



Keegan & Coppin
COMPANY, INC.

FOR SALE

1144 SONOMA AVENUE, UNIT 110
SANTA ROSA, CA

SINGLE-TENANT LEASED INVESTMENT
PROFESSIONAL MEDICAL OFFICE CONDO



Go
beyond
broker.

PRESENTED BY:

JAMES NOBLES, PARTNER
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SHAWN JOHNSON, MANAGING PARTNER/SIOR
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EXECUTIVE SUMMARY



1144 SONOMA AVENUE
SANTA ROSA, CA

SINGLE-TENANT LEASED INVESTMENT

Keegan & Coppin is pleased to present a single-tenant investment opportunity leased to Western Dental under a recently renewed agreement with more than five years of remaining term.

The 2,002+/- square foot building is located within a professionally managed medical office community along Sonoma Avenue, one of Santa Rosa's major thoroughfares. The property is easy to access and benefits from its position among a strong concentration of healthcare providers, hospitals, and dental practices, creating natural synergy for long-term demand. Western Dental has operated at this location for over twenty years, with this site serving as the primary hub for their orthodontic services in the region.

Just minutes from Downtown, the property also offers convenient access to a wide range of amenities including restaurants, cafés, banks, fitness centers, and postal services. Surrounded by established residential neighborhoods and close to major regional highways, the site is well-positioned to serve the greater North Bay community. With a stable national tenant, long operating history, and an established role within Sonoma County's healthcare corridor, this property represents a secure, income-producing investment.

OFFERING

Sale Price	\$970,000
Annual NOI	\$68,603.66
Cap Rate	7.07%



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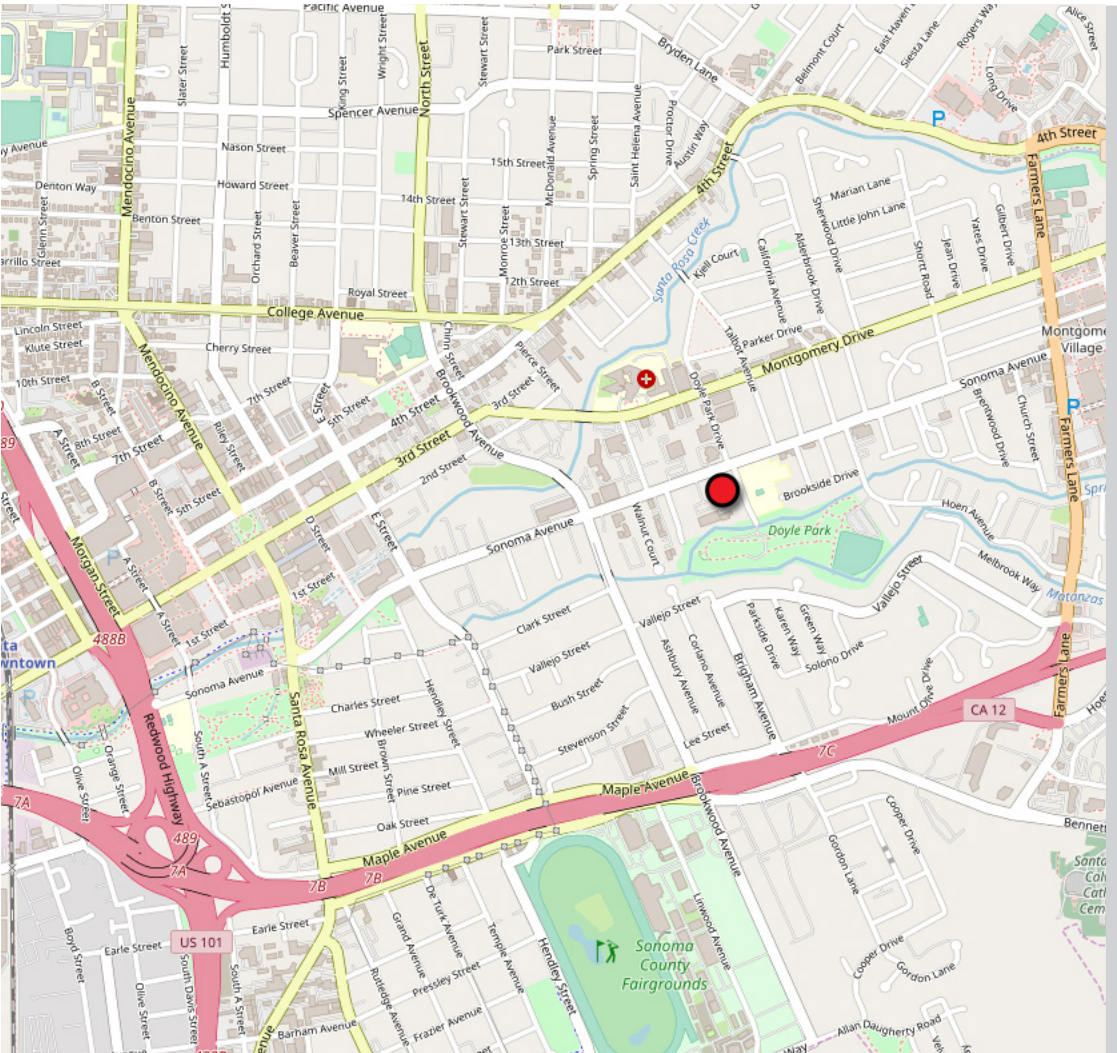


