



Keegan & Coppin
COMPANY, INC.

FOR SALE

191 LYNCH CREEK WAY
PETALUMA, CA

PROFESSIONAL OFFICE/MEDICAL BUILDING
OWNER/USER OPPORTUNITY WITH INCOME
ATTRACTIVE ASSUMABLE PRIVATE NOTE



Go beyond broker.

PRESENTED BY:

MIKE THOMASON, SREA
LIC# 01330583 707-664-1400, EXT 309
MTHOMASON@KEEGANCOPPIN.COM



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191 LYNCH CREEK WAY
PETALUMA, CA

PROFESSIONAL OFFICE/
MEDICAL BUILDING
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EXECUTIVE SUMMARY



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PROFESSIONAL OFFICE/
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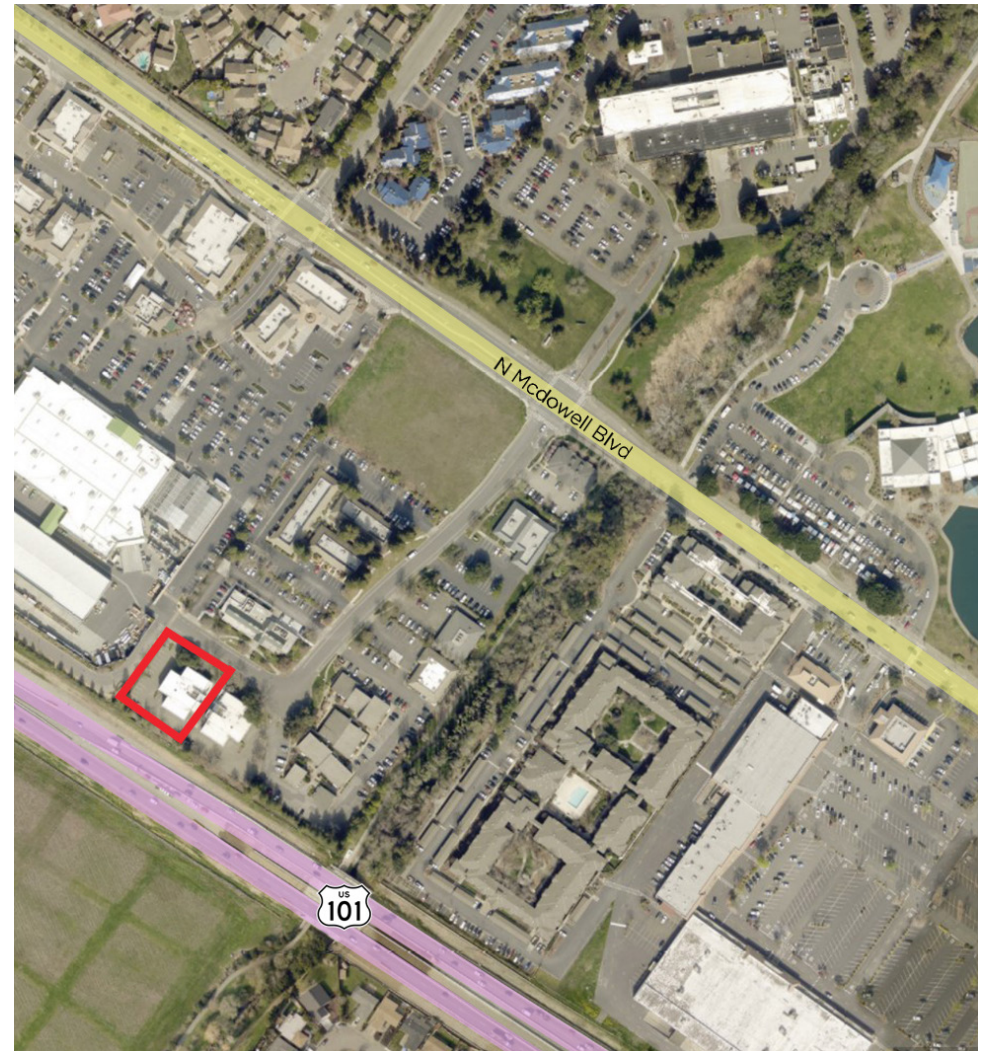
191 Lynch Creek Way is an approximate 11,292 square foot, two story (elevator served) professional office/medical building. Built in 1990 and most recently upgraded within the last three years. Notable improvements include a new roof that was installed in 2019 (20-year transferable warranty included) by Henris Roofing of Petaluma. Four new HVAC units were installed in 2020 and the remaining units were upgraded with new components and remounted when the roof was replaced. Flooring throughout was replaced in 2018 (mostly wood laminate in offices). New ADA compliant exterior doors and key coded restroom locks in 2022. The building is configured with three suites on the second floor and four suites on the first floor coupled with separate Men's and Women's restroom cores on each floor.

