

FOR SALE \$3,999,000

Pro Forma CAP 7.19%



KRESS BUILDING

613 4th St & Santa Rosa CA 95404
& 618 5th St, Santa Rosa, CA 95404



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ABOUT

The Iconic Kress Building – Santa Rosa CA

Rare chance to own a landmark property in the heart of Santa Rosa's dynamic 4th Street business district, across from Old Courthouse Square. Originally built for the famed S.H. Kress & Co., this architecturally distinguished building is part of a legacy of historic Kress structures recognized as cultural landmarks across the country.

The Kress Building sits at the epicenter of Santa Rosa's vibrant downtown scene, surrounded by boutique shops, popular restaurants, bars, and entertainment venues, all within walking distance. Several public parking garages are conveniently located nearby, providing ample parking for tenants and visitors.

The property includes two structures on a single parcel: 613 4th Street: A beautifully preserved two-story building featuring a ground-floor retail/restaurant space currently leased to Darbar Kitchen – Indian & Nepalese Cuisine, a new and popular dining destination.

The second structure : 618 5th Street - an approximately 4,000 square foot leased to Clone Digital, a printing company.

The second floor offers a various remodeled office suites, and hallway skylights that capture abundance of natural light. The upstairs is home to a diverse group of professional tenants, including lawyers, therapists, engineering, real estate ...etc. Most leases are on month-to-month providing immediate rental upside. Office tenants are on a full-service leases.



HIGHLIGHTS

APN	009-011-005
Building Size	20,760sf
Lot Size	11,760sf
Year built	1932
Year remolded	2007
Zoning	CD
ADA compliance	Yes
Occupancy	100%
CAP (Actual)	5.89%
CAP (proforma)	7.19%
Price PSF	\$202
Earthquake Retrofitted	Yes



RETAIL TENANTS



DARBAR KITCHEN
INDIAN & NEPALESE CUISINE

<https://darbarkitchensr.com/>

Less than a year old, this Indian & Nepalese restaurant has quickly become the talk of the town, earning 5-star reviews across multiple platforms. Since opening, customers have been flocking in for the delicious lunch buffet and cuisine inspired by the lavish feasts once enjoyed by Maharajas and royalty. With so much momentum, the restaurant is just getting started—its greatest success is still to come.



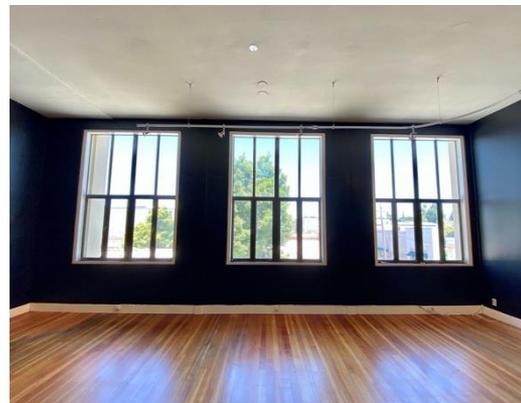
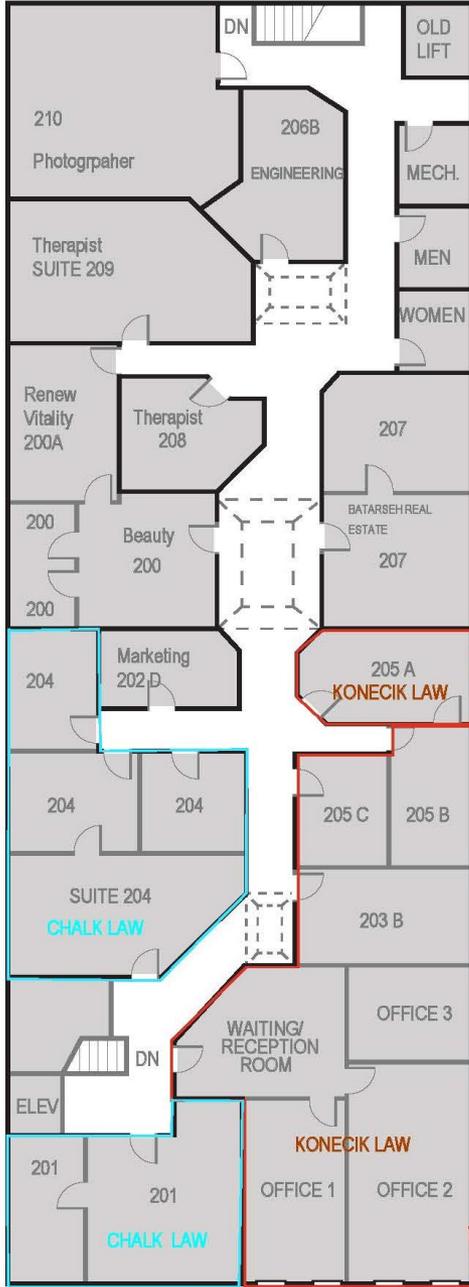
Clone Print has served Sonoma County since 1994 and operated at its current location since 2002. This locally owned, women-led business—owned by Ellen Zalman-Rai and Surendra Rai—offers high-quality printing and graphic services with advanced technology, friendly service, and competitive pricing. In 2022, it was certified as a Women Business Enterprise by The Supplier Clearinghouse..



