

OFFERING MEMORANDUM

ROHNERT PARK RETAIL CENTER



5025 REDWOOD DR, ROHNERT PARK, CA 94928

BANG
REALTY

km Kidder Mathews

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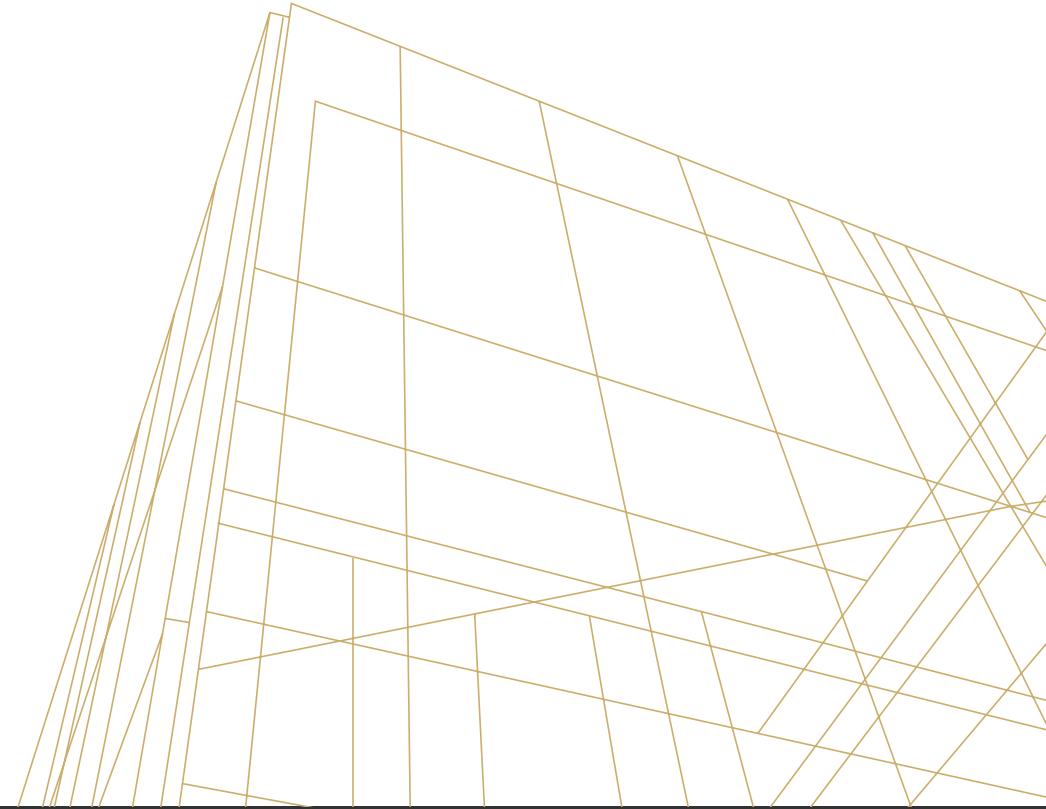
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*Exclusively
listed by*

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INVESTMENT SUMMARY

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Kidder Mathews is pleased to present the opportunity to acquire Rohnert Park Retail Center, a two-tenant, Starbucks anchored retail property located in Rohnert Park, CA. This opportunity is located directly off of Highway 101, and surrounded by popular national retailers such as Graton Resort & Casino, Costco, and Walmart.

ADDRESS	5025 Redwood Dr, Rohnert Park, CA 94928
NOI	\$200,149
LEASE TYPE	NNN
RENTABLE SF	4,705
OCCUPANCY	100%
YEAR BUILT	2018

\$3,650,000

PURCHASE PRICE

5.50%

CURRENT CAP RATE



INVESTMENT HIGHLIGHTS

PREMIER SONOMA COUNTY LOCATION

Strategically positioned along Redwood Drive with immediate access to Highway 101, the property benefits from exceptional visibility, strong traffic counts, and proximity to major retail drivers, including Graton Resort & Casino, Costco, and Walmart.

ANCHORED BY STARBUCKS - GLOBAL CREDIT TENANT

The building is anchored by Starbucks, one of the most recognizable credit tenants in the world.

NEWER CONSTRUCTION WITH MINIMAL LANDLORD RESPONSIBILITIES

Delivered in 2018, the property offers modern construction and minimal near-term capital expenditure requirements.

