

FOR SALE ±14,511 SF MEDICAL AND PROFESSIONAL OFFICE COMPLEX

7064 Corline Court
Sebastopol, CA 95472



JD
Management Group Inc.

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

The property is divided into four commercial buildings totaling $\pm 14,511$ SF.

Building A: $\pm 2,713$ rentable square feet, currently occupied by one tenant. The property features vaulted exposed wood beam ceilings, medical exam rooms, a private kitchenette, and a private bathroom(s).

Building B: $\pm 7,631$ rentable square feet on two floors. Currently occupied by two separate tenants. Suite B1 is $\pm 1,313$ RSF and Suite B2-B5 is $\pm 6,318$ RSF. Suites feature multiple medical exam rooms, reception areas, conference rooms, private restrooms, kitchenettes, and general-purpose offices.

Building C: $\pm 3,374$ rentable square feet with two floors. Suite C1-C2 is $\pm 2,448$ RSF and Suite C3 is ± 926 RSF. Suites feature multiple medical exam rooms, reception areas, private restrooms, kitchenette, scenic views of Laguna de Santa Rosa.

Building D: ± 793 rentable square feet. Suite features a private restroom, kitchenette, and an open floor plan.

PROPERTY HIGHLIGHTS

- Asking Price: \$3,800,000
- $\pm 14,511$ Building Square Footage
- Large Lot: ± 1.14 Acres (Approximately $\pm 49,658$ SF)
- 4 Separate Commercial Buildings
- 27+ Parking Spaces + Additional Easement Parking
- Built in 1973
- Medical and Professional Office Buildings
- APN 151-010-011



LOCATION SUMMARY



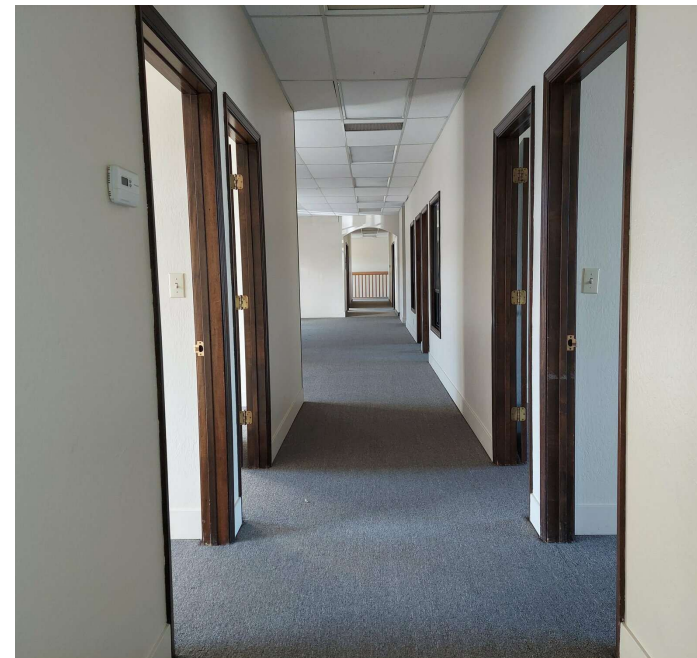
LOCATION DESCRIPTION

Sebastopol is situated in Northern California, on the western edge of the Santa Rosa plain. It is approximately 60 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles east of Bodega Bay, and 15 miles south of the Russian River. As a submarket of Santa Rosa, Sebastopol plays an integral role within the larger North Bay area. Incorporated in 1902, the city has a population of around 7,800 residents, serving a broader trade area of over 50,000 people.

