



Keegan & Coppin
COMPANY, INC.

LEASE OR SALE

5810 & 5830 COMMERCE BLVD
ROHNERT PARK, CA

EXCELLENT VISIBILITY
TWO STAND-ALONE
OFFICE/FLEX BUILDINGS

PRICE REDUCED!



Go beyond broker.

PRESENTED BY:

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

DEMI BASILIADES, SREA
LIC # 02080190 (707) 664-1400, EXT 105
DBASILIADES@KEEGANCOPPIN.COM



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5810 & 5830 COMMERCE BLVD.
ROHNERT PARK, CA

**FLEX SPACE STAND
ALONE BUILDINGS
FOR LEASE OR SALE**





EXECUTIVE SUMMARY



5810 & 5830 COMMERCE BLVD.
ROHNERT PARK, CA

**FLEX SPACE STAND
ALONE BUILDINGS
FOR LEASE OR SALE**

An exceptional opportunity to own two properties with Highway 101 visibility in Rohnert Park. 5810 and 5830 are stand-alone buildings with two separate APN's for sale as one or separately. 5810 Commerce blvd is an approx 9,600 SF two story building that will be delivered vacant. 5830 Commerce Blvd is an approx 10,000 SF two story building with income in place through 2025 and approx 2,537 of available second floor offices.

Both buildings are primarily office/flex on the bottom portion and office on the second floor. Current ownership has approved plans for the front building to be re-sided and the second floor office of 5810 to be remodeled. The remodel is underway. The properties combine for 1.15 acres. The zoning is Rohnert Park I-L/O: Industrial/Office Overlay.

5810 LEASE

Rate	\$0.50 PSF* (YEAR 1)
1st Floor	4,800+/- SF
2nd Floor	4,800+/- SF
BOTH FLOORS CAN BE COMBINED.	
*MINIMUM 3 YEAR LEASE. INCREASE TO \$1.00 PSF YEAR 2.	

5830 LEASE

Rate	\$0.50 PSF* (YEAR 1)
Suite A	LEASED
Suite B	1,175+/- SF
Suite C	1,269+/- SF
Suite D	2,537+/- SF
B,C, & D CAN BE COMBINED.	
*MINIMUM 3 YEAR LEASE. INCREASE TO \$1.00 PSF YEAR 2.	