LOW-VACANCY MARKET WITH STABLE RETAIL DEMAND

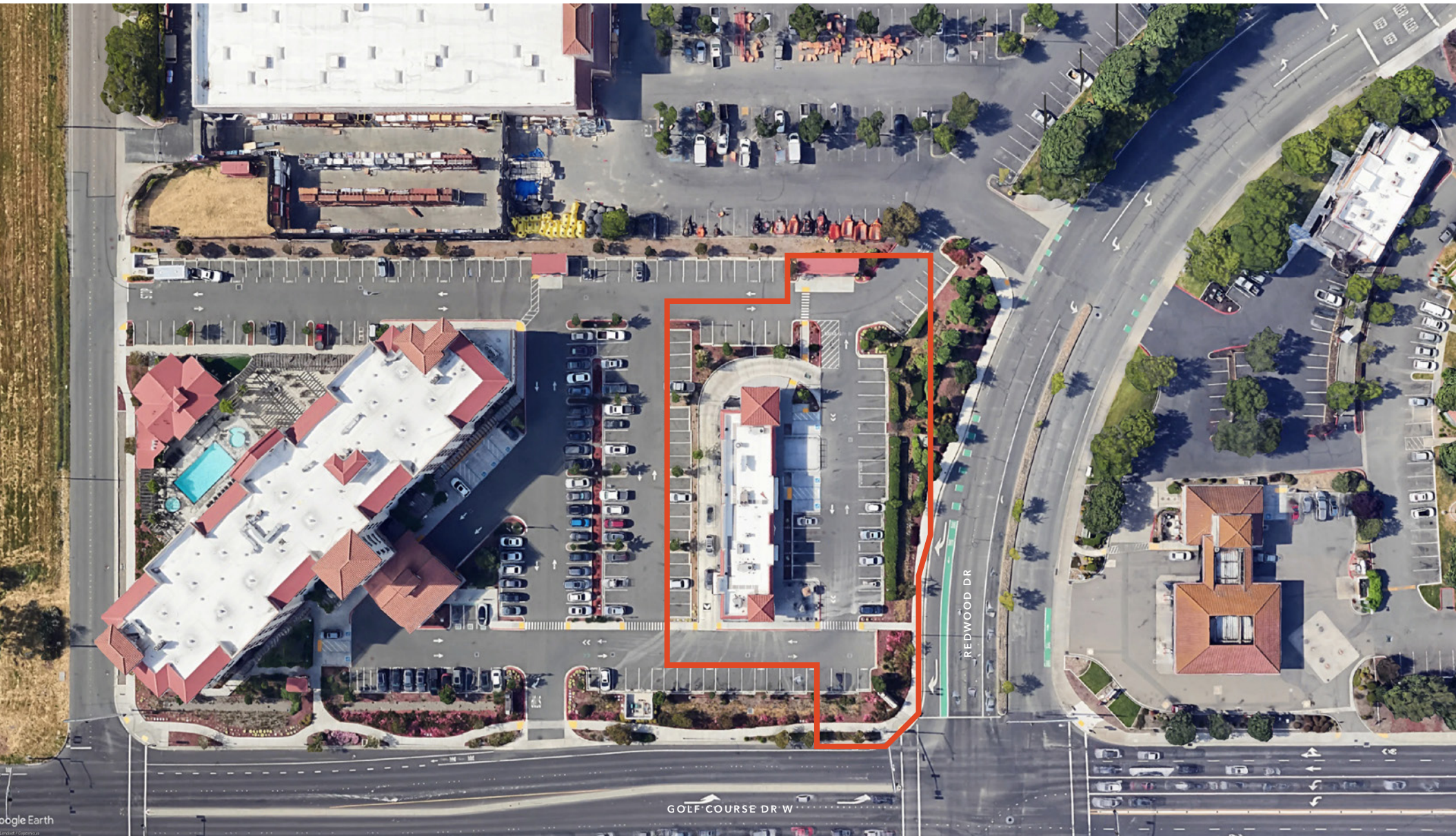
Rohnert Park maintains historically low retail vacancy rates driven by limited supply and steady population growth.

