



**Keegan & Coppin**  
COMPANY, INC.

SALE / LEASE

**533 FIFTH STREET  
SANTA ROSA, CA**

**WALK TO THE SQUARE**  
PENTHOUSE FLAT | LIVE/WORK FLAT |  
GROUND-FLOOR RETAIL SPACE



Go beyond broker.

PRESENTED BY:

**ANNETTE COOPER**  
SENIOR REAL ESTATE ADVISOR  
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**DOWNTOWN OFFICE  
SPACE FOR SALE  
OR LEASE**

## EXECUTIVE SUMMARY

- Fantastic Downtown Location
- Top Floor Penthouse: 3,102+/- sf
- Second Floor Live/Work: 3,102+/- sf
- Ground Floor: 3,034+/- sf
- Close to City Parking Lots and Garages
- High Ceilings
- Walk to Restaurants and Shops:
  - Augie's French
  - L'Oro Di Napoli
  - Russian River Brewery
  - Perch + Plow
  - Mac's Deli & Cafe
  - Beer Baron Bar & Kitchen
  - Thai House
  - El Coqui
  - 5th Street Grill
  - Starbucks
- Elevator Served

## LEASE RATE

**PENTHOUSE OFFICE: \$1.30 PSF, GROSS**

**LIVE WORK: \$1.15 PSF, GROSS**

**GROUND FLOOR OFFICE: \$1.15 PSF, GROSS**

## DESCRIPTION OF PREMISES - FEATURES

533 Fifth Street is a high-identity, three-story office building in the heart of downtown Santa Rosa. Elevator served, 533 allows a tenant three options to occupy their own floor of this historic building. High ceiling and natural light give the space a large, airy feel. Public parking is available steps from the front door and monthly permits are available at a number of nearby garages.

## DESCRIPTION OF LOCATION - AREA

Located in the heart of downtown near the corner of 5th Street and Mendocino Avenue. This is a premier location for professional uses, and offers excellent access to other downtown services, city parking lots, shops, and over thirty bars and restaurants including Russian River Brewery, in a three block walk. The building is easily accessible from Highway 101.

## USER SPACE

Office/Retail

## RENTABLE SPACE

3,034 - 3,102+/- sf each floor

1st Floor retail

2nd Floor Live/Work

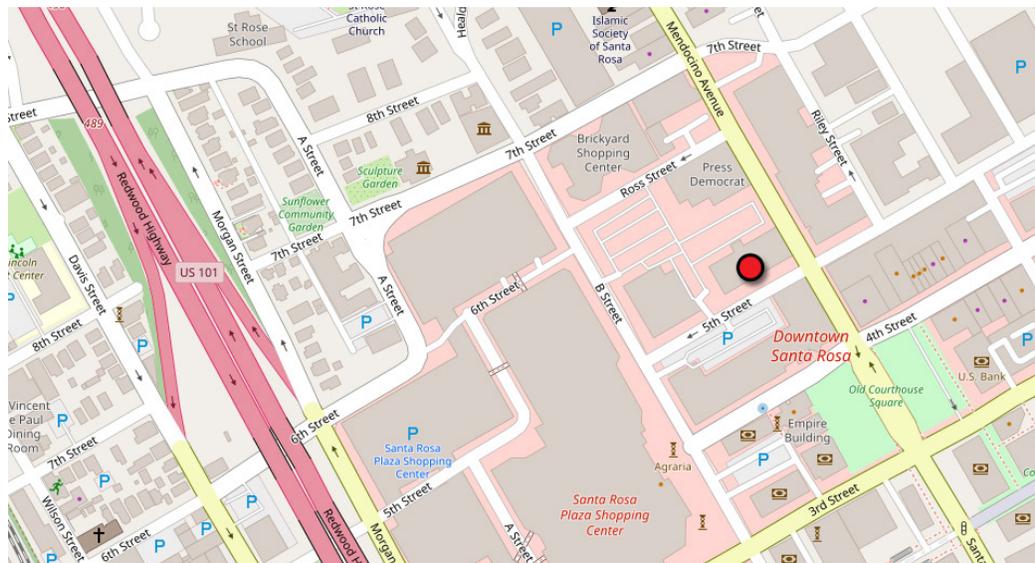
3rd Floor penthouse office

## TOTAL BUILDING SF

9,238+/- sf

## PARKING

City Parking Lots/Street  
Parking



**SALE OFFERING**

Sale Price

**\$1,500,000**

**INDEPENDENT 3,000+/- SF FLATS**

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## FINANCIAL OVERVIEW: ESTIMATED SBA LOAN

