



Keegan & Coppin
COMPANY, INC.

FOR SALE

62 BROOKWOOD AVENUE
SANTA ROSA, CA

STAND-ALONE RETAIL/OFFICE
BUILDING



Go beyond broker.

PRESENTED BY:

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62 BROOKWOOD AVE.
SANTA ROSA , CA

**2 OFFICE UNITS
FOR SALE**





EXECUTIVE SUMMARY



62 BROOKWOOD AVE.
SANTA ROSA, CA

**2 OFFICE UNITS
FOR SALE**

High traffic, high-visibility! Beautifully renovated single story 2-unit Office/ Mixed use building zoned General Commercial with private parking. Located in the heart of downtown Santa Rosa. Strategically situated between the city’s main business district and the quaint shops/restaurants of 4th Street including Old Courthouse Square (which hosts numerous international events) & Santa Rosa Plaza shopping mall. Easy access to Hwy 101 & Hwy 12, Sonoma County Airport, public transportation.

HIGHLIGHTS

New HVAC and electrical upgrades for both units were installed in 2022. There is private attached parking for the property. Units can be easily converted into one larger space. The front unit of the building was previously occupied by Sonoma Custom Homes and has been built out as an office space/ showroom but could be used as retail. The back unit was recently renovated with new paint. Both units have their own bathroom, entrances, and separate utility meters.

OFFERING

Sale Price **\$695,000**

Price PSF **\$443.23+/-**



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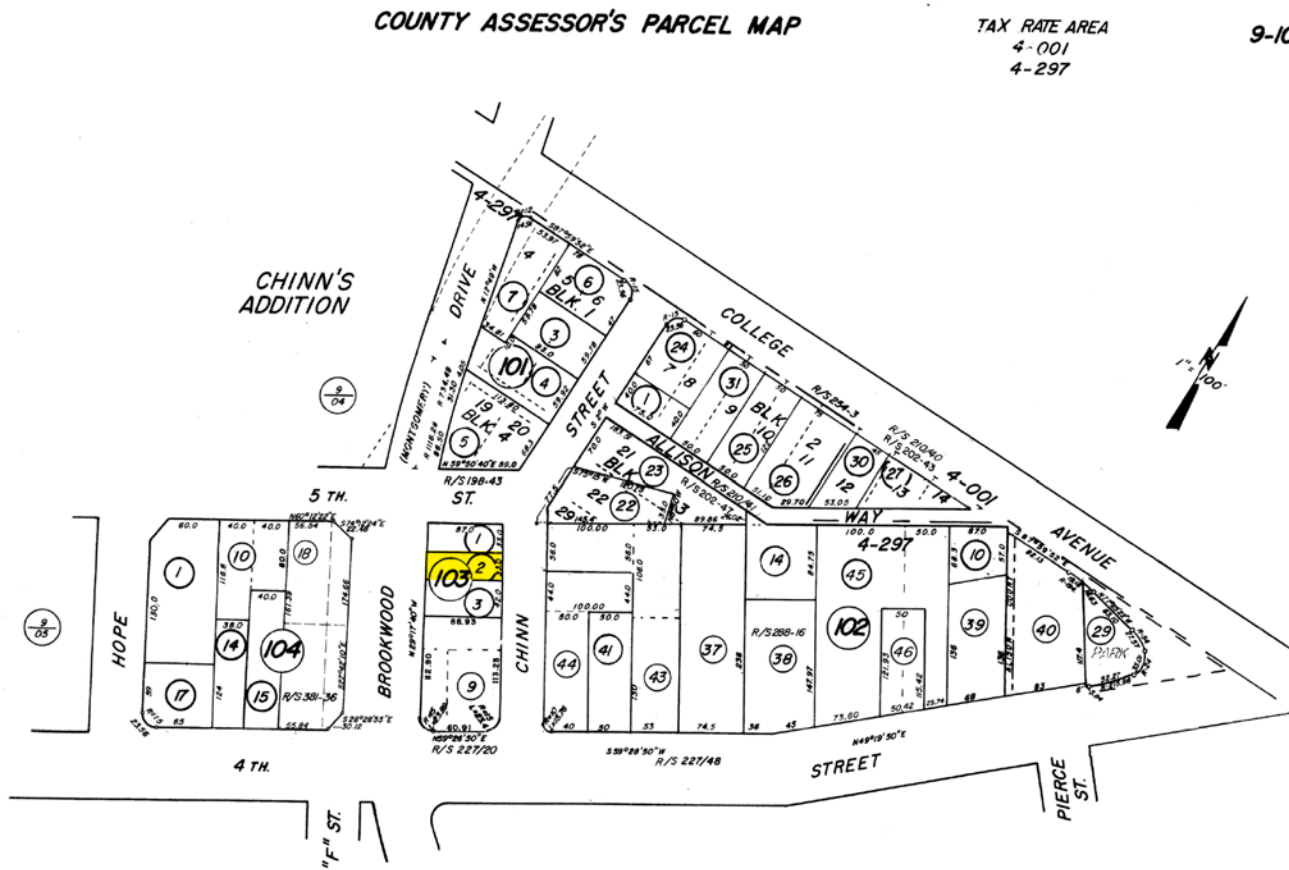