5810 SALE

Sale Price	\$1,400,000
Price PSF	\$145.83 PSF
SQFT	9,600+/-

5830 SALE

Sale Price	\$1,250,000
Price PSF	\$125 PSF
SQFT	10,000+/-



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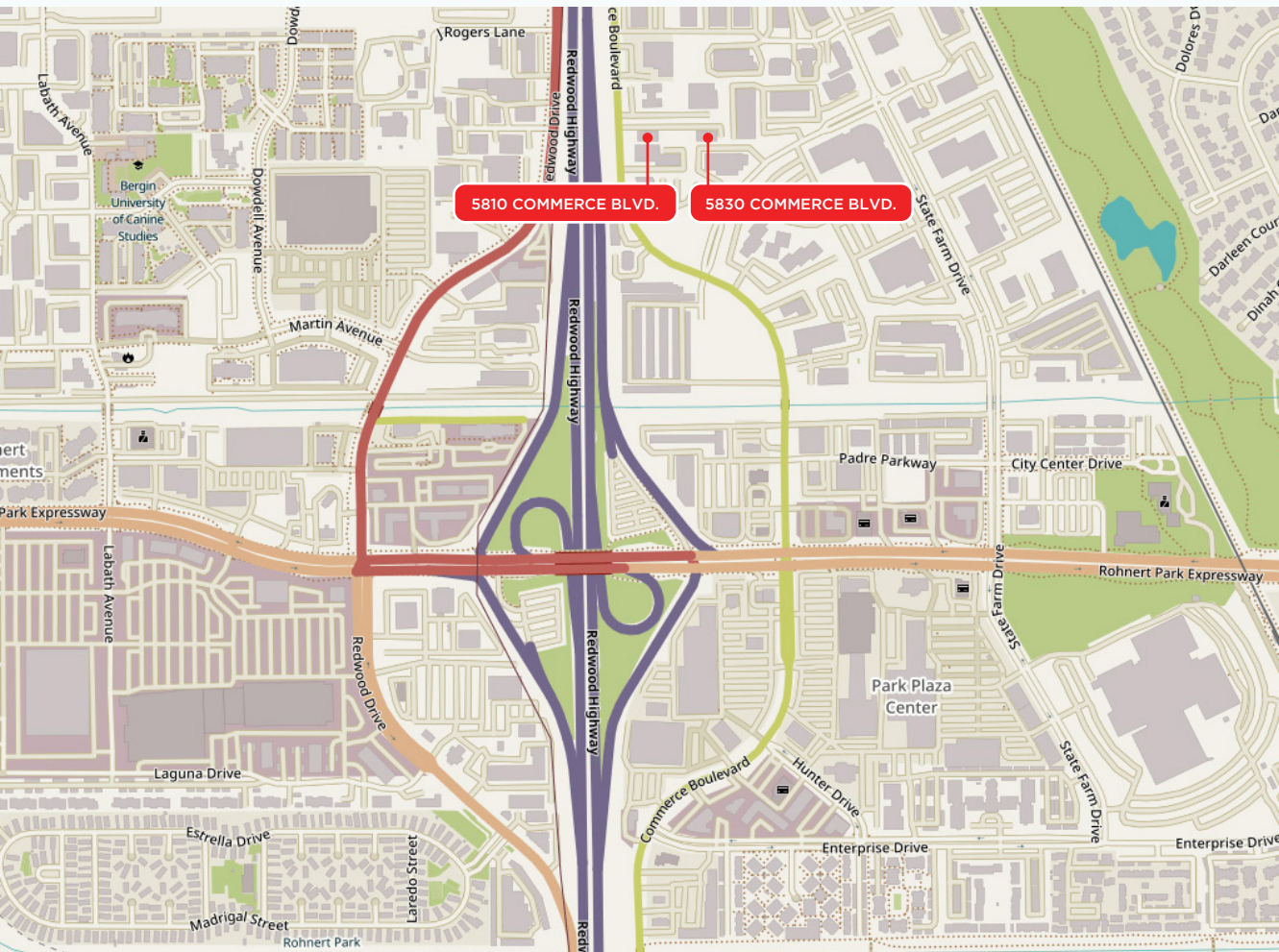


PROPERTY DESCRIPTION



5810 & 5830 COMMERCE BLVD.
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5810 COMMERCE BLVD. BUILDING SIZE
9,600+/- SF

(First & Second Floors can be leased separately,
4,800+/- SF each)

5830 COMMERCE BLVD. BUILDING SIZE
10,000+/- SF

TOTAL LOT SIZE
1.15+/- Acres

5810: 0.58 Acres

5830: 0.58 Acres

APN
5810 COMMERCE BLVD.
143-021-084

5830 COMMERCE BLVD.
143-021-085

YEAR BUILT
1976

ZONING
I-L/O

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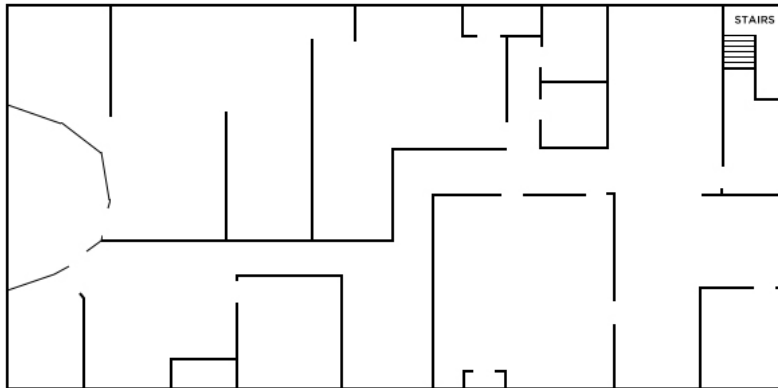


