



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

3635 STANDISH AVENUE  
SANTA ROSA, CA

13,500+/- sf Warehouse Shell  
for Lease or Sale

**PRICE REDUCTION**



Go beyond broker.

PRESENTED BY:

**STEPHEN SKINNER, ADVISOR**  
LIC # 02020207 (707) 528-1400  
SSKINNER@KEEGANCOPPIN.COM



# PROPERTY INFORMATION



3635 STANDISH AVENUE  
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## HIGHLIGHTS

- CUP for Cannabis on File (Type 6 & Type 11 Distribution)
- 62kW Solar Panel System
- Metal Building Construction, Built in 1984
- Located in the County of Sonoma and Zoned Industrial
- Fully Sprinklered
- 400 Amp, 3-Phase / 240V Power Supply

## DETAILS

ZONING  
M2

APN #  
134-102-077

PARKING C  
Ample

BUILDING SF  
13,500+/- SF

## DESCRIPTION OF PREMISES

This space is approximately 13,500 square feet of warehouse. There is a well located on this property that serves 3635 and 3645 Standish Avenue's landscape irrigation needs.

LEASE RATE

SALE PRICE

CALL BROKER

\$2,850,000



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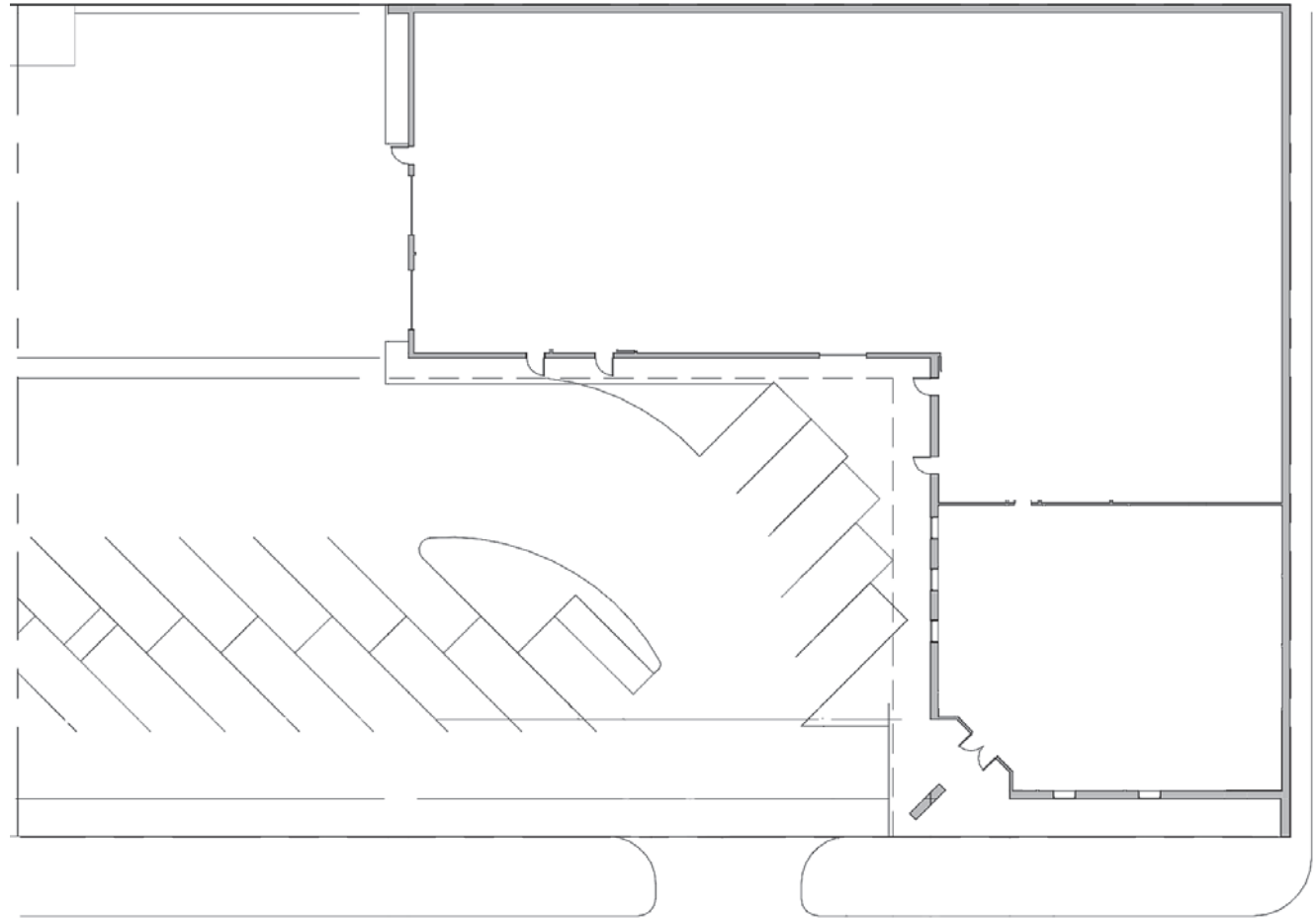