PROPERTY DESCRIPTION



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SINGLE-TENANT LEASED INVESTMENT



HIGHLIGHTS

- Attractive 7.07% CAP Rate
- Excellent Eastside Santa Rosa location
- Long-term tenant has been at location for 20 years
- 5.5 years on current lease
- Recent lease extension showing continued commitment to location
- This location is orthodontic-only procedures
- Nice finishes throughout

ABOUT THE TENANT

Western Dental & Orthodontics is a leading dental care provider in the Western United States, serving over 3 million patient visits annually. Headquartered in Orange, California, the company operates 350+ offices across California, Texas, Arizona, Nevada, and Alabama.

They provide comprehensive dental services, including general dentistry, orthodontics, oral surgery, implants, and pediatric care, and are known for their focus on accessibility and affordability, accepting a wide range of insurance plans, including Medi-Cal (Denti-Cal).

With decades of operational history and a broad footprint, Western Dental is a stable, creditworthy tenant with consistent long-term demand for its services.



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BUILDING SIZE

2,002+/- sq. ft.

APN

014-720-022

ZONING

CO - Commercial Office

TOTAL BUILDING S.F.

2,002+/- s.f.

STORIES

Single

PARKING

As-provided

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PROPERTY PHOTOS



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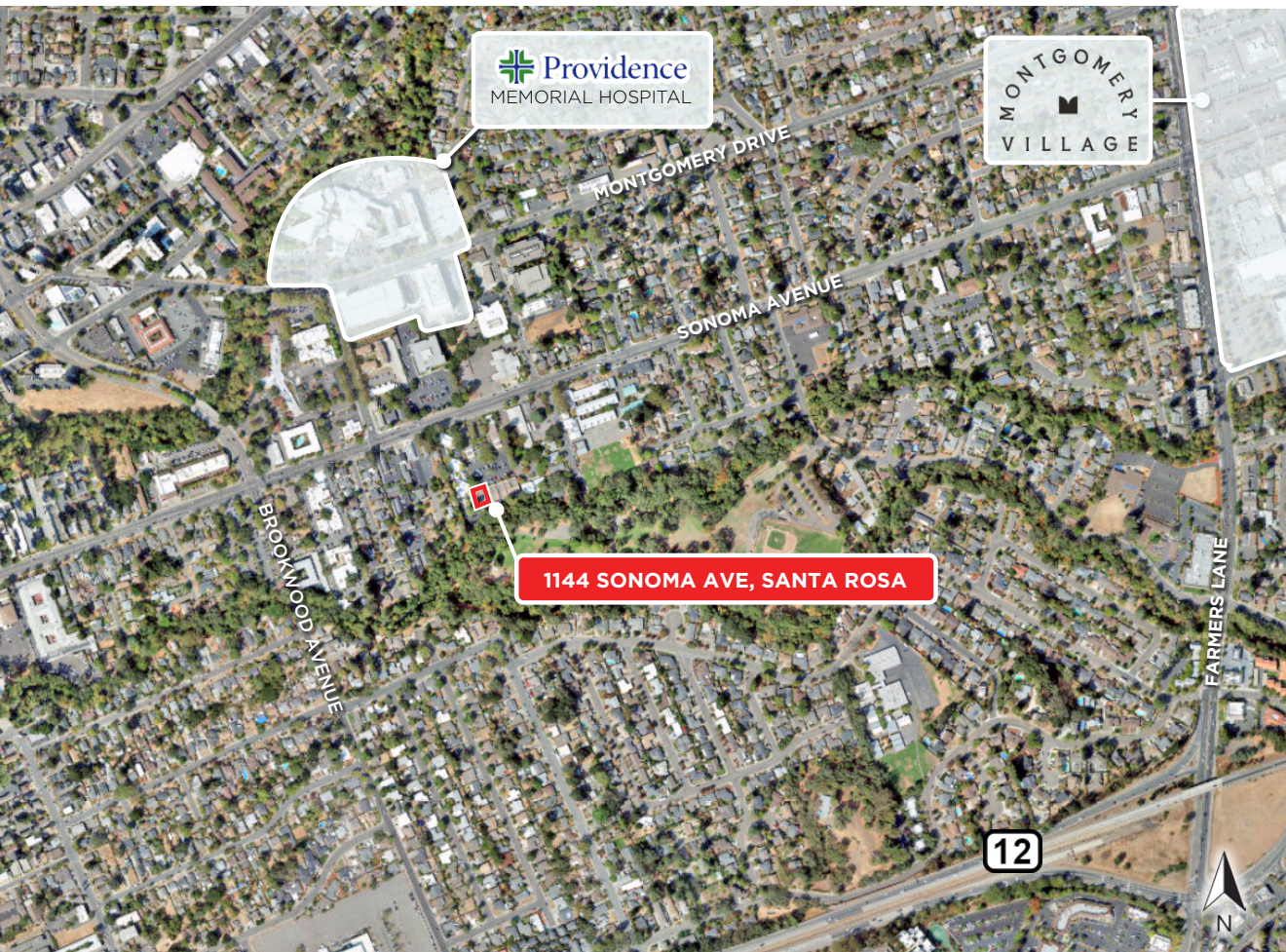


LOCATION MAP



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FINANCIAL OVERVIEW: INCOME AND EXPENSES



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INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		FINANCIAL SUMMARY	
Scheduled Gross Income	\$73,440.00	Property Taxes	\$12,125.00	Sales Price	\$970,000.00
Expense Reimbursements	\$10,013.00	Insurance	\$2,272.23.00	Cap Rate	7.07%
Adjusted Gross Income	\$83,453.00	Water / Sewer	TENANT	Possible down payment (35%)	\$ 339,500
Less Vacancy 5%	\$(3,500.00)	Utilities	TENANT	loan amount (65%)	\$630,500
Less Expenses	\$(14,850.00)	Garbage	TENANT	Net operating Income	\$68,603.66
Net Operating Income	\$68,603.66	Facilities	\$748.00	Debt Service	
		Property Management		Cash Flow	
		Security		Cash on Cash	
		HVAC		*Loan assumption: 25 year fully amortized at 5%	
		Misc Repairs	\$1,705.00		
		Parking lot	Association		
		Total Expenses	\$14,850		

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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.



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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