Opportunity for an owner/user would be to utilize up to 75% of the building for their own business and offset expenses with income provided by existing tenants. The majority of tenant leases are MTM with rents 40-50% below market rents.

Active value add investors will recognize that the existing rents are well below market and raise rents to meet local averages for solid returns or convert vacancies to pure Medical which could create compelling returns.

SALE OFFER

Asking Price: **\$2,350,000.00**
Price PSF: **\$208.11+/-**



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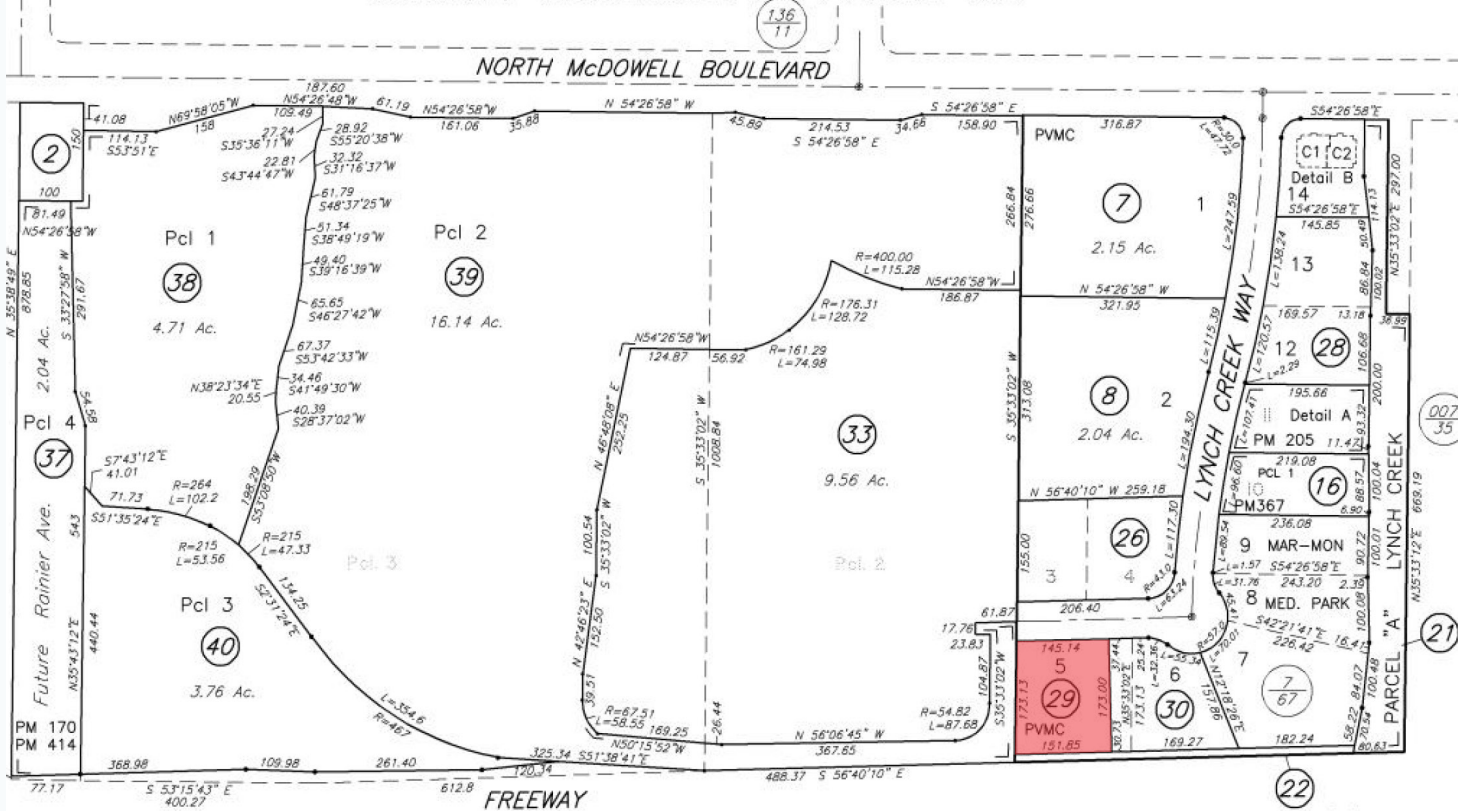
PROPERTY DESCRIPTION



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COUNTY ASSESSOR'S PARCEL MAP



