



Keegan & Coppin
COMPANY, INC.

FOR LEASE | 1760 COPPERHILL PARKWAY
SANTA ROSA, CA

BILLA LANDING
WINERY/WINE STORAGE AND
INDUSTRIAL WAREHOUSE



1740

Go beyond broker.

PRESENTED BY:

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PROPERTY INFORMATION



1760 COPPERHILL PARKWAY
SANTA ROSA, CA

BILLA LANDING WINERY/WINE STORAGE AND INDUSTRIAL WAREHOUSE

HIGHLIGHTS

- 70,312+/- sf (Divisible)
- Located in the Russian River AVA
- Zoned County MP (Industrial Park District)
- Floor Drain & Night Air Available
- 24'-30' Clear Height
- 4 Dock Wells, 6 Roll-Up Doors, Office Storefront
- Across from Sonoma County Airport

LEASE TERMS

RATE
Negotiable

TERMS
Lease terms 7-10+ Years

DETAILS

LEASE SPACE
70,312+/- sf (Divisible)

PARKING
94 spaces plus loading

ZONING
MP - Industrial Park

DESCRIPTION OF AREA

Billa Landing is located adjacent to the Sonoma County Airport with air service provided by Alaska Airlines, Allegiant and American Airlines. It has easy access to Hwy 101 via Airport Blvd and to the West County via Slusser Road to River Road. The business park location is ideally located in North Santa Rosa in the Russian River AVA and surrounded by vineyards and other wineries.



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RENDERINGS OCCUPANCY SPRING 2020



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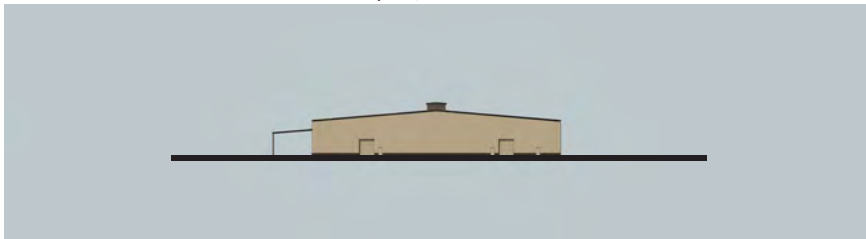
**BILLA LANDING
WINERY/WINE STORAGE AND
INDUSTRIAL WAREHOUSE**



ELEVATIONS - BLDG K
North - Top | South - Bottom



CORNER VIEWS - BLDG K
North West - Top | South West - Bottom



ELEVATIONS - BLDG K
East - Top | West - Bottom



CORNER VIEWS - BLDG K
North East - Top | South East - Bottom

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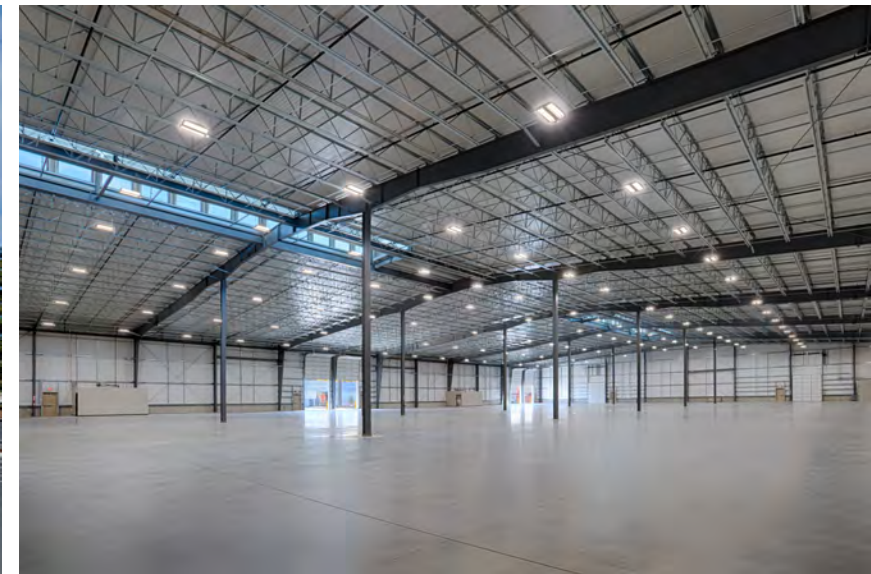