PROJECT COSTS		
	\$1,500,000	\$1,500,000
Down Payment/Borrower Injection	\$150,000	\$225,000
U.S. Bank Loan Amount <sup>1</sup>	\$1,385,612	\$1,308,812
RATES & TERMS		
	10% Down payment	15% Down Payment
Loan Amount <sup>1</sup>	\$1,385,612	\$1,308,812
Interest Rate	5.68%	5.68%
Fixed/Variable Rate Terms	1 year fixed	1 year fixed
Interest Rate Adjustment	Adjusts annually thereafter	Adjusts annually thereafter
SBA Guaranty Fee	\$35,469	\$33,469
Years Amortized	25	25
BUYER'S ESTIMATED COSTS		
Total Estimated SBA Guaranty Fee (paid directly to SBA) <sup>2</sup>	\$35,469	\$33,469
Estimated additional closing costs <sup>3</sup>	\$4,100	\$4,100

**Project Cost Include: Commercial Real Estate Purchase**

<sup>1</sup>U.S. Bank Loan: \$35,612 (90%) of the total Estimated SBA Guaranty Fee of \$35,469 and Estimated Additional Closing Costs of \$4,100 financed in 7(a) Loan Amount; \$33,812 (90%) of the total Estimated SBA Guaranty Fee of \$33,469 and Estimated Additional Closing Costs of \$4,100 financed in 7(a) Loan Amount

<sup>2</sup>SBA Loan Guaranty Fee - \$35,469; \$33,469

<sup>3</sup>Estimated additional closing costs: Appraisal \$3,500, Environmental Report \$600

<b>TOTAL ESTIMATES CASH REQUIRED</b>	<b>\$153,957</b>	<b>\$228,757</b>
<b>TOTAL AMOUNT FINANCED</b>	<b>\$1,385,612</b>	<b>\$1,308,812</b>
<b>MONTHLY PAYMENT</b>	<b>\$8,658.46</b>	<b>\$8,178.55</b>

**Closing costs are estimates only, based on fees charged for title/escrow, appraisal, environmental risk assessment, legal, misc., etc.**

The estimates shown here are for informational purposes only. This is not a contract to lend. The amounts stated for down payment, rates and other terms are subject to change and will vary based on applicant qualifying and U.S. Bank's lending criteria.

**Ole Tustin**

**SBA Business Development Officer**

**415.595.4709**

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**SBA PREFERRED LENDER**

This is not a contract to lend. SBA loans through U.S. Bank are in participation with the United States Small Business Administration (SBA). Subject to credit approval and program guidelines. Certain restrictions apply to refinancing options and are subject to program terms. Refinances of existing SBA loans are excluded. Credit products are offered by U.S. Bank National Association. Deposit products are offered by U.S. Bank National Association. Member FDIC ©2023 U.S. Bank



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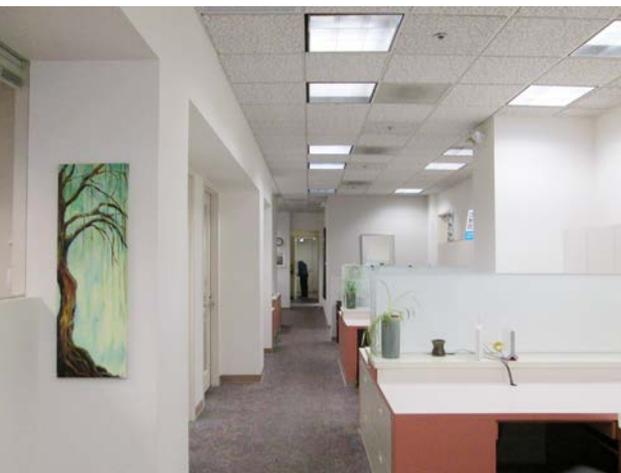