PROPERTY DESCRIPTION

007-380-029
APN

11,282 SF
BUILDING SIZE

0.6 ACRES (26,136 SF)
PARCEL SIZE

1990
YEAR BUILT

ROOF TOP
HVAC

TWO (2)
STORIES

4 PER 1,000 SF W/ SOME COVERED
PARKING

ZONING
BP, Medical Permitted

ELEVATOR SERVED
FULLY SPRINKLERED

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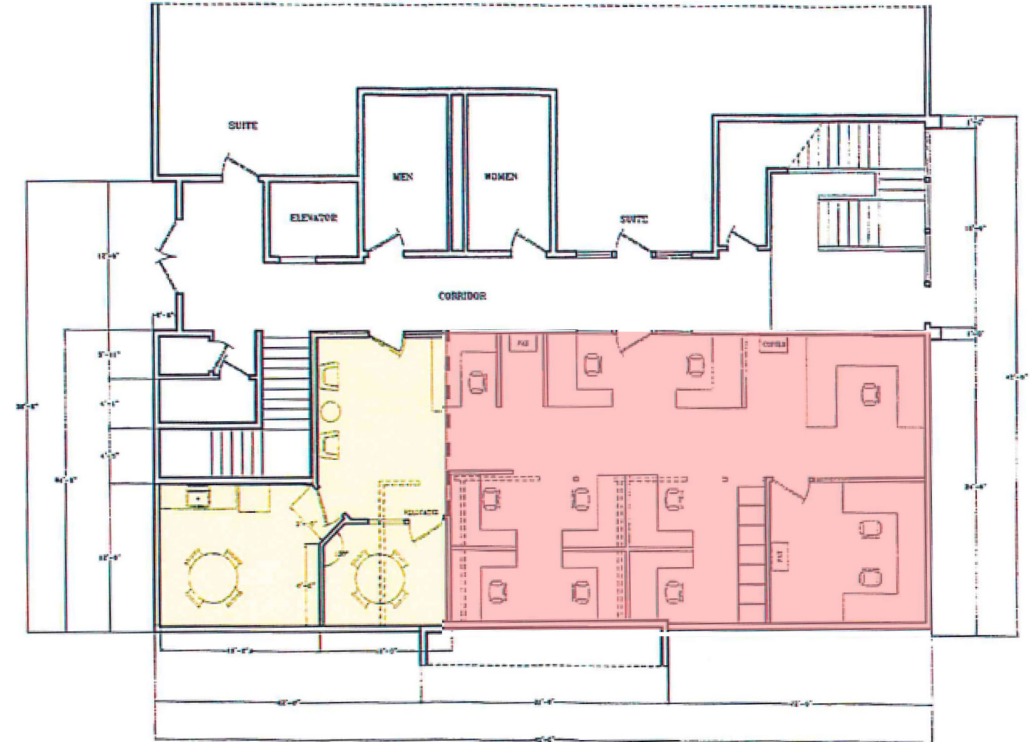
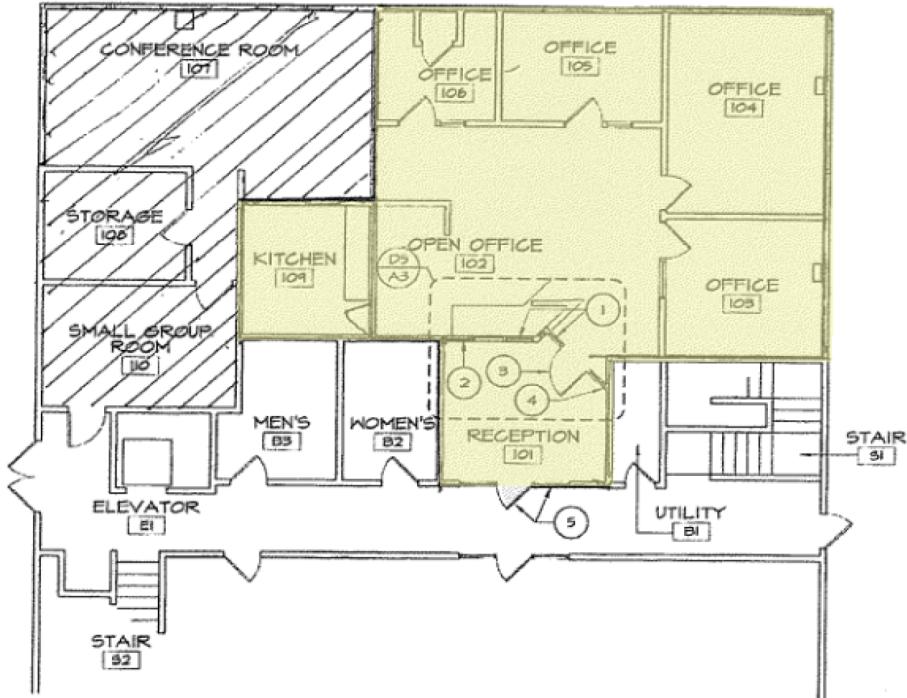