PHOTOS



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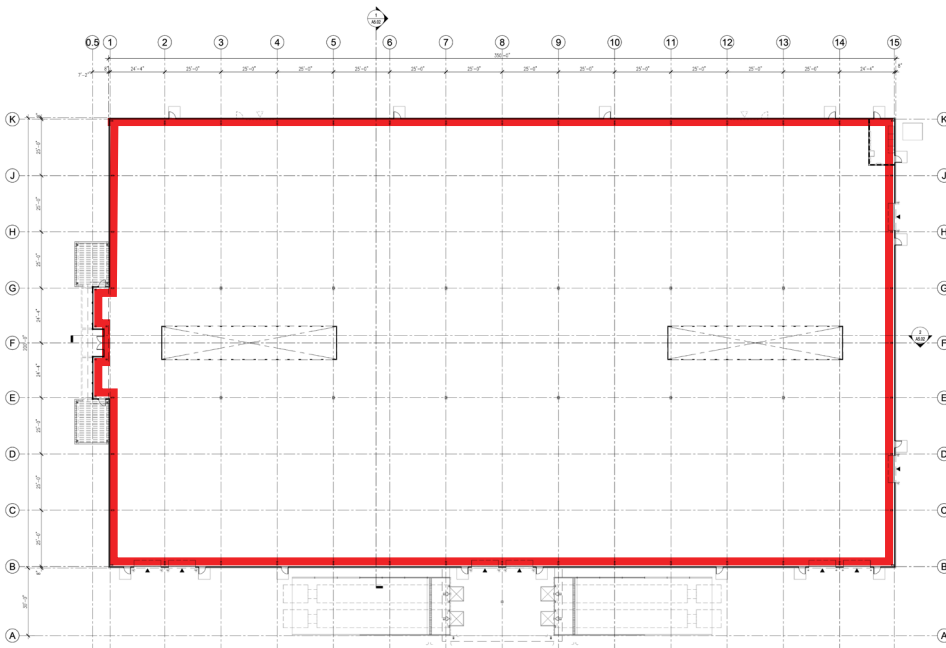