**COCINA
MEXICANA**



PROPERTY OVERVIEW

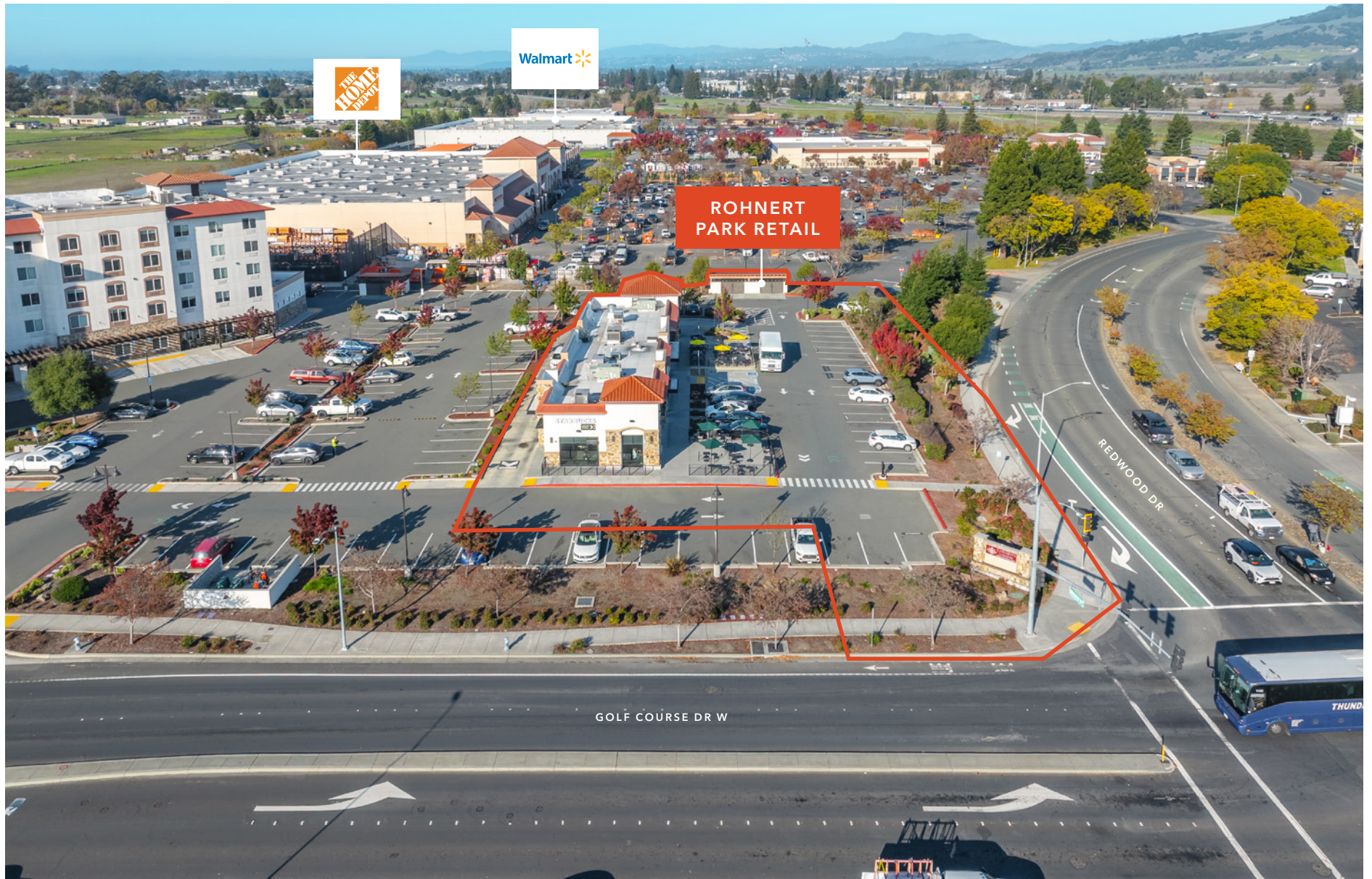
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW





FINANCIALS

CASH FLOW SUMMARY

SCHEDULED REVENUE

	Annual	Per SF
Scheduled Base Rent	\$199,280	\$42.35
Rent Increases During Analysis Period	\$1,575	\$0.33
Operating Expense Reimbursement	\$53,159	\$11.30
Scheduled Gross Revenue	\$254,014	\$53.99
Effective Gross Revenue (EGR)	\$254,014	\$53.99

OPERATING EXPENSES

	Annual	Per SF
Property Taxes	\$38,251	\$8.13
Insurance	\$3,234	\$0.69
CAM	\$11,674	\$2.48
Reserves	\$706	\$0.15
Total Operating Expenses	\$53,865	\$11.45
Net Operating Income	\$200,149	



\$3.65M
PRICE

5.50%
CAP RATE

\$776
PRICE PER SF

RENT ROLL

Tenant Name	Leased SF	% of NRA	Lease Start	Lease Expiration	Recovery Type	RENT DETAILS				
						Current Monthly Base Rent	Current Annual PSF Base Rent	Rent Increase Date	Rent Increase Monthly Amount	Renewal Options
Carmen's La Hacienda Taqueria	2,500	53.13%	9/1/2021	5/31/2036	NNN	\$7,500	\$36.00	6/1/2026	\$7,725	2x5
Starbucks	2,205	46.87%	6/22/2018	6/30/2028	NNN	\$9,107	\$49.56	7/1/2028	\$10,452	4x5
						Rent increase date assumes tenant exercises their renewal option. Set rent during option periods.				
Totals	4,705	100%				\$16,607	\$42.35		\$18,177	

