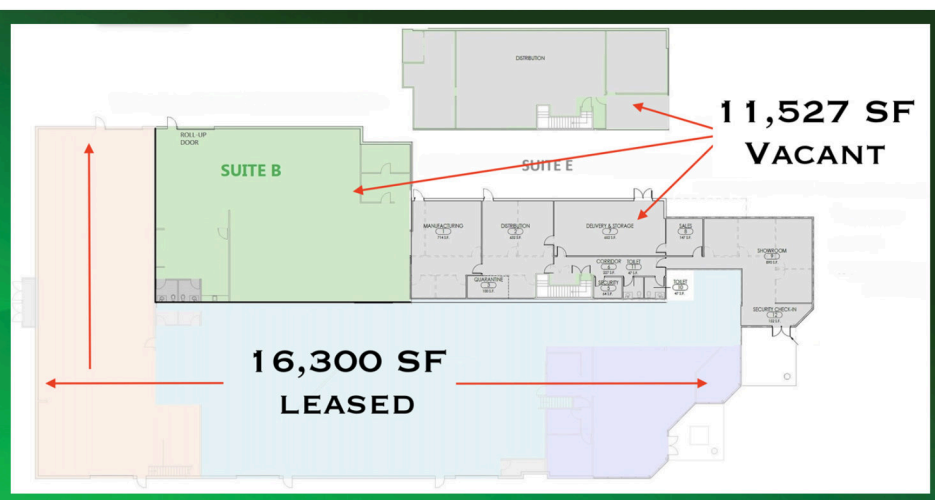


## Industrial Sale: Investment or Owner/User 3005 Wiljan Ct. Santa Rosa, CA



WeCann is proud to present this unique opportunity to acquire a 27,827 SF industrial property with strong cash-flow and vacancy for increased investment or owner occupant. The existing tenant is a well-positioned cannabis manufacturer with a proven track record of maintaining profitability in a competitive market, and which has maintained clockwork payments of monthly rent and operating expenses. The vacant unit has city approval for a cannabis micro-business. A buyer may either increase cash-flow through a new lease or occupy the unit.

**8.81% CAP**  
at \$225/SF



### Property Highlights:

- 27,827 SF Building
- 11,527 SF Vacant
- 1.28 Acre Lot
- Multiple Units
- 50+ Parking Spaces
- 1,000 AMPs – *buyer to verify*
- 18' Clear Height
- 5 Roll-Up Doors

**Jason Piazza**  
Director of Real Estate  
License# 01405965  
949.682.5867  
Jason@WeCann.biz

# WeCann



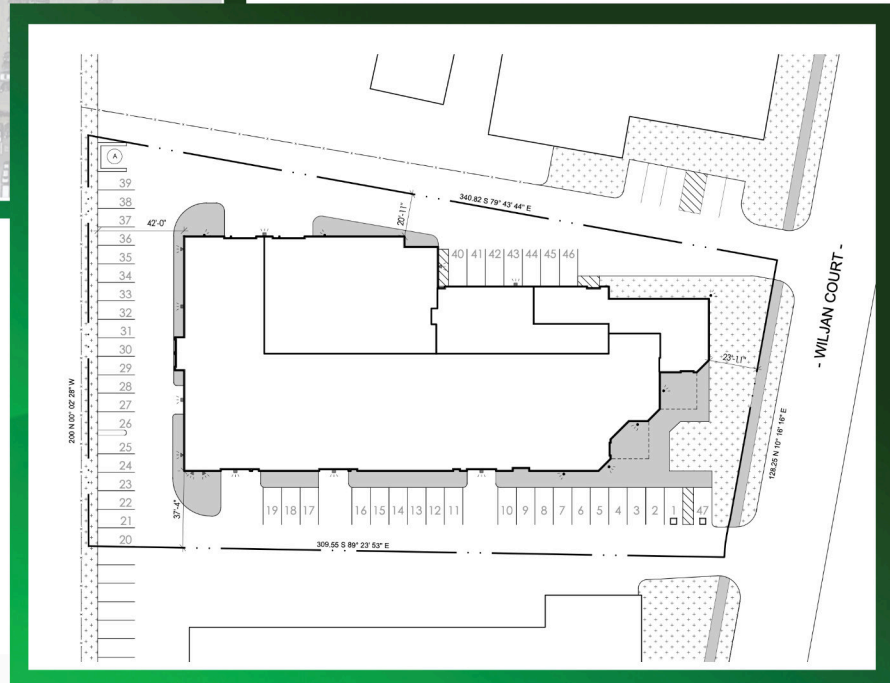
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**Co-Brokered with  
Ben Goldman**  
License# 01106590  
ben@bgoldmanbrokerage.com  
707.364.9008





## Zoning and Site Plan



**Jason Piazza**  
Director of Real Estate  
License# 01405965  
949.682.5867  
Jason@WeCann.biz



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## Industrial Sale: Investment or Owner/User 3005 Wiljan Ct. Santa Rosa, CA



Depending on what a buyer is looking to accomplish, this property is a safe bet due to the strong existing tenant which is a multi-state cannabis operator. An owner-occupant may occupy the 11,527 SF vacant unit and maintain a strong CAP 8.81% CAP rate, or lease the building to a new operator which, depending on the use, can increase CAP returns up to 12.13% based on the asking price of \$6,250,000.

