



**Keegan & Coppin**  
COMPANY, INC.



**HOTEL  
CENTRO**

**FAIRFIELD  
INN**  
Marriott

**ASHLEY**

4,000 SQ. FT. WAREHOUSE

67,000 SQ. FT. RETAIL BUILDING

VACANT 0.95 ACRE PARCEL

Go beyond broker.

PRESENTED BY:

**TOM LAUGERO, PARTNER**  
LIC # 00473264 (707) 528-1400, EXT 251  
TLAUGERO@KEEGANCOPPIN.COM

FOR SALE

**380 ROHNERT PARK EXPRESSWAY WEST  
ROHNERT PARK, CA**

**71,000 SF RETAIL SPACE ON 5.33 ACRES  
OWNER/USER OR REDEVELOPMENT OPPORTUNITY  
HUGE PRICE ADJUSTMENT**

ROHNERT PARK EXPRESSWAY





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380 ROHNERT PARK EXPY W.  
ROHNERT PARK, CA

**67,000 SF RETAIL &  
4,000 SF WAREHOUSE  
SPACE FOR SALE**  
5.33 ACRES (3 PARCELS)







## EXECUTIVE SUMMARY

Property is for sale for ~~\$12,000,000~~ \$10,200,000 with a 6-month to a 1-year lease back from seller for purposes of inventory liquidation.

- 67,000 SF Retail Building & 4,000 SF Warehouse Building on 3 parcels totaling 5.33 acres.
- Located in the center of an 800,000 SF Power Center.
- Area tenants include Target, FoodMax, Granite Expo, Chevron, Office Depot, Costco, Ashley Furniture, Big 5, Dollar Tree, Olive Garden, and Hampton Inn.
- The Retail/Furniture building is heated by 8 space heaters, each with an output with 100,000 BTUs. Otherwise, no HVAC.
- Excellent opportunity for Owner/User, developer, demising building & Multi-tenanting.
- **\$1,8000,000 (15%) Price Reduction**

### OFFERING

Sale Price	<del>\$12,000,000</del>	\$10,200,000
Price PSF	<del>\$169 +/-</del>	\$143.66
Annual NOI	TBD	
Cap Rate	TBD	



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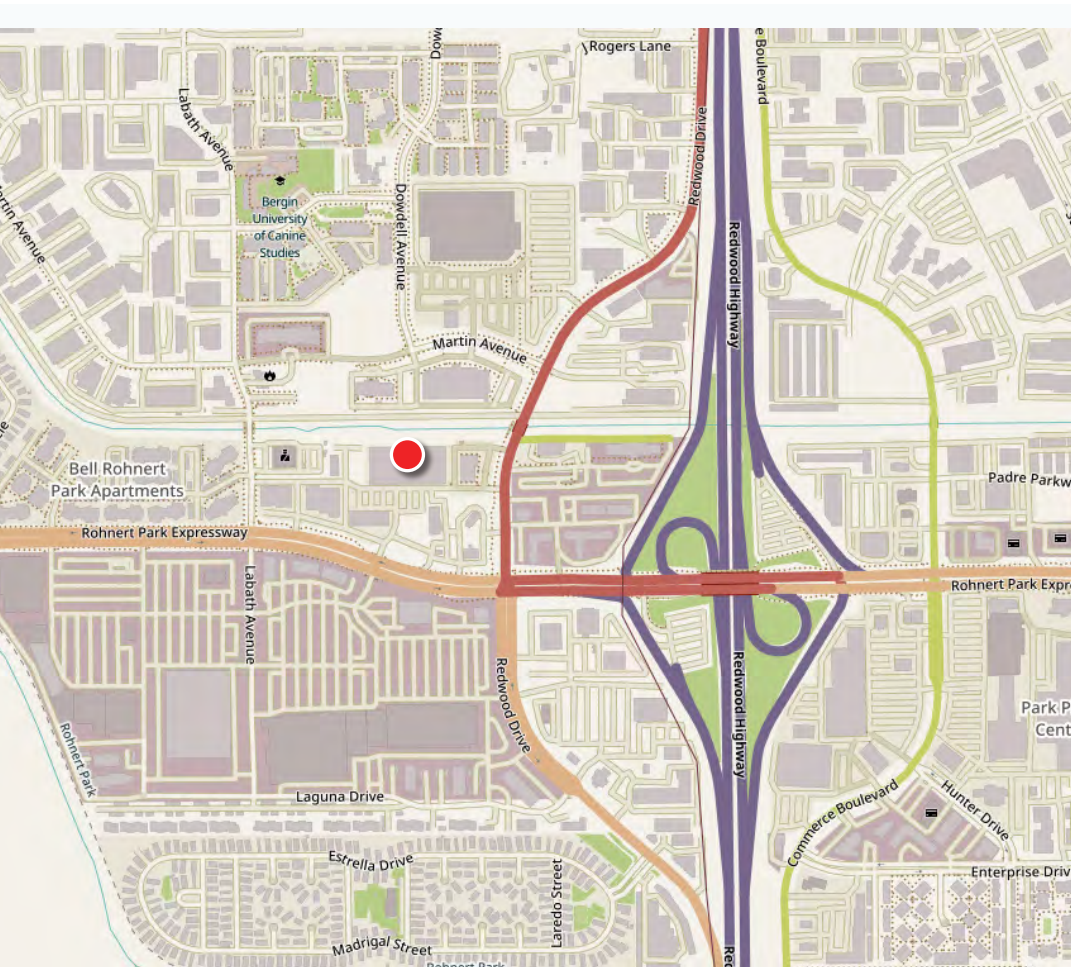
## PROPERTY DESCRIPTION