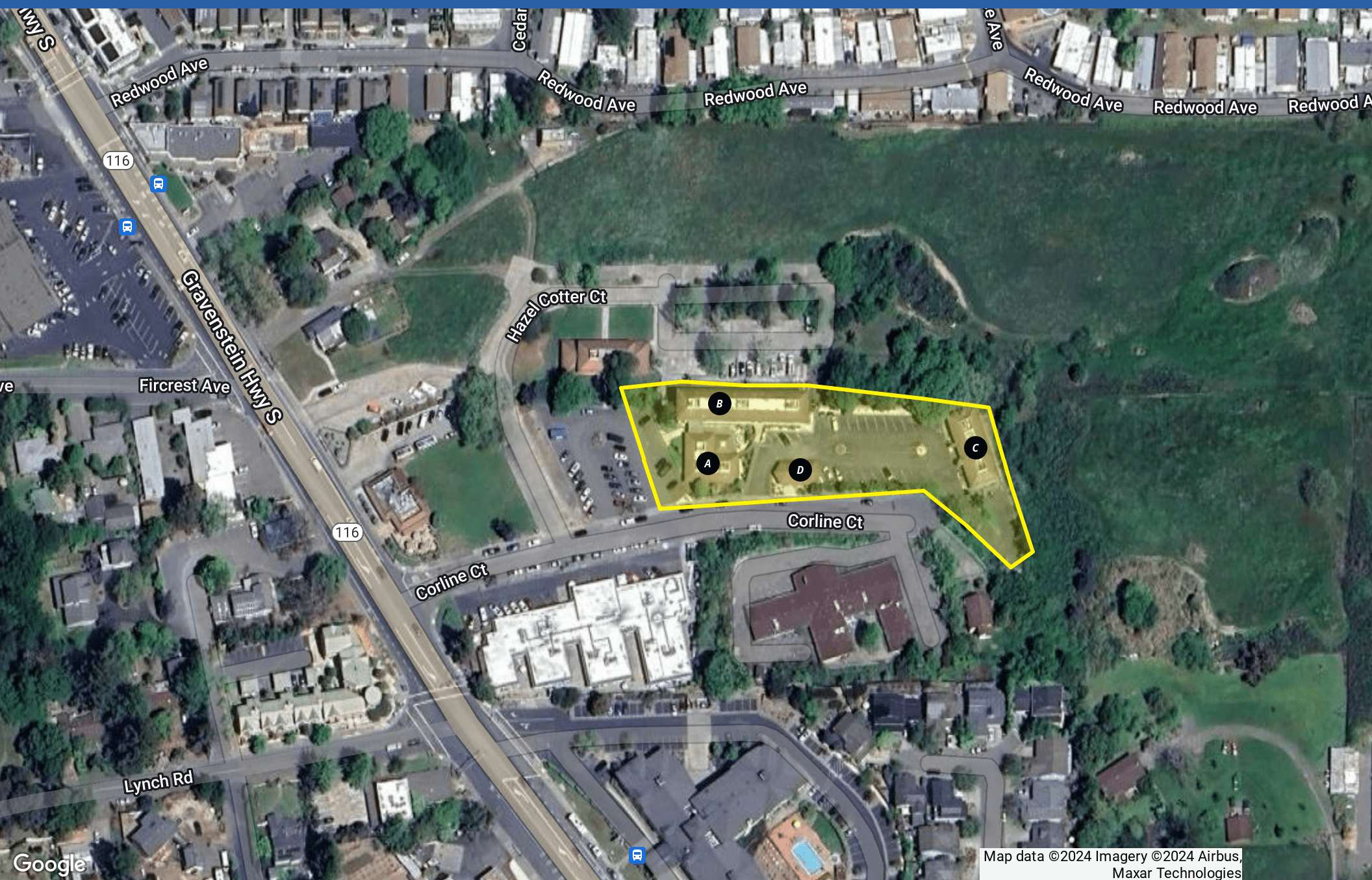
Sebastopol's downtown is easily accessible via scenic State Highways 12 and 116, connecting to Highway 101. This strategic location makes it a central hub for more than 50,000 residents in West Sonoma County, providing essential services, entertainment, and shopping options. Located within close proximity is "The Barlow". The Barlow is a 12.5-acre shopping and entertainment district that draws visitors from all across the Bay Area. The property is within walking distance of both Downtown Sebastopol and The Barlow. The area features a population of 18,000 people nearby, positioning it for growth and opportunity.