**8.81% CAP  
at \$225/SF**

### Financial Summary:

<b>RENT ROLL vs PROFORMA</b>	<b>CAP Rate</b>	<b>Current Monthly Rent</b>	<b>Vacant Suites</b>	<b>Monthly NOI</b>	<b>Annual NOI</b>
Current or Owner-Occupant	8.81%	\$45,861.00	\$0.00	\$45,861.00	<b>\$550,332.00</b>
Vacant Unit w/Cannabis Tenant*	12.13%	\$45,861.00	\$17,290.50	\$63,151.50	<b>\$757,818.00</b>
Vacant Unit w/Standard Tenant**	11.02%	\$45,861.00	\$11,527.00	\$57,388.00	<b>\$688,656.00</b>

\* Cannabis Tenant assumes \$1.50/SF/Mo NNN Base Rent

\*\* Standard Tenant assumes \$1.00/SF/Mo NNN Base Rent

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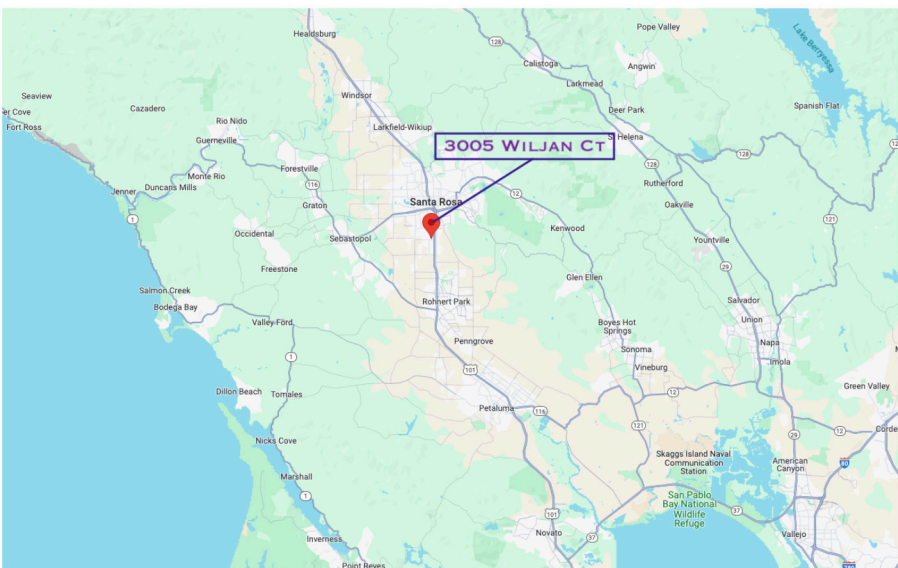


### Discover the Potential of this 27,827 SF Industrial Building in Santa Rosa, CA

Located just 55 miles north of the Golden Gate Bridge along Highway 101, Santa Rosa offers a thriving environment with a population of approximately 177,000 and a median household income of \$91,000. The city is home to the esteemed Santa Rosa Junior College and boasts a vibrant, diverse community.

Santa Rosa enjoys a comfortable climate with long, warm, and clear summers, complemented by cool nights. Winters are short, cold, wet, and partly cloudy, making the overall weather moderate and pleasant.

Sonoma County is famed for its wineries, and Santa Rosa has earned a reputation as the "Craft Brew Capital of the US," thanks to its burgeoning craft beer scene. The renowned Russian River Brewery is a must-visit destination for beer enthusiasts.



The city features a bustling downtown area with a weekly farmers' market, a lively arts and cultural scene, and a rich array of outdoor adventures. Food lovers will appreciate the diverse culinary landscape, offering many ethnic cuisines. Santa Rosa is a fantastic place to live or visit, with top-tier live performances frequently taking place at the Luther Burbank Center and other local venues. Nearby cities also host live music events, including at the state-of-the-art Green Music Center at Sonoma State University.

Cultural attractions in Santa Rosa include the fine art museum, the Charles M. Schulz Museum, and the renowned Luther Burbank Botanical Gardens. Travel to and from the city is convenient, with a rapidly growing regional airport.

Santa Rosa is both business-friendly and cannabis-friendly, offering an ideal environment for various enterprises. Seize the opportunity to invest in this prime industrial building in a dynamic and flourishing city.

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