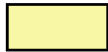
FLOOR PLANS FIRST FLOOR

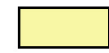



191 LYNCH CREEK WAY
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 = Suite 101B (837 sqft)
 = Suite 101A (1,787 sqft)

 = Suite 102 (510 sqft)
 = Suite 102A (1,065 sqft)

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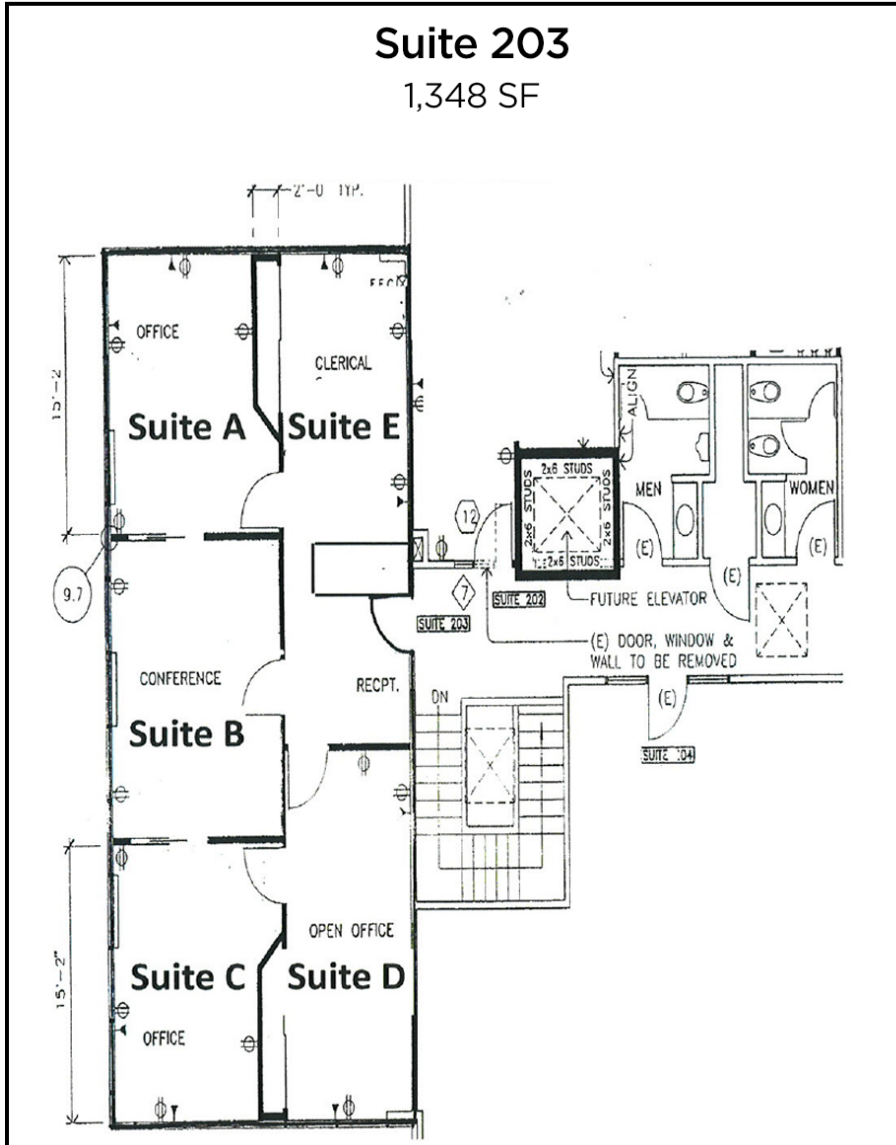
FLOOR PLANS SECOND FLOOR