OPERATING EXPENSES

	OPERATING EXPENSES			REIMBURSEMENTS
	Total	PSF	Notations	Annualized In-Place
Property Taxes	\$38,251	\$8.13	1	\$38,251
Insurance	\$3,234	\$0.69	2	\$3,234
CAM	\$11,674	\$2.48	2	\$11,674
Reserves	\$706	\$0.15	3	\$0
Total Expenses	\$53,865	\$11.45		\$53,159

NOTATIONS

- 1) Per the 2025 Sonoma County Tax Assessor
- 2) Per the 2024 P&L
- 3) Calculated at \$0.15/SF

REIMBURSEMENTS

Tenant Name	Pro-Rata %	Property Taxes	Insurance	CAM	Notations	Tenant Totals
Carmen's La Hacienda Taqueria	53.13%	\$20,325	\$1,718	\$6,203	1	\$28,246
Starbucks	46.87%	\$17,926	\$1,516	\$5,471	1	\$24,913
Total	100%	\$38,251	\$3,234	\$11,674		\$53,159

NOTATIONS

- 1) Tenant operates on a NNN lease structure

 **CARMEN'S**
LA HACIENDA
MEXICAN RESTAURANT

5025 ~ 5045

LOCATION OVERVIEW



ROHNERT PARK

Located in the heart of Sonoma County, Rohnert Park is a thriving suburban community positioned along the Highway 101 corridor, offering exceptional connectivity to the greater North Bay region.

Known as the region's "Friendly City," Rohnert Park combines strong residential growth, stable economic drivers, and a business-friendly environment that continues to attract both national and regional operators.

Rohnert Park benefits from its strategic location just 50 miles north of San Francisco, providing convenient access to major employment hubs while maintaining its own robust local economy. The city is anchored by Sonoma State University, one of California's fastest-growing public universities, which supports a steady influx of students, faculty, and year-round demand for retail, housing, and services.

The local economy is diversified, with key industries including education, healthcare, hospitality, manufacturing, and gaming. The nearby Graton Resort & Casino—one of the largest gaming destinations in the state—drives significant visitor traffic and contributes to strong daytime and nighttime population counts. Retail demand is further supported by the city's consistent population growth and its role as a service hub for surrounding communities.

Rohnert Park features a balanced mix of established neighborhoods, new master-planned developments, and ongoing infrastructure investment. High traffic volumes along Highway 101, strong median household incomes, and proximity to regional amenities make the city an appealing location for national retailers.

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	3,950	60,014	123,727
2030 PROJECTION	3,816	59,977	125,877
2020 CENSUS	3,921	60,298	123,414

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$154,664	\$124,640	\$127,040
2030 PROJECTED HH INCOME	\$154,470	\$125,258	\$127,305
TOTAL BUSINESSES	614	2,416	4,226
TOTAL EMPLOYEES	6,205	21,720	36,667

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	8.9%	5.4%	6.4%
HIGH SCHOOL DIPLOMA	18.1%	22.2%	21.6%
SOME COLLEGE	22.0%	25.4%	24.2%
ASSOCIATE	11.6%	9.7%	9.5%
BACHELOR	21.7%	20.1%	18.5%
GRADUATE	13.0%	9.5%	10.1%

HOUSEHOLDS

1,477
1 MILE

22,272
3 MILES

43,605
5 MILES

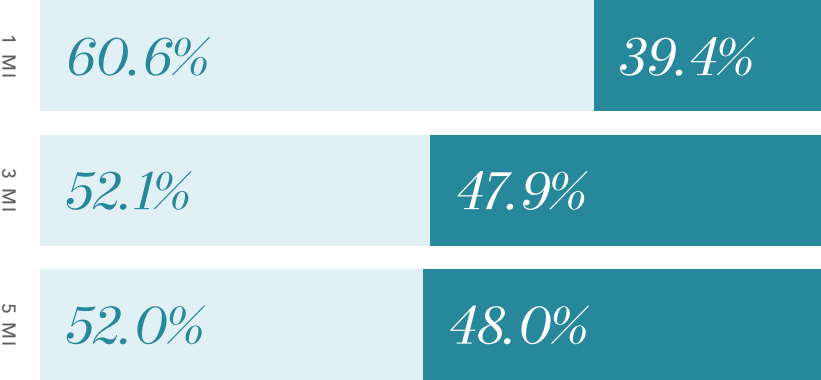
2030 PROJECTED GROWTH

0.4%
1 MILE

0.3%
3 MILES

0.6%
5 MILES

OWNER VS. RENTER OCCUPIED



OWNER RENTER

Data Source: ©2025, Sites USA

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