SITE & FLOOR PLAN

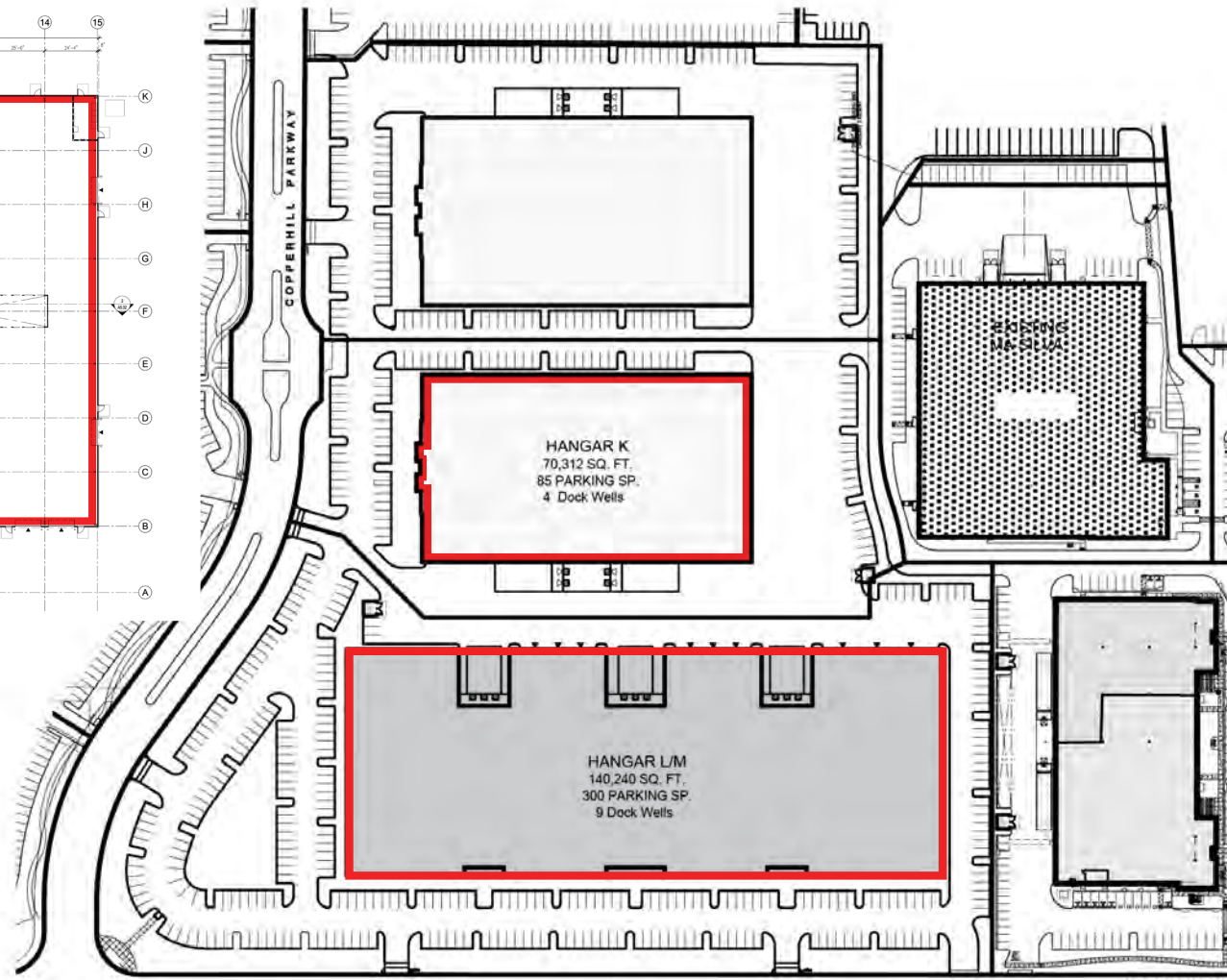


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HANGAR K FLOOR PLAN



- HANGARS K**
 - 70,312+/- sf Industrial/Warehouse each with four (4) dock wells, & potential for grade-level every 20 feet
 - 24'-30' Clear Height
 - Can be demised down
 - Floor drains possible
 - Night air possible

- HANGAR L/M**
 - 144,240+/- sf
 - Nine (9) dock wells
 - Nine (9) grade level roll up doors
 - Can be demised down

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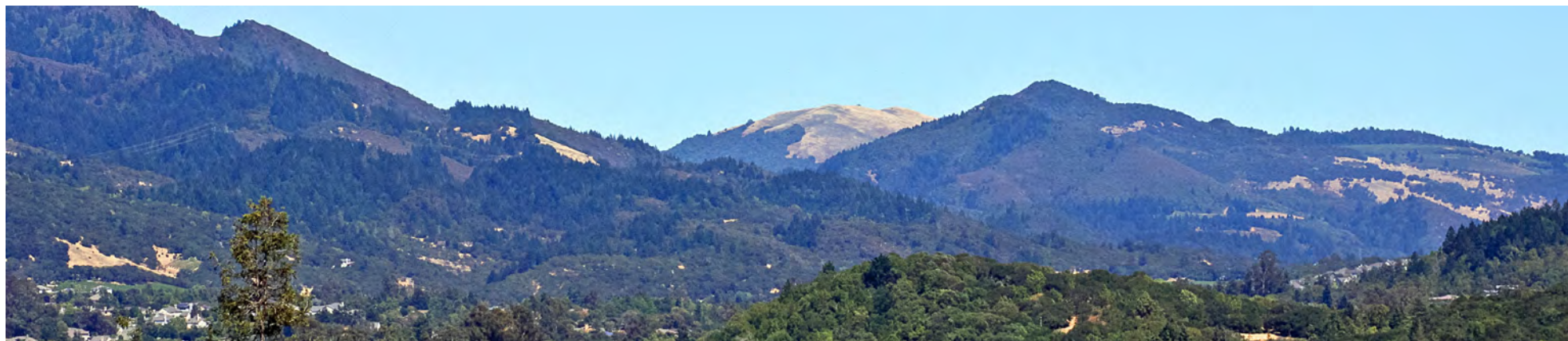


SANTA ROSA AREA HIGHLIGHTS



1760 COPPERHILL PARKWAY
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**BILLA LANDING
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Santa Rosa has traditionally been the region’s center of business since it’s the largest city in the county as well as the largest city between San Francisco and Portland. Presently, Santa Rosa is considering annexing Roseland, which is a 620-acre unincorporated area surrounded by the City of Santa Rosa and four other nearby smaller county pockets. Historically, Santa Rosa has been a center for agriculture, industry, and shipping. Today, the city is a hub for all local industries, including winemaking, healthcare, engineering, biotechnology, financial services, education and tourism. In recent years, it has been a center for innovation of tech start-ups and medical firms. At times, the local start-ups cannot find local space when they outgrow their downtown office space; typically they are targeting office space with walkable amenities like Stony Point Lake. The city has seen a trend by San Francisco entrepreneurs who buy homes in the area, open satellite offices locally and eventually grow here due to the quality of life and access to fiber optic lines providing the bandwidth needed for technology companies.