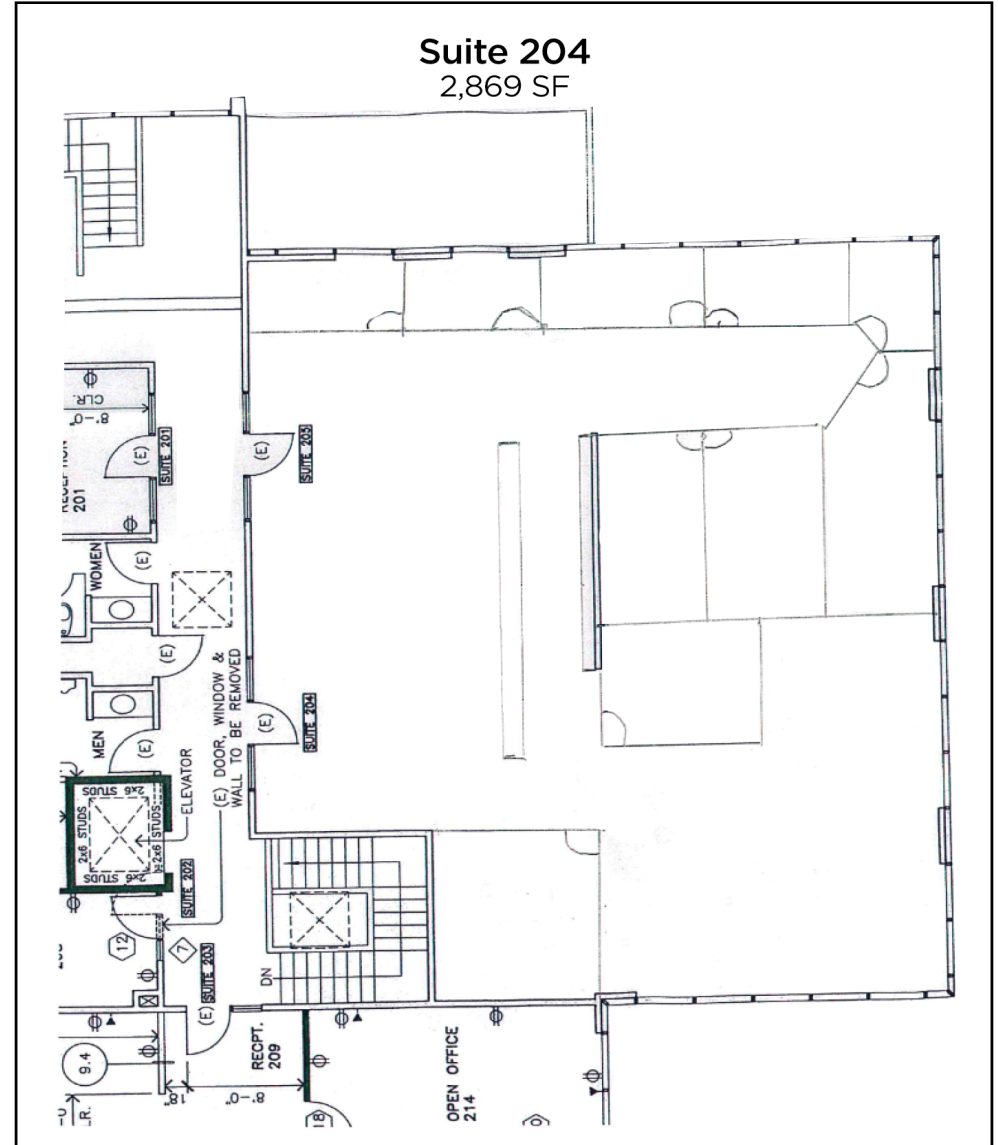
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Suite 203 1,348 SF