FLOOR PLANS

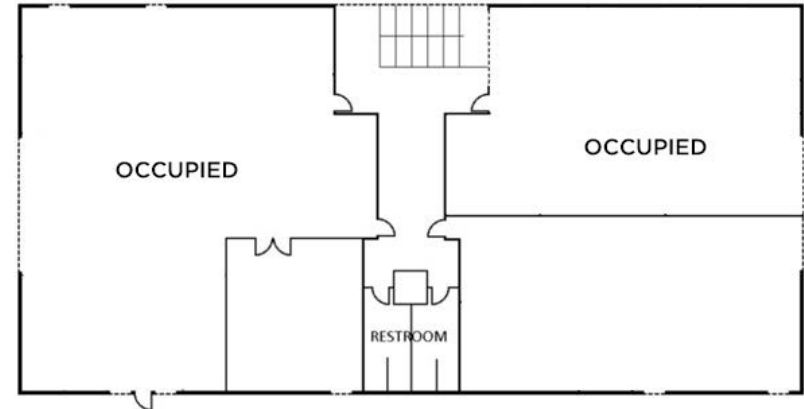


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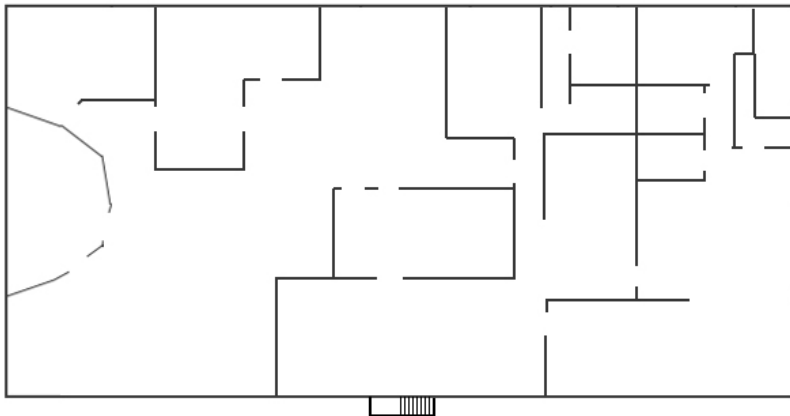
**FLEX SPACE STAND
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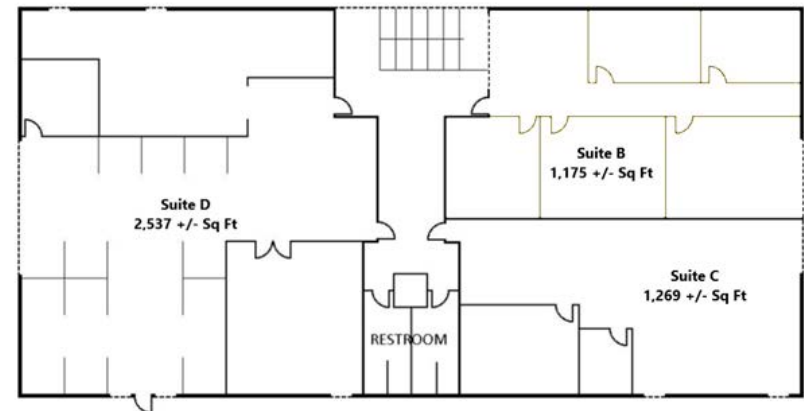
5810 FIRST FLOOR



5830 FIRST FLOOR



5810 SECOND FLOOR



5830 SECOND FLOOR

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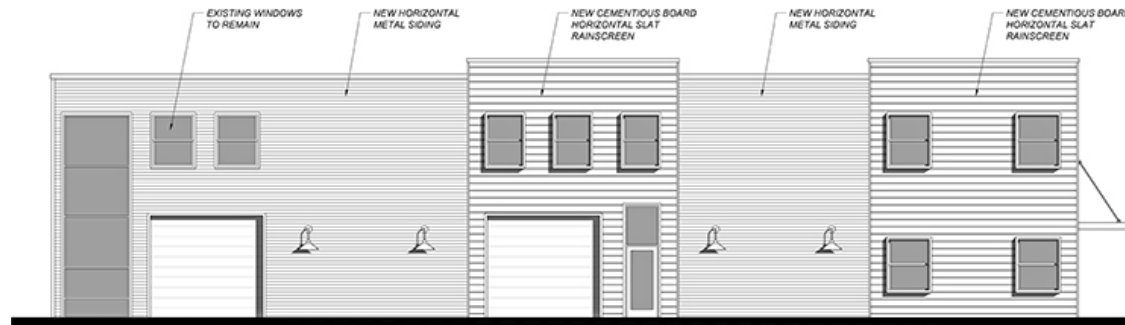
PROPOSED NEW FAÇADE