PROPERTY DESCRIPTION



62 BROOKWOOD AVE.
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BUILDING SIZE
1,568+/- SF

LOT SIZE
2,871+/- SF

APN
009-103-002

YEAR BUILT
1966/1967

STORIES
1

PARKING
On-Site

HVAC
Central Heating

ZONING
CG - General Commercial

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SBA LOAN SCENARIO



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(90% Loan to Value)

Project Amount:	\$649,000	
	324500	
First loan amount:	\$324,500	
SBA loan amount:	\$259,600	
Amortized: bank 1st DOT	25 yrs	
Amortized: SBA 2nd	25 yrs	
Bank interest rate	6.500%	\$2,191 Mo.
SBA 504 interest rate:	5.760%	\$1,670 Mo.
Monthly payment:	\$3,861	
Cash down payment	\$64,900	

Estimated Bank Fees and Reports

Bank & SBA:

Bank loan fee	\$4,865
SBA 504 loan fee (Financed by SBA)	\$5,581
Appraisal	\$3,000
Environmental	\$2,100

Total Estimated Bank Fees and Reports **\$15,546**

Total cash out-of-pocket (Down & Fees) **\$74,865**

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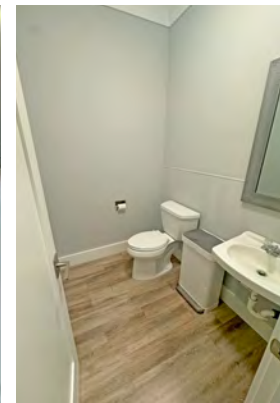
PROPERTY PHOTOS

UNIT A



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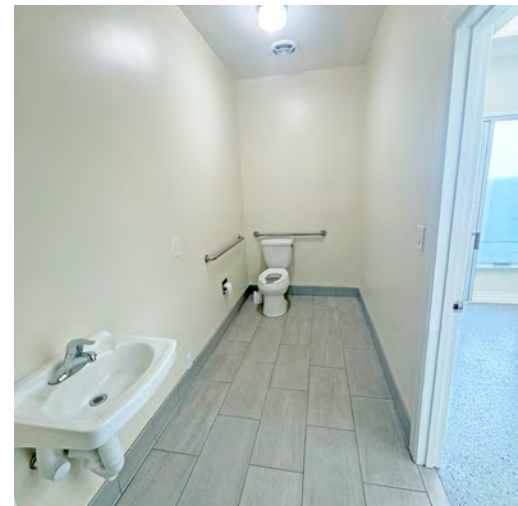
PROPERTY PHOTOS