380 ROHNERT PARK EXPY W.  
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### BUILDING SIZE

67,000+/- SF Retail Building  
4,000+/- SF Warehouse Building

### LOT SIZE

**Parcel 1:** 0.46 Acres (with 4,000 SF Warehouse Building)  
**Parcel 2:** 3.92 Acres (with 67,000 SF Retail Building)  
**Parcel 4:** Vacant 0.95 Acre pad

### APN

143-391-086 (0.46 Acres)  
143-391-087 (3.92 Acres)  
143-391-089 (0.95 Acres)

### YEAR BUILT

1975

### ZONING

C-R - Regional Commercial

### TOTAL BUILDING S.F.

71,000 SF (67,000 & 4,000 SF)

### STORIES

1

### PARKING

105 spaces with room to expand

### HVAC

Eight(8) 100,000 BTU space heaters

(Otherwise no HVAC)

### DOORS

4-20' Roll-Up Doors  
1 Dock-High Door

### POWER

277/480 Volt, 3-Phase  
2,000 Amps

### DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

Est. Population	8,044	59,195	95,533
Est. Avg. HH Income	\$75,481	\$104,182	\$101,324
Avg. Age	38.1	39.5	38.6

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# RENT ROLL & EXPENSES



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TENANT	SF	RENT/MO	RENT/SF	LEASE TYPE	LEASE TERM		RENT ADJUST.
					START	END	
Jubilee Jumps	4,000±	\$3,322	\$0.83	Gross	Feb, 2013	Month to Month	3%/Year
Valley Furniture	67,000±	TBD (1)		TBD	COE	12/Months from COE	
Total	71,000±	TBD					
Total Annual		TBD					

ANNUAL EXPENSES		
Property Taxes	Tenant	\$120,000
Property Insurance	Tenant	\$38,340
Maintenance & Repair	Tenant	\$15,000
Reserves (2%)	Tenant	\$16,752