Keysight Technologies is one of the largest employers in the city, and JDS Uniphase continues to operate in Santa Rosa, while Power2Practice, an integrative medical records and practice management company, is a new rising star and occupies space in the Santa Rosa Office Portfolio. The city acts as the main medical service area for all the cities in Sonoma County and has the only Level II Trauma Center, Santa Rosa Memorial Hospital, which serves the

Coastal Valley region that includes Sonoma, Napa, Mendocino and Lake Counties. Santa Rosa is a business-friendly city, with one-stop permitting, collaborative partnerships with local chambers of commerce, higher education, industry, and the global venture community. The city has also fast tracked the permitting for any new affordable housing developments and will collaboratively facilitate meetings with community partners to help developers with their projects. Recent examples include Crossroads Apartments which consists of 79 units and also Catalina Townhomes with 60 units.

The Sonoma-Marin Area Rail Transit (SMART), a regional commuter rail line, will arrive in Santa Rosa in the spring of 2017, connecting Santa Rosa from the Sonoma County Airport, through Guerneville Road and Railroad Square all the way to downtown San Rafael in Marin County. Initially, there will be seven two-car trains, with capacity for 158 passengers each. Additional capacity can be added with a third car for each train.

Although Sonoma County is known internationally as a major wine-producing area, it is also one of the top craft beer cities in the US. Santa Rosa and the surrounding towns feature over three dozen breweries and brew pubs. Santa Rosa was ranked in the top five nationally by Wine Enthusiast Magazine, ahead of all other West Coast cities, except Portland. Breweries and brew pubs are permitted without a use permit in BP (Business Park) zoned properties.

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LIGHT RAIL



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In 2008, voters approved the Sonoma-Marin Area Rail Transit (SMART) to create a passenger rail and bicycle-pedestrian pathway project through Sonoma and Marin counties. It will connect residents and visitors with jobs, education, recreation, and services along with helping further reduce congestion on Highway 101. The project when fully built out will serve a 70-mile corridor from Larkspur to Cloverdale with the first phase from San Rafael to Santa Rosa. Phase I includes 42 miles of new track, 10 stations, 1 tunnel, 20 bridges, and 14 new trains.

Three stations will service Santa Rosa and will be located at the Sonoma County Airport, Santa Rosa North and Santa Rosa Downtown. SMART is in the testing phase. The Phase 1 passenger service from Airport Boulevard in Santa Rosa to downtown San Rafael begins in late 2016. Planners predict daily weekday ridership between 3,000 and 5,000 passengers.

Santa Rosa - Jennings: The Jennings Avenue station site is adjacent to Range Avenue south of Jennings, which is just west of Highway 101 and south of Coddington Shopping Center.

Santa Rosa - Railroad Square: Located at the site of the 1904 historic depot in the Railroad Square District of Santa Rosa between Fourth & Fifth Streets.

Sonoma County Airport: This station will be located on Airport Boulevard near the rapidly growing regional airport and has one of the highest concentration of jobs in the North Bay and is expected to have 17,000 jobs in the area by 2040



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TRANSPORTATION



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AIR TRAVEL

The Sonoma County Airport (STS) is located in Santa Rosa. In March of 2000, the Sonoma County Board of Supervisors voted to change the name to Charles M. Schulz - Sonoma County Airport to honor the famous cartoonist who lived for many years in Sonoma County. Alaska Airlines offers nonstop service to Orange County, Los Angeles, Portland, San Diego and Seattle. American Airlines offers service to Phoenix, and Allegiant Air provides non-stop service to Las Vegas. Other destinations under consideration for expansion include Denver and Salt Lake City.

In addition, the San Francisco (SFO) and Oakland (OAK) Airports are each approximately 70 miles away and provides access to other domestic as well as international cities.

GROUND TRANSPORTATION

Highway 101 runs through Sonoma County, connecting Santa Rosa with Marin County and San Francisco. Highway 101 is the primary North-South corridor through the county. A major widening project to reduce congestion and improve traffic flow began in 2008 to add carpool lanes on a 2.5 mile stretch from Steele Lane to Highway 12 and to connect to older carpool lanes in south Santa Rosa and was finally completed ahead of schedule in 2012.