# SITE PLAN



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**STANDISH AVE**

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# AERIAL MAP



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# AREA INFORMATION



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## DESCRIPTION OF AREA

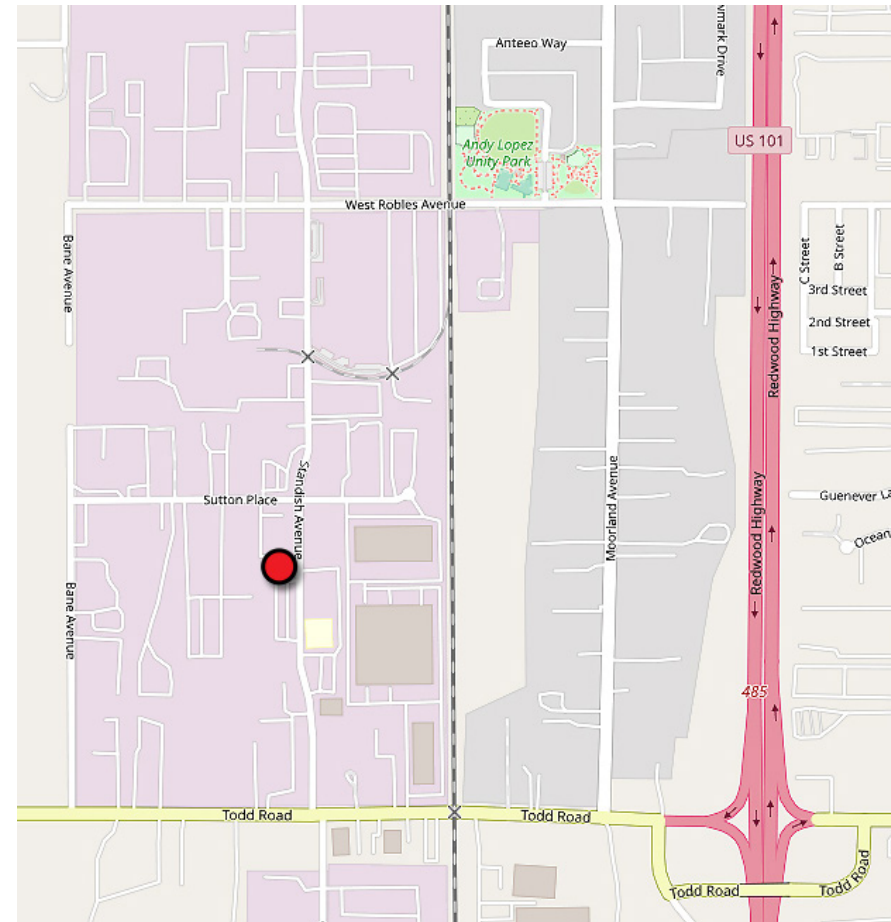
Standish Avenue is located in the south west area of Santa Rosa. This property is located on the west side of Highway 101 just off the Todd Road exit in the unincorporated area of Sonoma County.

## NEARBY AMENITIES

- Nearby Santa Rosa Avenue Corridor
- Food services, retail, gas, & more

## TRANSPORTATION ACCESS

- Direct Access to Hwy 101 Via Todd Road
- Along SMART Rail Corridor
- Nearby Public Transportation Bus Stop



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# LOAN SAMPLE STRUCTURE



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## PROJECT BREAKDOWN

Purchase Price	\$2,850,000
Improvements	
Other	
<b>Total Project Cost</b>	<b>\$2,850,000</b>

## BUILDING BREAKDOWN

Property Address	3635 Standish Ave, Santa Rosa CA
Building Size (s.f.)	13,500
Price Per Sq. Ft.	\$229.00

## SBA 504 FINANCING STRUCTURE

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$1,550,000	3.99%	25	10	\$8,173	
SBA (2nd)*	40%	\$1,275,000	3.05%	25	25	\$6,079	
Down Payment	10%	\$310,000					
* Includes financed SBA fee of \$35,000					Total Monthly Payment	\$14,252	
						Payment per square foot	\$1.05

## MONTHLY OWNERSHIP COSTS

Mortgage Payments	\$14,252
Insurance & Property Tax	\$3,358
Average Principal paydown benefit	(\$5,954)
<b>Total <u>Effective</u> Monthly Ownership Costs</b>	<b>\$11,657</b>

## OUT-OF-POCKET COSTS

Down Payment	\$310,000
Estimated Bank Fees	\$7,750
Appraisal & Environmental Reports	\$5,100
<b>Total Out of Pocket Costs</b>	<b>\$322,850</b>

## ASSUMPTIONS

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$2,000 attorney flat fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates.
- Bank Fees are estimated at .5% of bank loan amount.
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

### For more information contact:

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Capital Access Group  
Business Development  
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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin 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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## DISCLAIMER



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### DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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