXT 249
BKEEGAN@KEEGANCOPPIN.COM



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OPPORTUNITY
DENTAL BUILDING
FOR LEASE**





EXECUTIVE SUMMARY

Opportunity to purchase a nearly turn key dental suite in Rohnert Park. Previously used for oral surgery, but could accommodate a range of dental or medical uses. Two additional suites for an owner to generate additional income. Another dental suite is over 58% of total square footage making the property qualify for SBA financing.

- Suite A: Dental Suite
- 2 Surgery rooms
- 2 Consult/Hygienist rooms
- 2 Private offices, one of which has a private restroom with shower
- Lab/File room
- Waiting room
- Reception area
- Restroom with ADA upgrades
- New flooring, cabinetry, and dental related fixtures throughout including sinks and plumbing for gas/air

OFFERING

Sale Price **\$1,100,000**

Price PSF **\$320.98+/-**



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PROPERTY DESCRIPTION



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BUILDING SIZE

3,427+/- SF

LOT SIZE

0.54+/- Acres

APN

159-460-001

YEAR BUILT

1979

ZONING

CO Office Community

TOTAL BUILDING S.F.

Suite A - Approximately 2,000 SF - Vacant
Previously used for oral surgery. Much of the dental infrastructure and FFE in place.

Suite B - Approximately 1,000 SF
Currently leased to a Podiatry tenant. Lease is month-to-month.

Suite C - Approximately 427 SF - Vacant
Previously used as a dental lab but could be storage or office.

PARKING

Abundant on-site parking

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PROPERTY PHOTOS



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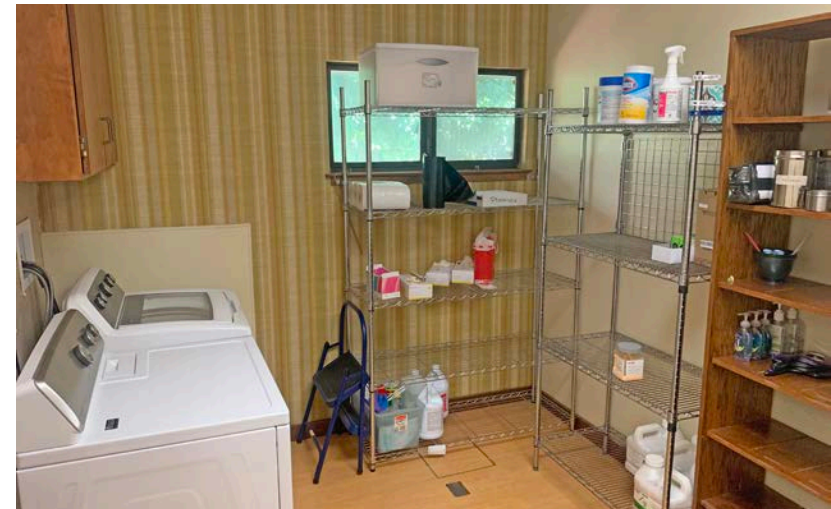
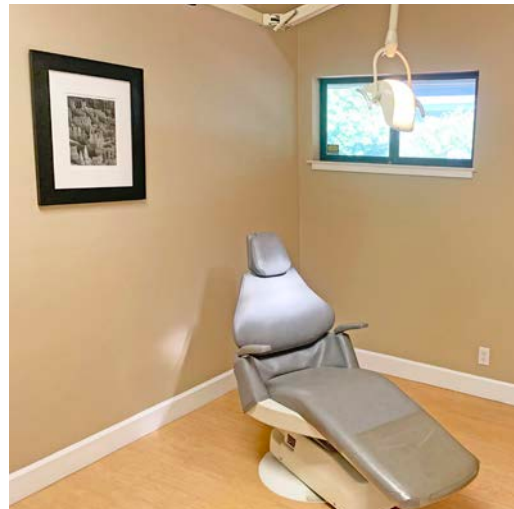