5810 COMMERCE BLVD.

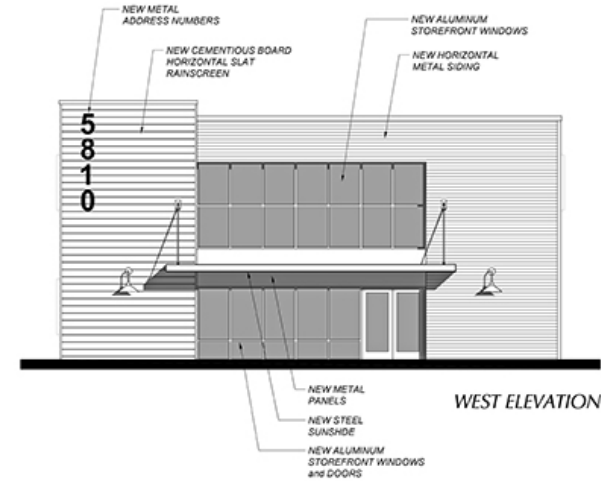


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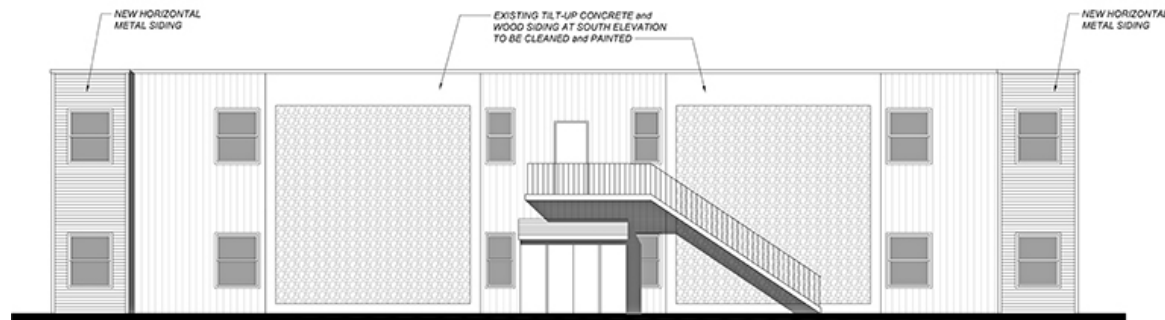
**FLEX SPACE STAND
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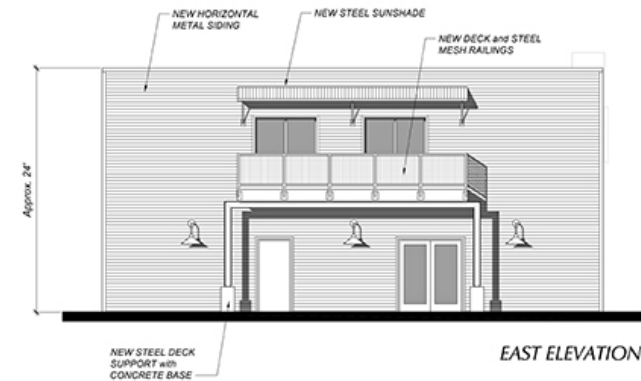
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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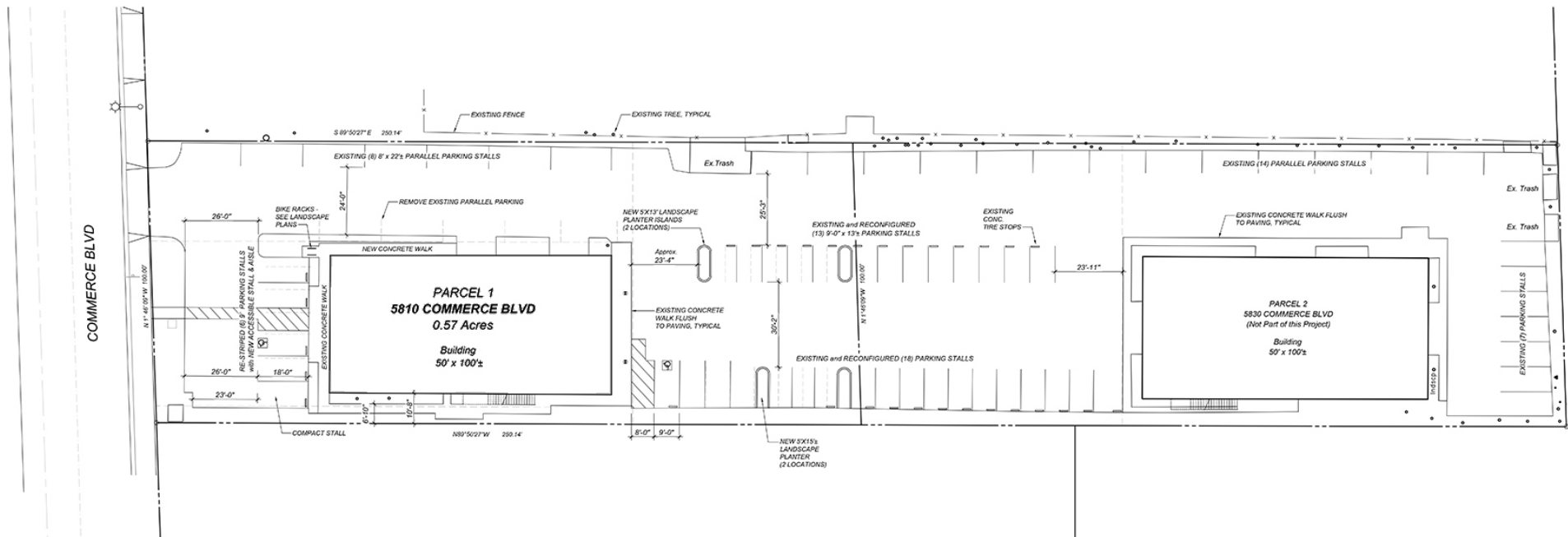