ADDITIONAL PHOTOS

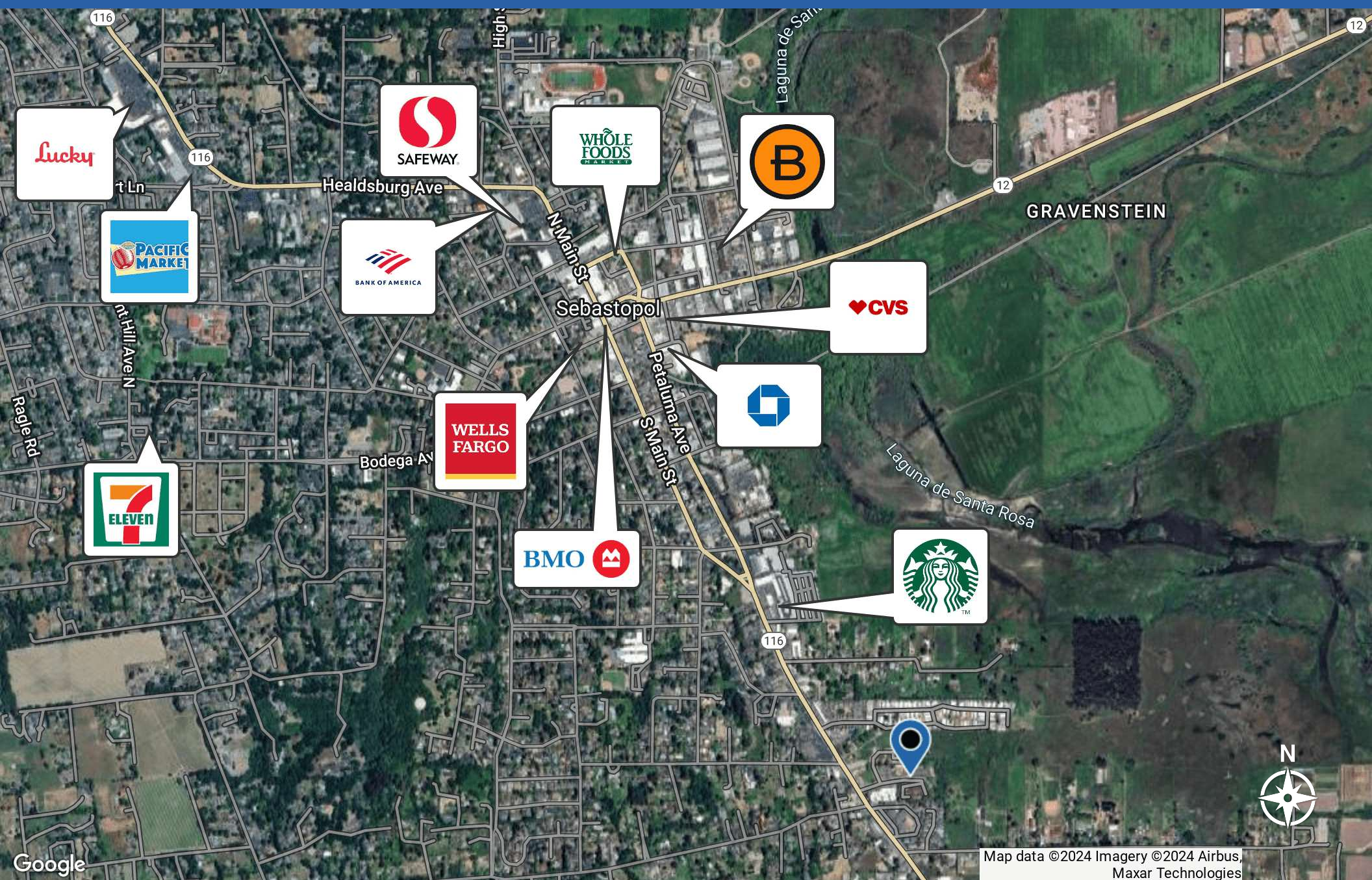


RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus,
Maxar Technologies

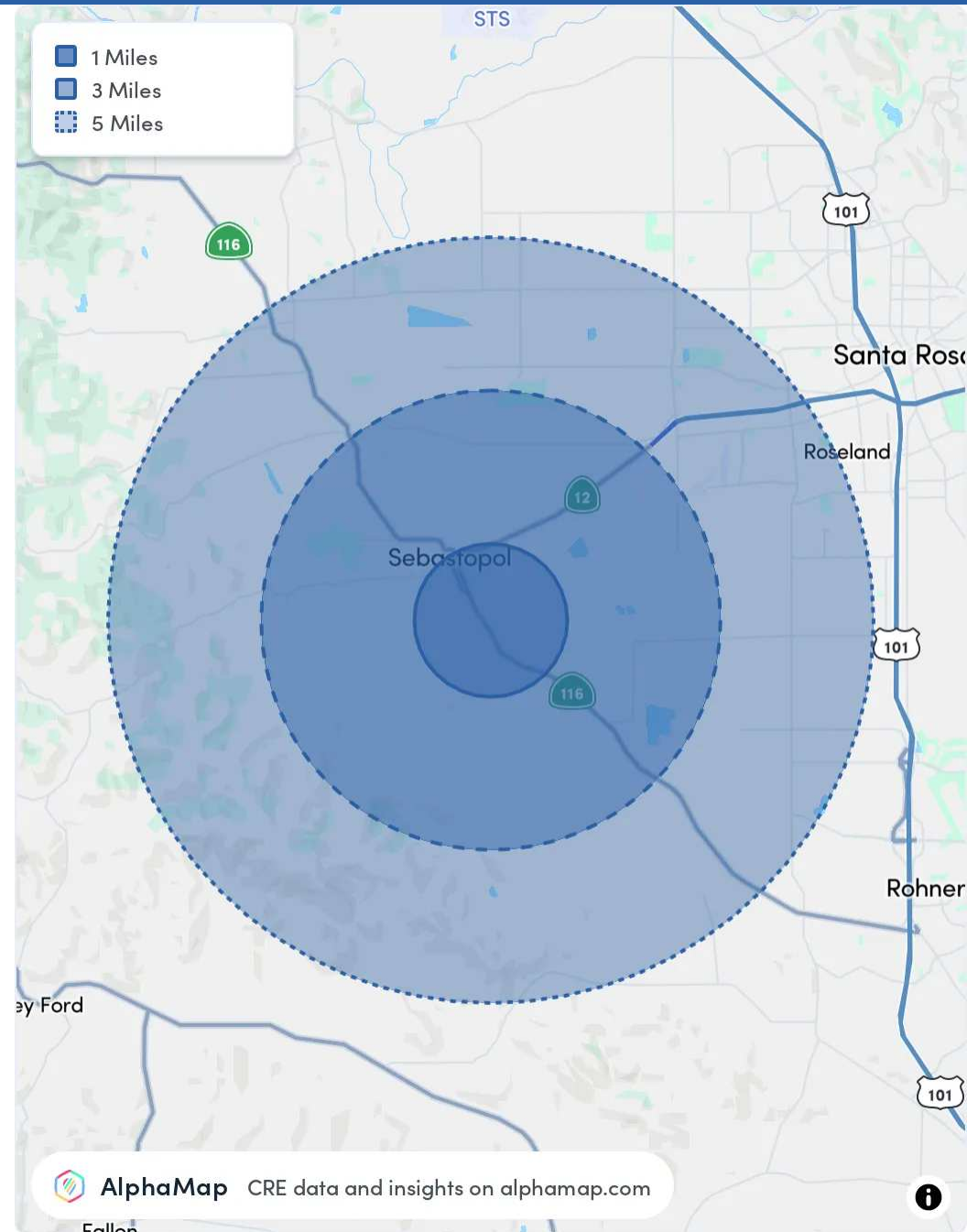
RETAILER MAP



AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,393	18,743	70,279
Average Age	49	48	43
Average Age (Male)	47	46	42
Average Age (Female)	51	49	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,853	7,650	24,827
Persons per HH	2.4	2.5	2.8
Average HH Income	\$138,754	\$146,679	\$134,665
Average House Value	\$967,524	\$1,077,231	\$862,307
Per Capita Income	\$57,814	\$58,671	\$48,094



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$3,800,000
Price per SF	\$262
Price per Unit	\$633,333
GRM	11.21
CAP Rate	5.93%
Cash-on-Cash Return (yr 1)	6.58%
Total Return (yr 1)	\$100,037
Debt Coverage Ratio	1.8

OPERATING DATA

Gross Scheduled Income	\$338,954
Total Scheduled Income	\$338,954
Vacancy Cost	\$16,948
Gross Income	\$322,006
Operating Expenses	\$96,569