Suite 204 2,869 SF



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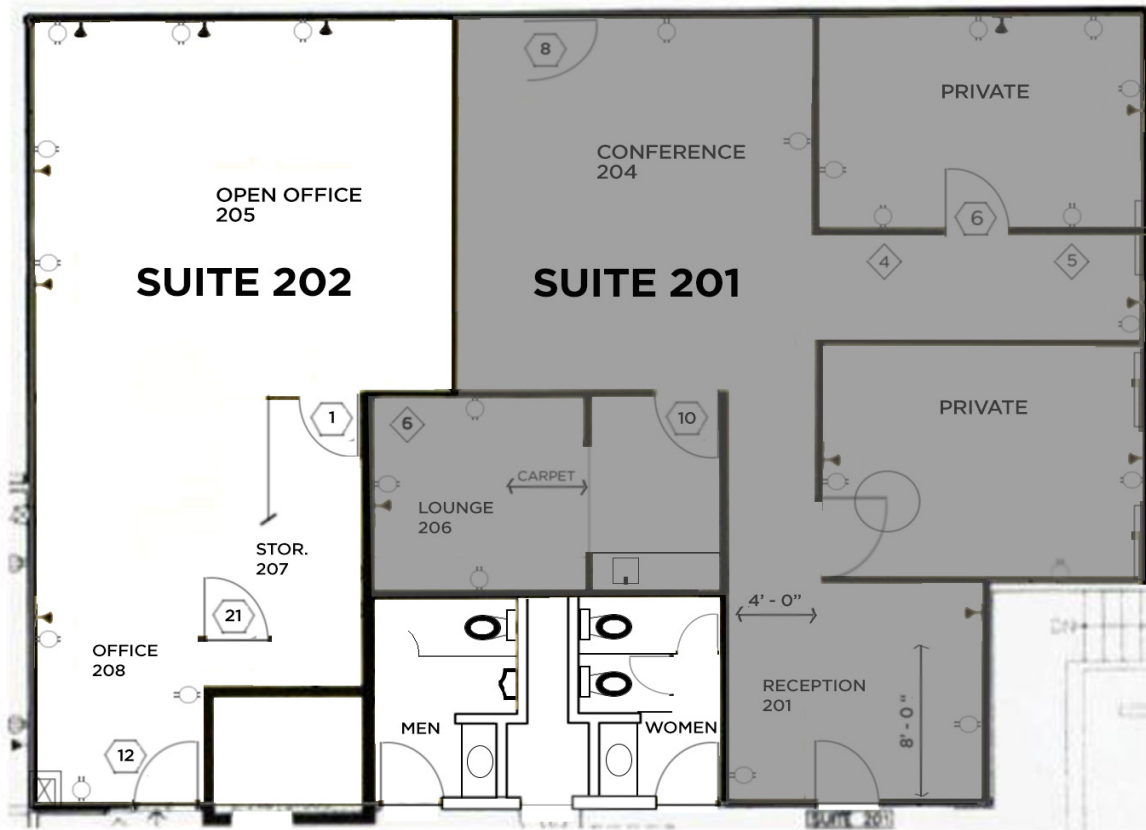
FLOOR PLANS SECOND FLOOR



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SUITES 201 & 202 1,200 & 995 SF



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FINANCIAL OVERVIEW: RENT ROLL



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RENT ROLL

Unit	Tenant	SF Area	Monthly Rent	Rent/SF	Lease Expiration	% Office	Rent Adjustment	Options	Remarks
101A	Dr. Pope	1,787 SF	\$3,728.92	\$2.08	12/31/24	15.8%	N/A	N/A	MKT Rent = \$1.85 FS
101B	Vacant	837 SF	\$0	\$0	N/A	7.4%	N/A	N/A	
102	Vacant	1,065 SF	\$0	\$0	N/A	9.4%	N/A	N/A	
102A	NAN	510 SF	\$510	\$1.00	N/A	4.5%	N/A	N/A	
201	SPS	1,200 SF	\$2,220.00	\$1.85	10/31/28	10.6%	3% Annual	N/A	
202	Vacant	995 SF	\$0	\$0	N/A	8.9%	N/A	N/A	
203	NAN	1,348 SF	\$2,100.00	\$1.55	6/14/23	12%	N/A	1 yr FMV	
204	Rejuvenate Therapeutic	2,869 SF	\$3,000.00	\$1.04	1/31/25	25.4%	3% Annual	3 yr FMV	
Current Gross Rent \$11,548.92					Proforma Gross Rent \$19,691.40				

REMARKS/NOTES: Private Assumable Note (5% fixed, Approx. \$900K Principal, due 2039)