Golden Gate Transit buses connect Sonoma County residents with San Francisco via Highway 101. Within the County, Sonoma County Transit provides services to all cities in the County, while Santa Rosa Transit provides bus routes in and near the City of Santa Rosa.

DISTANCE TO...

BY AIR 	
LOS ANGELES	1 ½ hrs
PHOENIX	2 hrs
PORTLAND	2 hrs
SAN DIEGO	1 ¾ hrs
SEATTLE	2 hrs
DENVER	STARTING MARCH 2019

DRIVING DISTANCE

AIRPORT	6 mins
DOWNTOWN SANTA ROSA	12 mins
PETALUMA	30 mins
NAPA	1 hr
SAN FRANCISCO	1 ½ hrs



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EMPLOYMENT



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TOP EMPLOYERS

Santa Rosa offers employers cost advantages due to its overall lower cost of living when compared to nearby markets of the greater San Francisco Bay Area.

As the county seat, Santa Rosa is home to one of the world's leading wine regions and is the center for government, trade, medical, and technology in Sonoma County. The city benefits from a healthy mix of tourism, high-tech manufacturing, medical science, agriculture, and retail jobs.

Major employers from diverse industries continue to move into the region to take advantage of the educated labor pool at a lower cost compared to other markets. The City's top employers include:

HEALTH CARE

2,640
EMPLOYEES

1,578
EMPLOYEES

936
EMPLOYEES

CASINO

2,000
EMPLOYEES

500
EMPLOYEES

TECHNOLOGY

1,300
EMPLOYEES

840
EMPLOYEES

FOOD MANUFACTURE

870
EMPLOYEES

201
EMPLOYEES

WINERY & BREWERY

800
EMPLOYEES

297
EMPLOYEES

130
EMPLOYEES

FINANCIAL SERVICES

400
EMPLOYEES

382
EMPLOYEES

Private Sector 2015

HIGHLY EDUCATED LABOR POOL

Sonoma County has lower commercial property lease rates, average weekly wages, as well as sales and property tax rates, therefore lowering the cost of doing business compared to Marin and San Francisco Counties. This low cost of doing business combined with a high quality of place index score puts Sonoma County in a good position to attract new and existing business ventures. An average 20-employee company will save \$370,000 to \$500,000 annually in payroll and rent expenditures in Sonoma County compared to Marin and San Francisco.

HIGHLY EDUCATED LABOR POOL

The Santa Rosa Metro Area offers two institutions of higher education, Sonoma State University and Santa Rosa Junior College.

Sonoma State University is located in nearby Rohnert Park and is part of the California State University 23 campus system. The university was founded in 1960 and is nestled among 269 richly landscaped acres and has approximately 9,120 enrolled students.

Cost of Doing Business Comparison

Marin County	San Francisco County	Sonoma County
Lease Rates (annual rate)		
<ul style="list-style-type: none"> Office Space: \$28.80 psf Industrial Space: \$19.20 psf 	<ul style="list-style-type: none"> Office Space: \$68.14 psf Industrial Space: \$30.43 psf 	<ul style="list-style-type: none"> Office Space: \$19.62 psf Industrial Space: \$9.24 psf
<small>Sources: Marin and Sonoma County Rates: Keegan and Coppin. (keegancoppin.com) San Francisco Rates: LoopNet. (loopnet.com)</small>		
Average Weekly Wages		
<ul style="list-style-type: none"> \$1,185 per week 	<ul style="list-style-type: none"> \$1,712 per week 	<ul style="list-style-type: none"> \$935 per week
<small>Source: 3rd Quarter, 2015, U.S. Bureau of Labor Statistics. (www.bls.gov)</small>		
Tax Rates		
<ul style="list-style-type: none"> Sales Tax: 8.70% Property Tax: 1.05% 	<ul style="list-style-type: none"> Sales Tax: 8.75% Property Tax: 1.12% 	<ul style="list-style-type: none"> Sales Tax: 8.34% Property Tax: 1.04%

Sources: Sales Tax: Average of Rates for Individual Cities Within Each County. (www.california-sales-tax-rate.incsidgov.com)
Property Tax: Effective Rate with Low Bond Indebtedness. (www.beSmartee.com)

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