PROPERTY PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

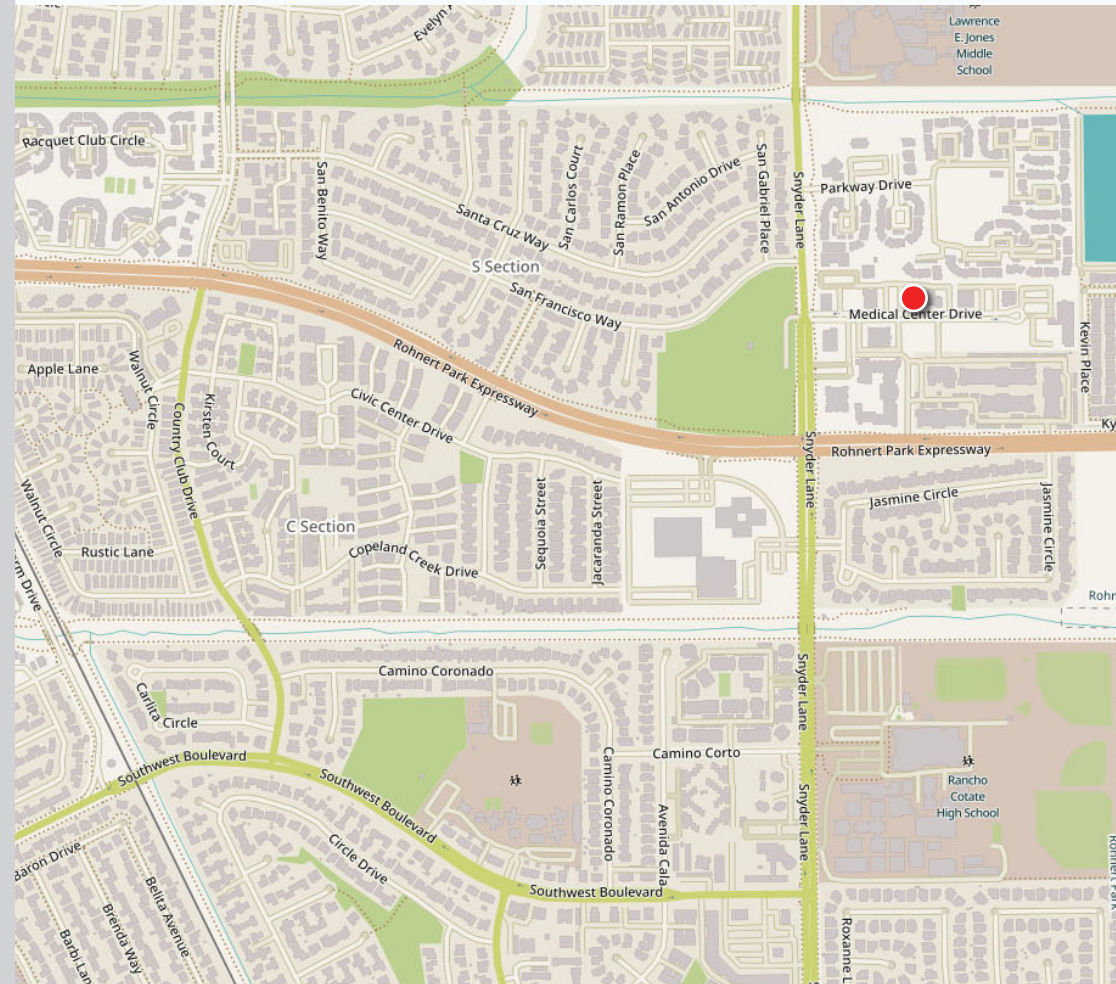
The property is located just off Snyder Lane in Rohnert Park. Medical Center Drive is home to a variety of medical/dental related businesses. Located just one block north of Rohnert Park Expressway, the property is well situated for access from Highway 1010 and Petaluma Hill Road.