UNIT B



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AERIAL MAP



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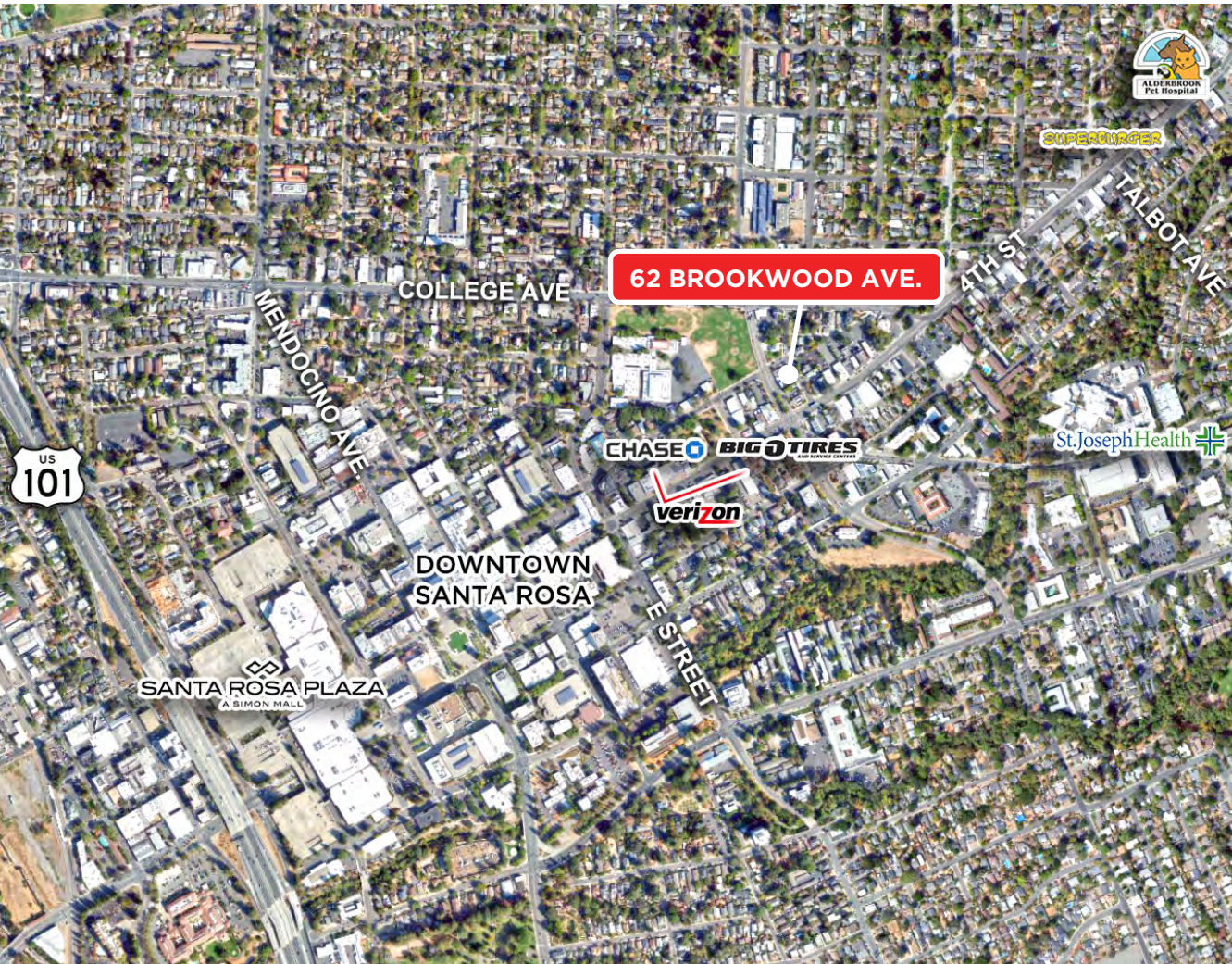


AERIAL MAP



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MARKET SUMMARY



62 BROOKWOOD AVE.
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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.

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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 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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