SITE PLAN



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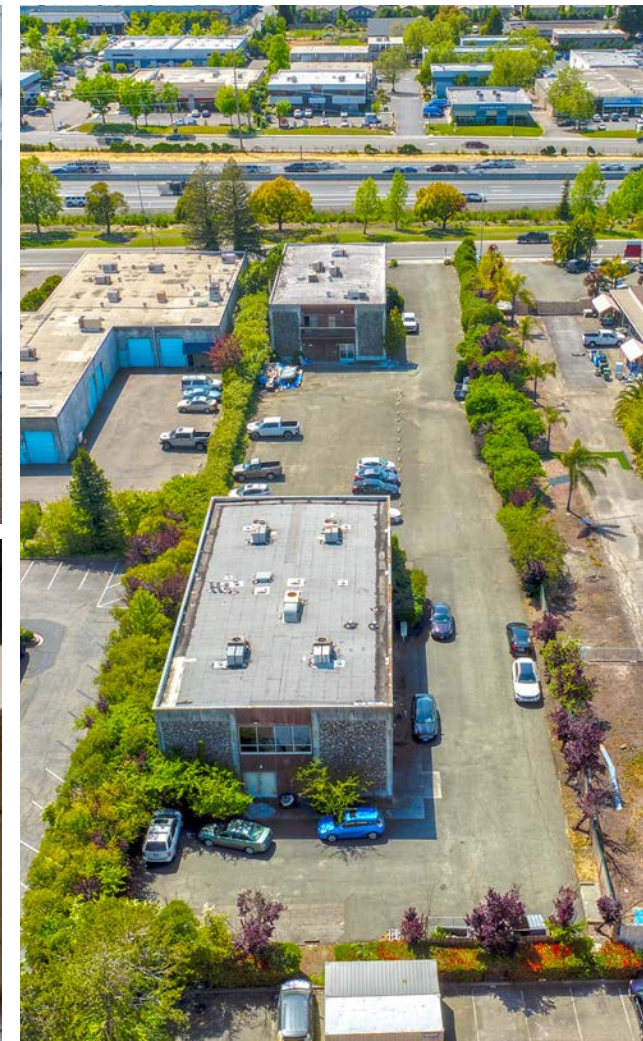