**\*SELLER/USER TO LEASE BACK FOR 6 MONTHS  
TO 1 YEAR FROM COE IN ORDER TO LIQUIDATE  
INVENTORY.**



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## RETAIL MAP



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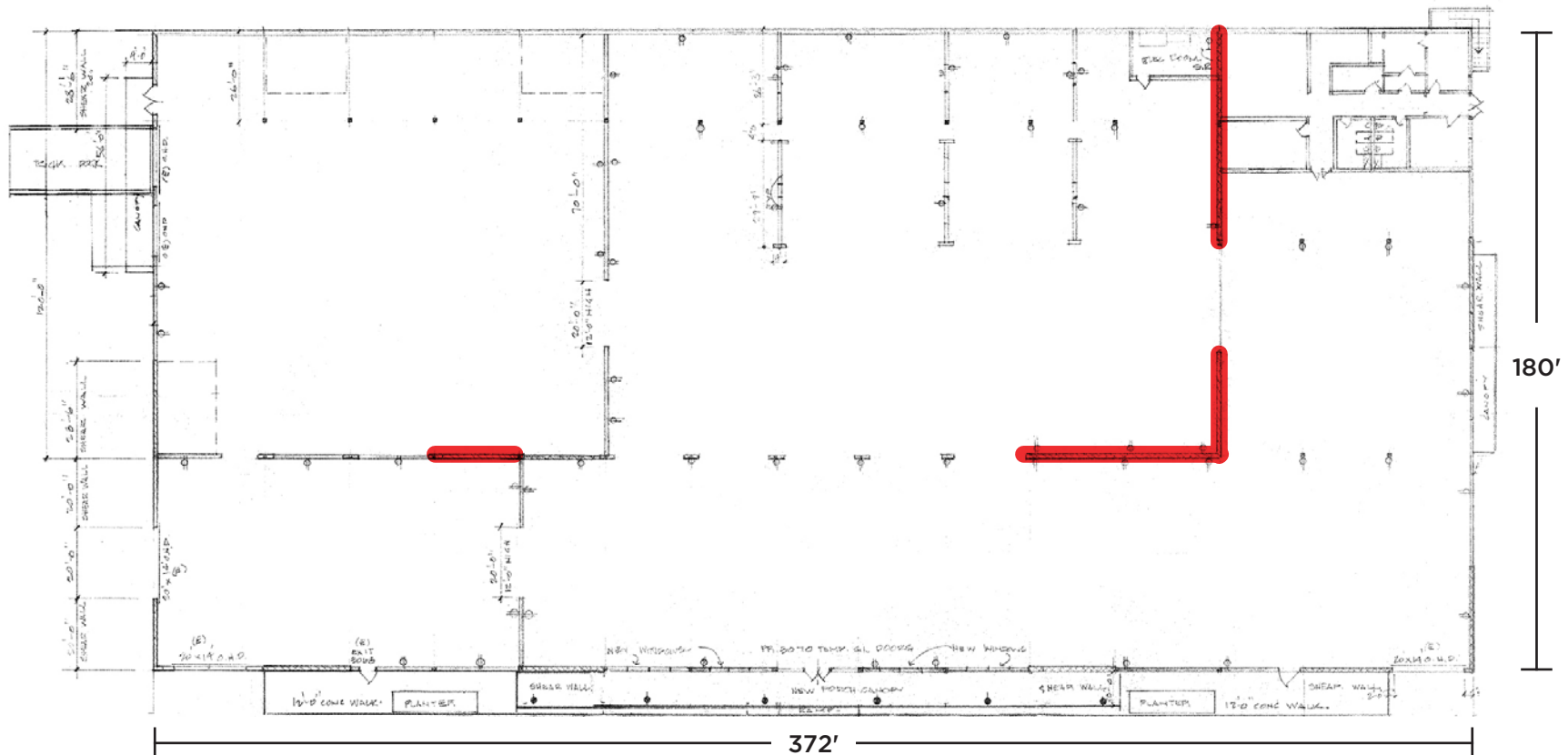
# FLOOR PLAN