Net Operating Income	\$225,437
Pre-Tax Cash Flow	\$100,037
Loan Amount	\$2,280,000
Debt Service	\$125,400
Debt Service Monthly	\$10,450

INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	(\$16,948)
GROSS INCOME	\$322,006

EXPENSES SUMMARY

Special Assesment	\$2,963
Maintenance	\$5,000
Landscaping	\$6,000
Insurance	\$11,400
Gas and Electric	\$5,000
Water and Sewer	\$8,070
Trash Disposal	\$4,036
Taxes	\$38,000
Management	\$16,100
OPERATING EXPENSES	\$96,569
NET OPERATING INCOME	\$225,437

RENT ROLL

SUITE	TENANT	UNIT SIZE (SF)	MONTHLY RENT	RENT \$/SF
A	Azure Acres	2,713	\$6,993	\$2.58
B1	Azure Acres	1,313	\$3,105	\$2.36
B2-B5	Vital Energy	6,318	\$9,550	\$1.51
C1-C2	Vacant (Proforma)	2,448	\$6,120	\$2.50
C3	JD Management Group Inc	926	\$2,315	\$2.00
D	Code Source/Green Source	793	\$1,850	\$2.33
		14,511	\$29,933	

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EXCLUSIVELY MARKETING BY:

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