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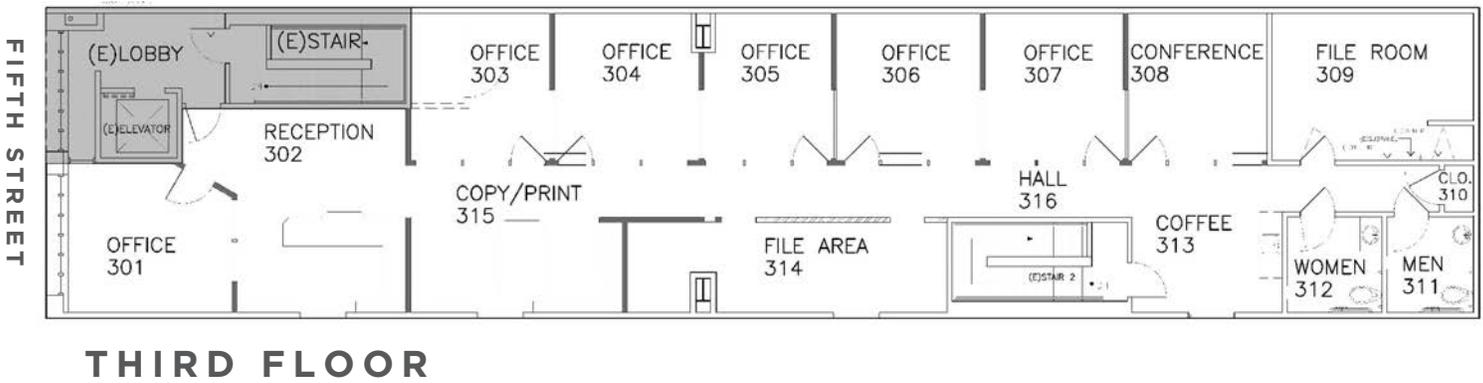
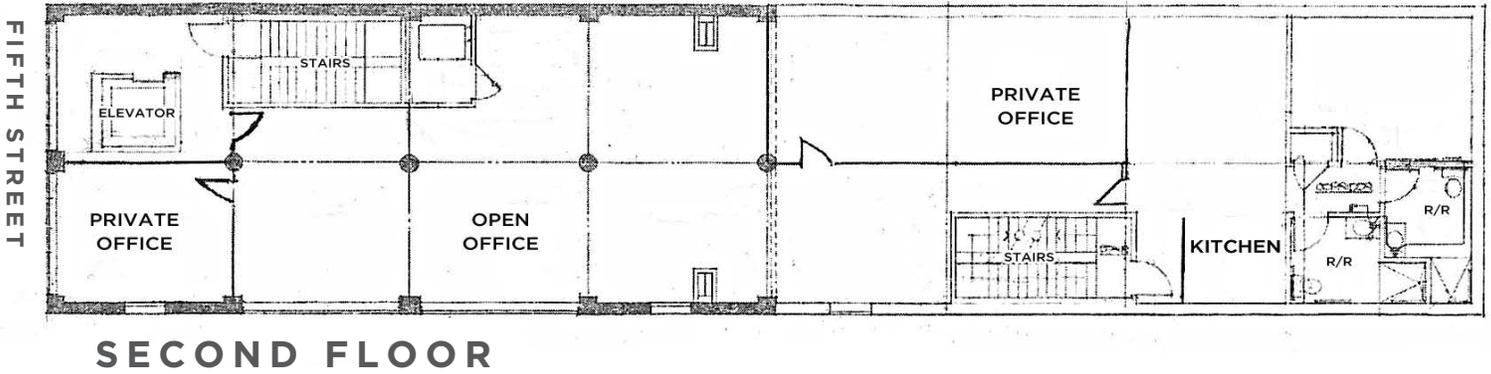
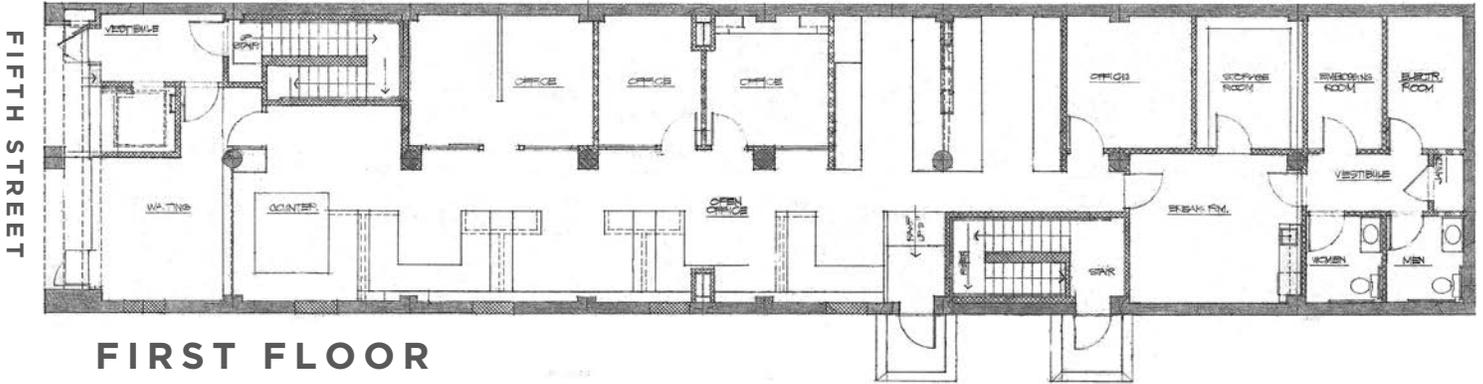
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# FLOOR PLANS



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## MARKET SUMMARY



## 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



# 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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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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