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LOCATION DESCRIPTION

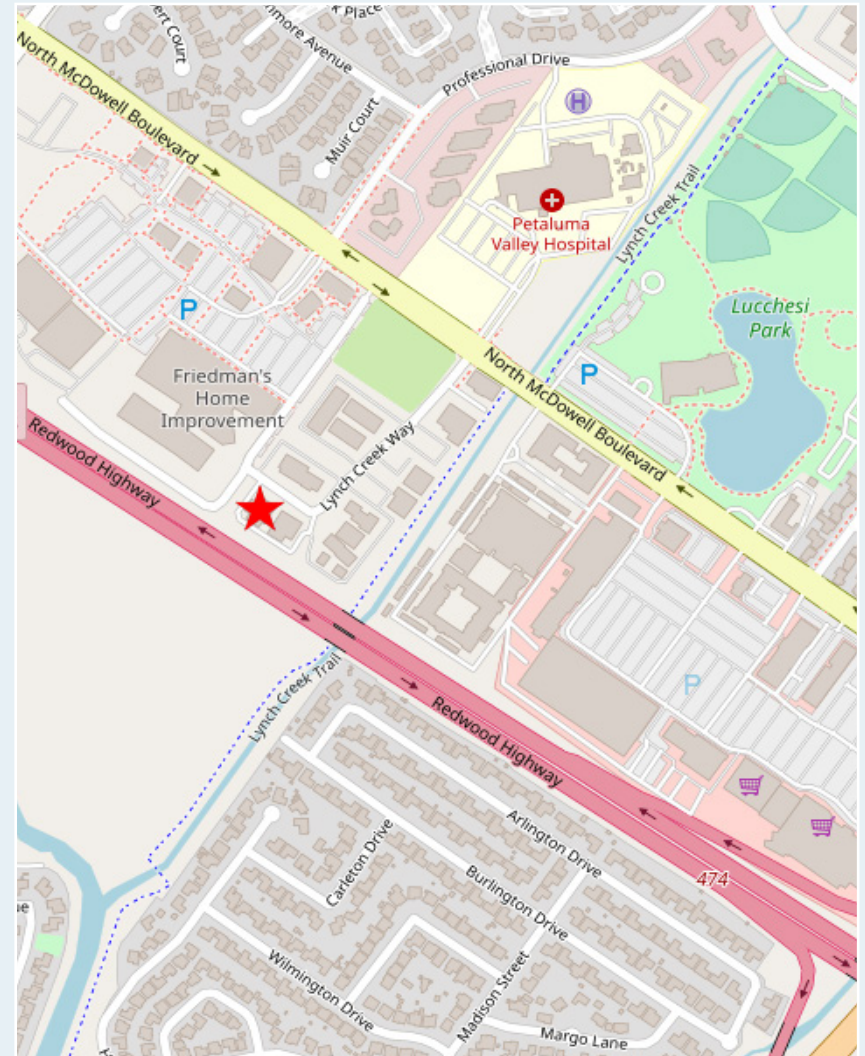


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DESCRIPTION OF AREA

This building is well located at the end of Lynch Creek Way. It offers an excellent signage opportunity as the property abuts Highway 101. Located one block from Petaluma Valley Hospital and Plaza North Shopping center, adjacent to the Deer Creek Village Shopping Center. Easy access to Highway 101 via Washington Street which is 4 blocks South.





DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION (2027 PROJECTION)

1 mile	11,851
3 mile	57,257
5 mile	65,478

POPULATION (2022 ESTIMATE)

1 mile	11,938
3 mile	58,229
5 mile	66,766

HOUSEHOLDS (2027 PROJECTION)

1 mile	4,593
3 mile	21,619
5 mile	24,737

HOUSEHOLDS (2022 ESTIMATE)