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## LOAD-BEARING

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# PROPERTY PHOTOS

## RETAIL SHOWROOM



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# PROPERTY PHOTOS

## SHOWROOM WAREHOUSE



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# PROPERTY PHOTOS

## 4,000± SQ. FT. WAREHOUSE



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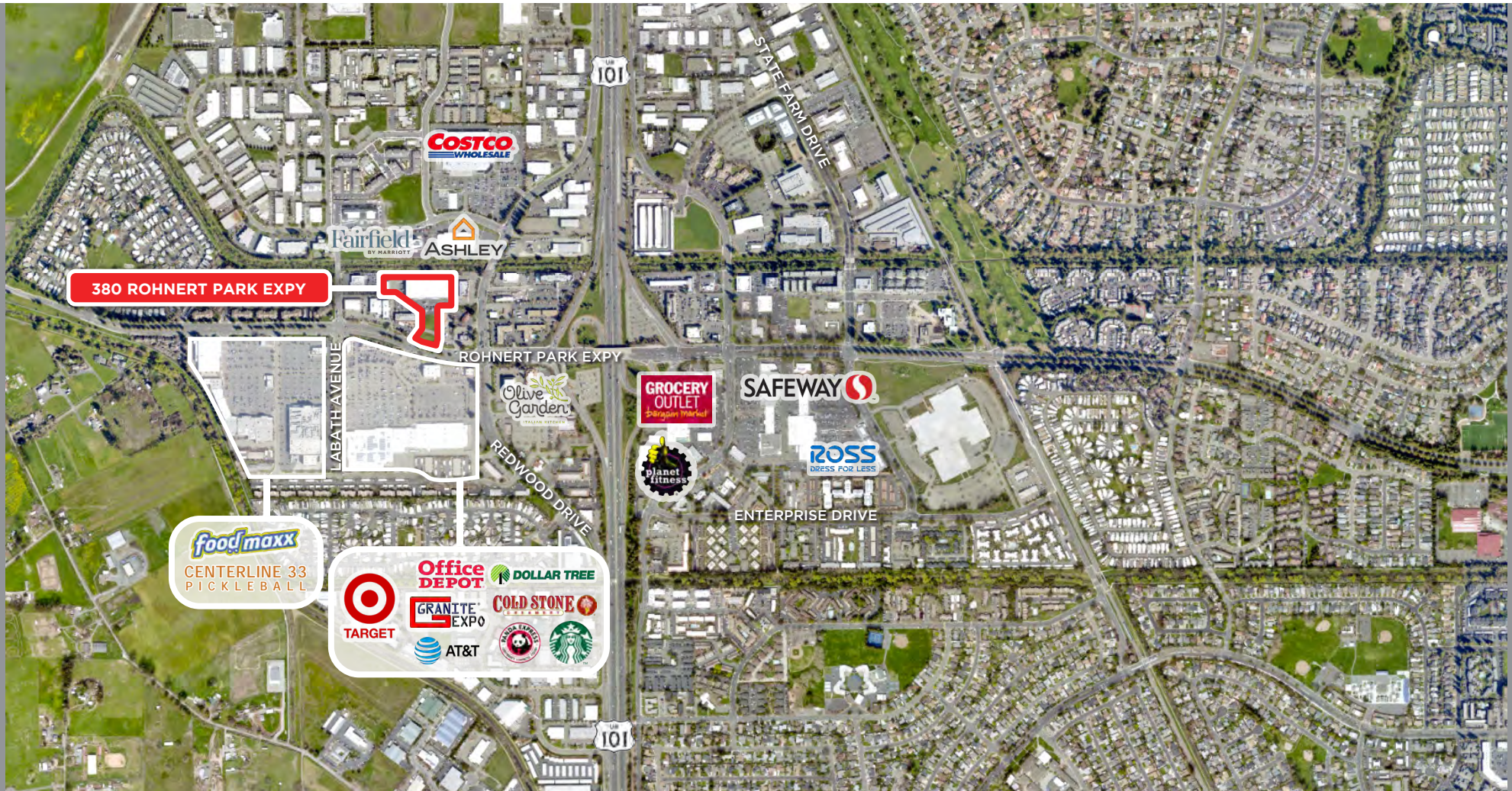
## AERIAL MAP