NEARBY AMENITIES

- Retail Shopping
- Banks
- Sunrise Park
- Spreckels Performing Arts Center

TRANSPORTATION ACCESS

- Sonoma County Transit Bus Line
- SMART Train



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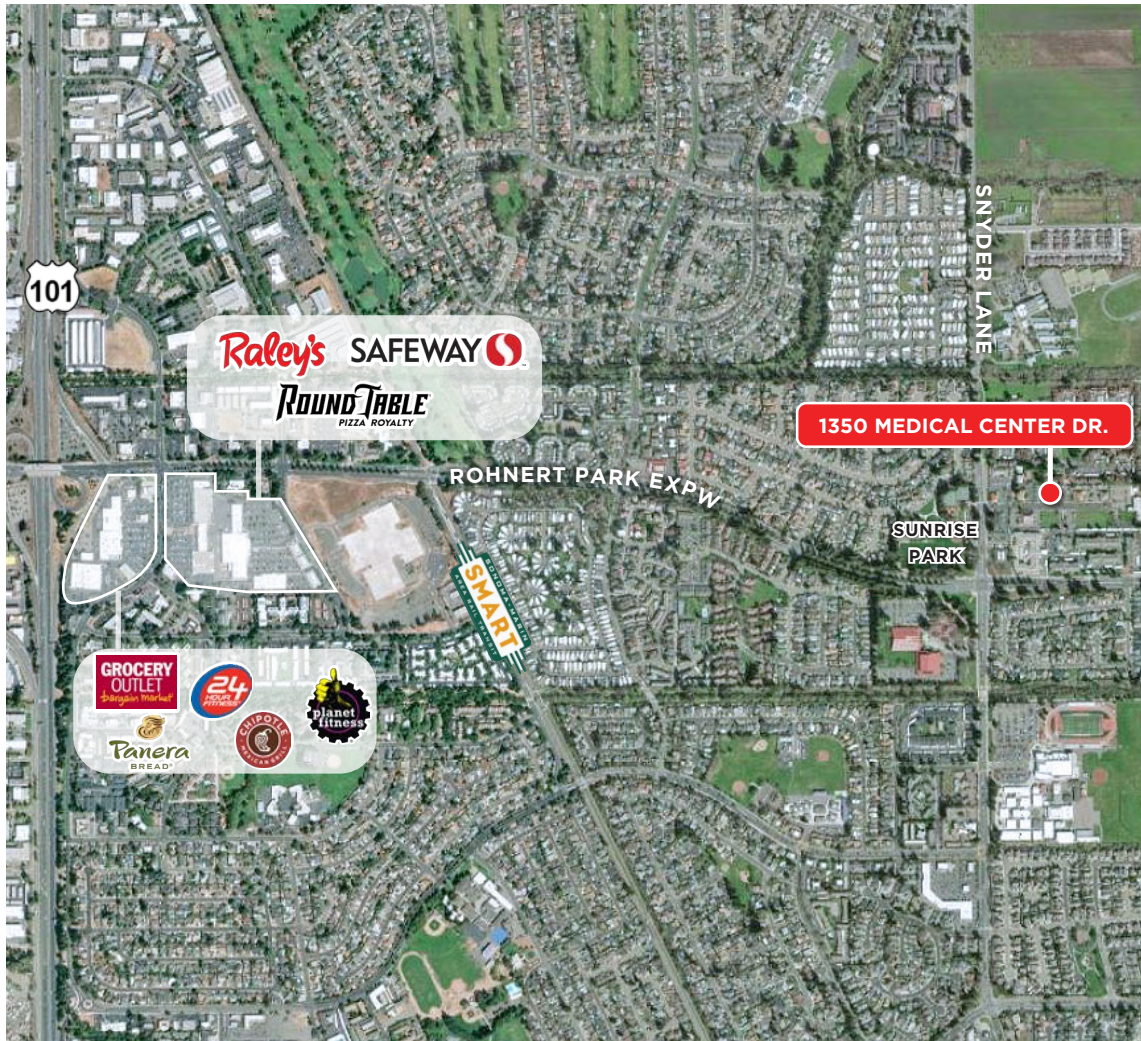


AERIAL MAP



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MARKET SUMMARY



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ROHNERT PARK SUMMARY

With the anticipated commuter rail that will have stops in Rohnert Park, coupled with efforts to develop a central district that includes the vacated State Farm complex, the incentives for businesses moving into the area are becoming increasingly desirable.

The opening of Graton Casino in Rohnert Park has brought great new excitement to the area. Graton Resort & Casino has a commanding presence amongst rolling hills of Northern California's wine country. Owned and operated by the Federated Indians of Graton Rancheria, Graton Resort & Casino is the complete entertainment experience, featuring table games, the latest slot machines, upscale and casual dining, plus entertainment options for visitors and locals alike.

The subject property is located 1.6 miles from Graton Resort & Casino that opened its doors on November 5, 2013. The \$800 million 340,000 square foot casino is the most expensive private development project in Sonoma County history and is one of the largest casinos in the state of California.

Sonoma State University (SSU) is located east of the subject property with direct access from Rohnert Park Expressway. The university is comprised of six schools and offers degrees in 46 majors and 47 minors at the bachelor's level and 15 at the master's level. Sonoma State is a mid-size campus with 9,120 students and located on 2693 acres. With 34% of the student body living on campus, SSU is one of the most residential

campuses within the California State University system.

The site boasts strong demographics with over 59,125 residents within a 3-mile radius with an average household income of \$71,355. The population has increased by 1.66% since 2000. New housing developments totaling approximately 4,300 homes puts Rohnert Park in a position to grow the population by 25% over the next 5 years.

SONOMA COUNTY

Sonoma County is the premier location for R&D, professional services and entrepreneurial businesses. Today, the County is a magnet for all local industries, including government, winemaking, healthcare, engineering, biotechnology, financial services, education, tourism, state, county and local government offices.

With easily accessible, high-quality office/industrial buildings at attractive rental rates, Rohnert Park is positioned to attract value conscious tenants who are increasingly seeking high-value occupancy alternatives in the expensive Bay Area real estate market. This demand will help tighten the Sonoma County office/industrial market.

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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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