1 mile	4,628
3 mile	21,994
5 mile	25,230

AVERAGE HOUSEHOLD INCOME 2022

1 mile	\$122,626
3 mile	\$128,805
5 mile	\$129,285

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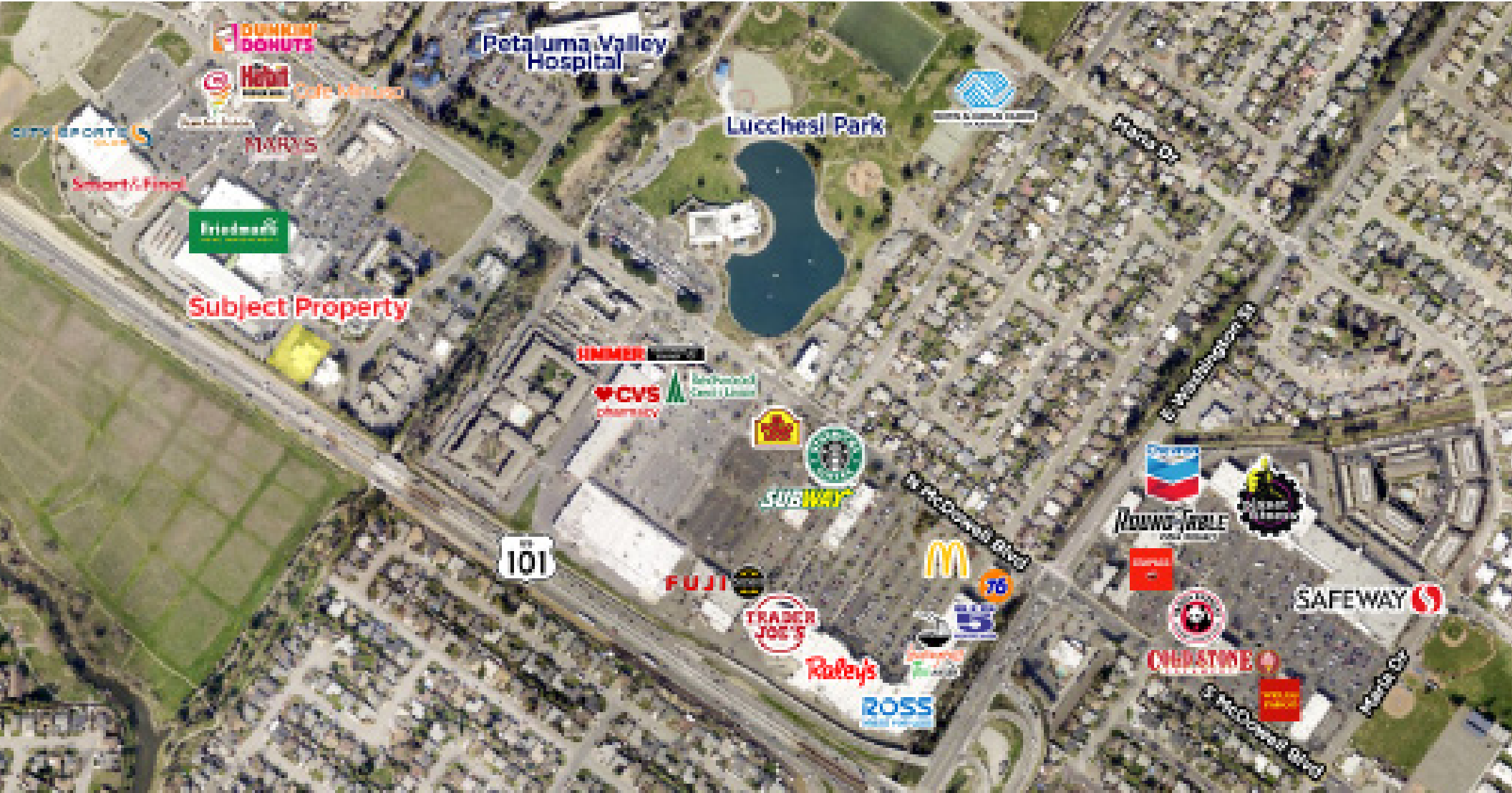


191 LYNCH CREEK WAY, PETALUMA AERIAL MAP



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PROPERTY PHOTOS



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191

191 DIRECTORY

FIRST FLOOR

101 YOUR NAME HERE

102 SIMPLE PHOTOGRAPHY SERVICES

103 Rejuvenation! Therapeutic & Sports Massage

SECOND FLOOR

201 Performance Center

203 TENCER INSURANCE

204 FamilyCare

205 FamilyCare



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PETALUMA SUMMARY

LIFESTYLE

The Petaluma Lifestyle combines country with city, quirky with conventional. People here like to spend time outdoors – and there’s plenty to do on nearby trails, bike paths, and waterways. At the same time we like out indoor pursuits – the arts, music, shopping, and, of course, enjoying local food and beverages. You can feel the Petaluma vibe whether you live here or work here. It’s the stranger who says hello at the market and the co-worker who brings in tomatoes from the garden. It’s the Sonoma Mountain ridgeline and the downtown skyline. It’s hay trucks, Teslas, and bicycles. It’s old-timers and newcomers – of every age and many cultures – living and working side-by-side.

SUSTAINABLE FOCUS

Want to save the world? Petaluma is right there with you. Our business community includes companies that pioneered the sustainable movement, as well as businesses who’ve recently adopted eco-conscious practices in response to concerns about climate change.

Nonprofits like Daily Acts and Point Blue compliment Petaluma’s “Green Sector” through education and research focus on sustainability and wildlife conservation. Our school districts and city departments also have sustainability initiatives in place.

BAY AREA ACCESS

Petaluma is located near two of the county’s leading metropolitan areas: The San Francisco Bay Area and the Sacramento Valley. This large swath includes cities, the state capitol, Silicon Valley, Wine Country, and numerous micro-economies and job markets tied to suburban areas. As a result, you and your family will have many options when it comes to landing a job, pursuing a degree, or staying on the cutting edge of industry.

GROWTH POTENTIAL

Want to save the world? Petaluma is right there with you. Our business community includes companies that pioneered the sustainable movement, as well as businesses who’ve recently adopted eco-conscious practices in response to concerns about climate change.

In Petaluma, we have a healthy economy fueled by businesses in many different industry sectors as well as non-profits and public agencies. That means you’ll find opportunities to achieve growth according to your own values, no matter what your stage in life.

GLOBAL IMPACT

Petaluma is well-known for its local loyalties and philanthropic efforts. But make no mistake – we’re a town of world-class organizations making global impact. In recent years, several international brands have set up satellite offices here or acquired companies started in the Petaluma area. That’s in addition to our local businesses’ ever increasing global expansion.



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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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