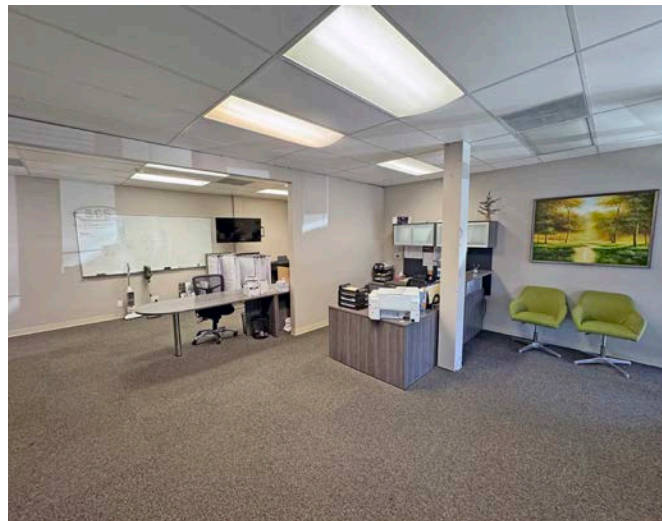
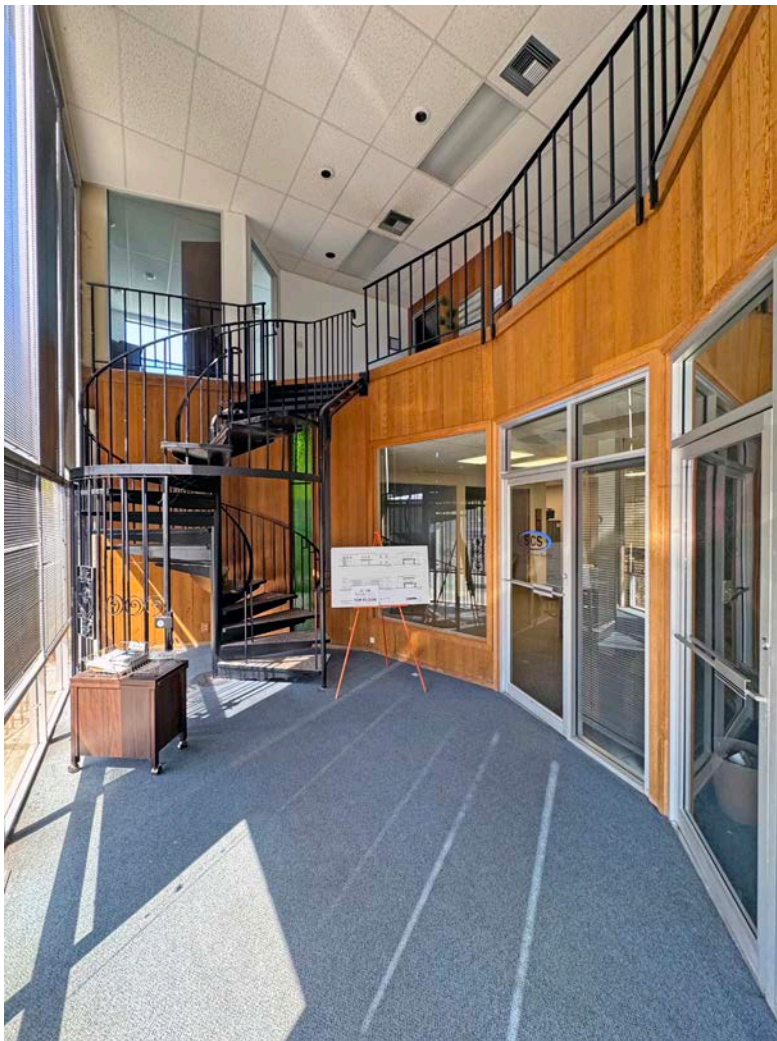