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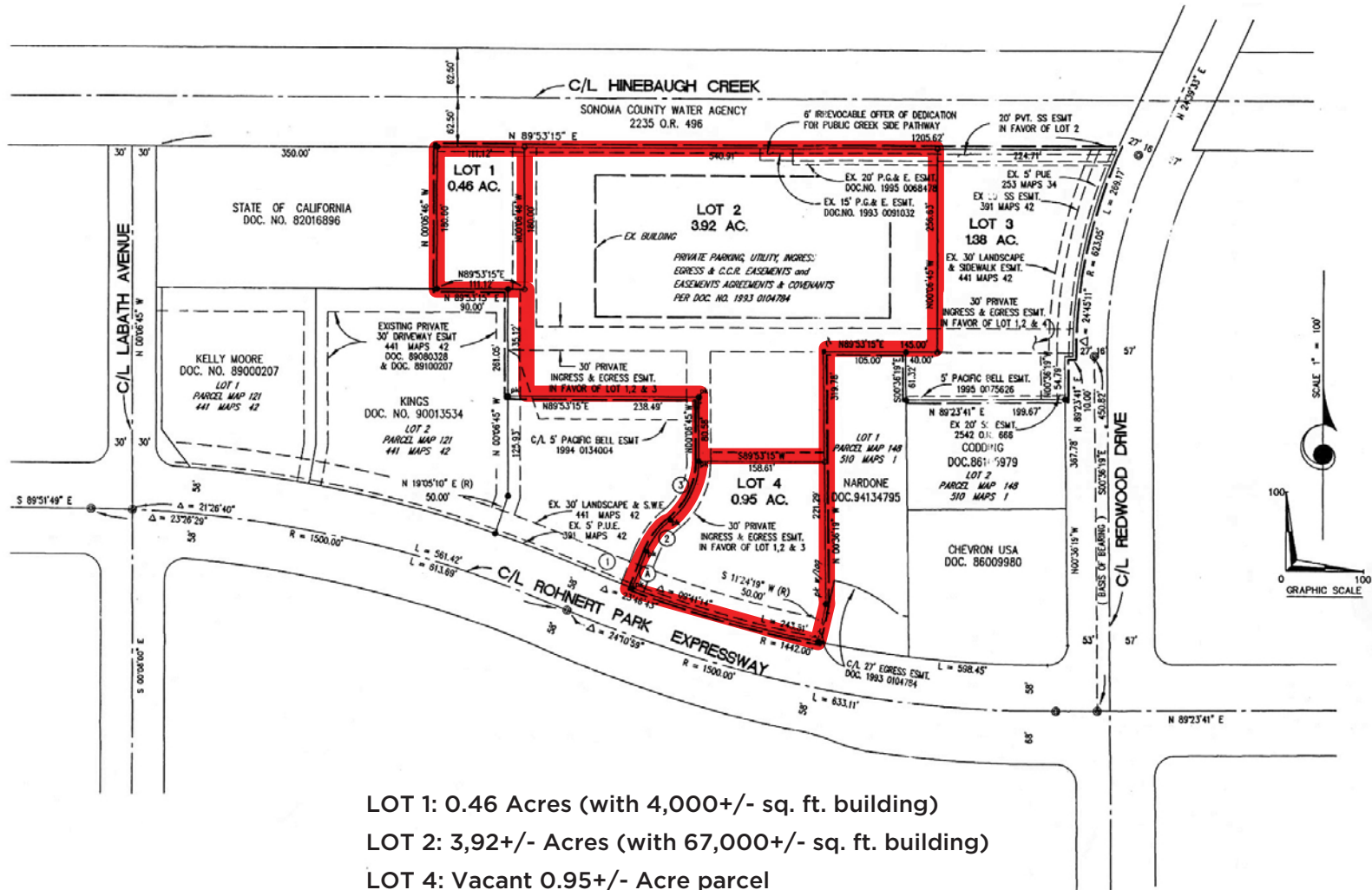


# PARCEL MAP



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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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