PROPERTY PHOTOS



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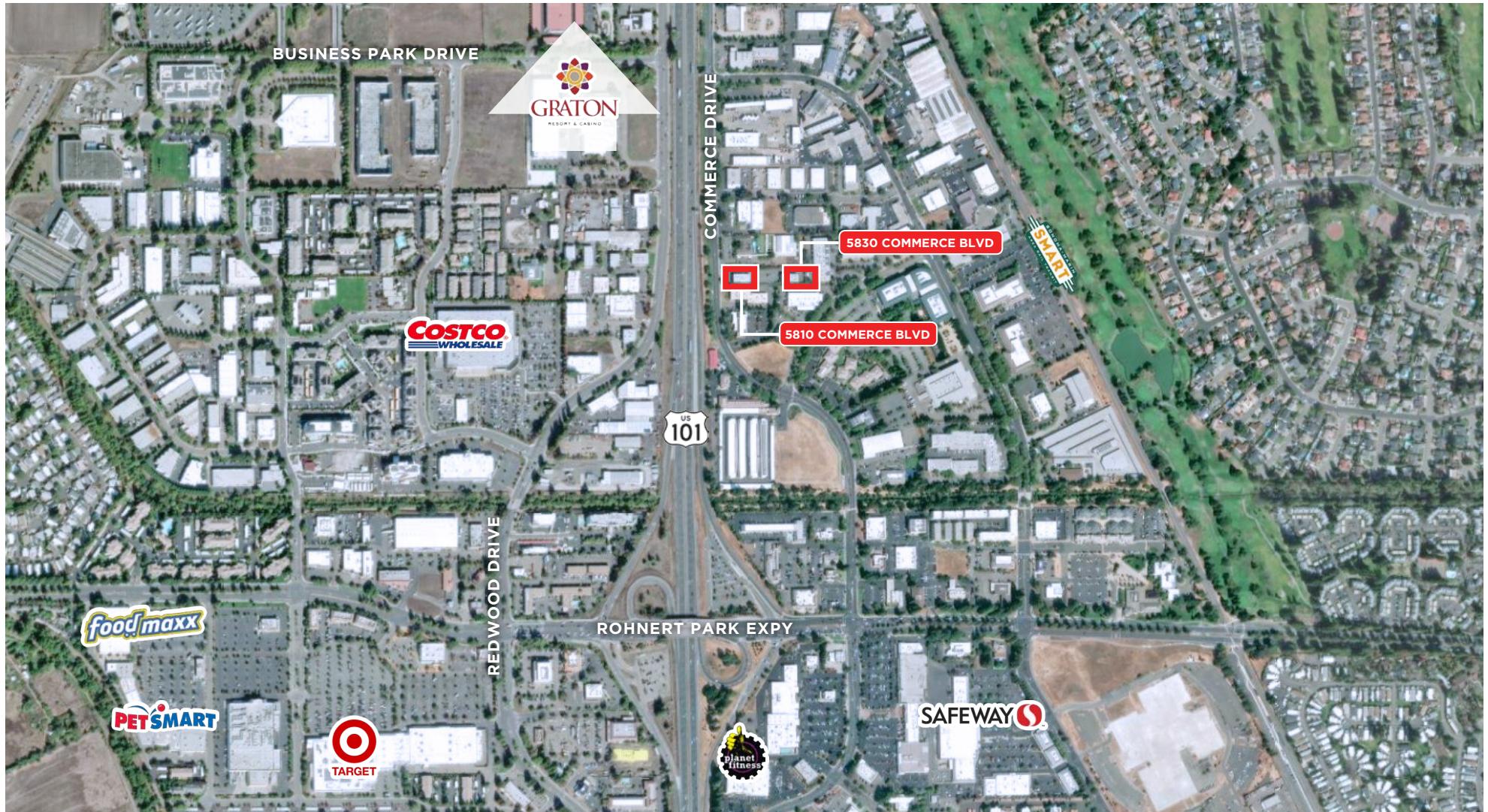


AERIAL MAP



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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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1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
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