<https://www.cloneprint.com/>



OFFICE FLOOR



RENT ROLL

Suite	Tenant	Business/use	Useable Sq.ft.	20% load factor	TTLw/ load (offices)	Mo. Rate	Mo. Rent	Annual	Expires(ed)	Increase s
Retail										
615A 4th St Santa Rosa, CA 95404	Tek Bahadur KC & Arjun KC	Darbar Kitchen	4150	0	4150	\$ 2.23	\$ 9,250	\$ 111,000	8/31/2029	See schedule
615B 4th St Santa Rosa, CA 95405	Vacant*	Proforma	1800	0	1800	\$ 2.50	\$ 4,500	\$ 54,000	Pending	
618 5th St Santa Rosa, CA 95404	Digital Clone - Retail	Printing	3700	0	3700	\$ 1.81	\$ 6,711	\$ 80,532	2/28/2029	3%
Offices										
200	Alyssa Garcia	Beauty	480	96	576	\$ 1.74	\$ 1,000	\$ 12,000	m/m	
200a	Renew Vitality	Medical	200	40	240	\$ 2.08	\$ 500	\$ 6,000	10/31/2025	
201 & 204	BRAD CHALK	Lawyer	1586	317	1903	\$ 1.79	\$ 3,400	\$ 40,800	10/9/2026	3% annual
202D	Amanda Rost	Marketing	160	32	192	\$ 2.60	\$ 500	\$ 6,000	m/m	
203, 205B, 205C, 205B , 205A	Zyromski Konicek LLP	Lawyer	2260	452	2712	\$ 1.54	\$ 4,163	\$ 49,956	10/9/2027	2%
206B	Michael Johnson	Electrical Engineer	280	56	336	\$ 1.49	\$ 500	\$ 6,000	m/m	
207 (manager, in lieu of rent)	Batarseh Real Estate	Real Estate	551	110	661	\$ 1.66	\$ 1,100	\$ 13,200	m/m	
208	Jennifer Yang	Therapist	315	63	378	\$ 1.46	\$ 550	\$ 6,600	m/m	
210	Mitch and Shoey	Photography	600	120	720	\$ 1.67	\$ 1,200	\$ 14,400	m/m	
209	Marty Lajoie	Therapist	450	90	540	\$ 1.83	\$ 990	\$ 11,880	m/m	
Total/avg			16532	1376	17908		\$ 34,364	\$ 412,368		

* Plans are underway to subdivide the space into two units with shared restrooms. Additional details available upon request.

FINANCIAL SUMMARY

Income						
Unit	Tenant	sq.ft. (usable)	+ load factor 20% (offices)	rent/sf/mo	monthly	Yearly
615A 4th St - retail	Darbar Kitchen - Restaurant	4,150	4,150	\$ 2.23	\$ 9,250	\$ 111,000
615B 4th St - Retail	Vacant- Proforma	1,800	1,800	\$ 2.50	\$ 4,500	\$ 54,000
618 5th St - retail	Digital Clone - Retail	3,700	3,700	\$ 1.81	\$ 6,712	\$ 80,544
Suite 200	Alyssa Garcia - laches	480	576	\$ 1.74	\$ 1,000	\$ 12,000
200a	Renew Vitality - office	200	240	\$ 2.08	\$ 500	\$ 6,000
201 & 204	BRAD CHALK - Lawyer	1,586	1,903	\$ 1.84	\$ 3,502	\$ 42,024
202D	Amanda Rost - office	160	192	\$ 2.60	\$ 500	\$ 6,000
203, 205B, 205C, 205B , 205A	Zyromski Konicek LLP	2,260	2,712	\$ 1.54	\$ 4,163	\$ 49,956
206B	Michael Johnson	280	336	\$ 1.49	\$ 500	\$ 6,000
207	Batarseh Real Estate	551	661	\$ 1.66	\$ 1,100	\$ 13,200
208	Jennifer Yang - Therapist	315	378	\$ 1.46	\$ 550	\$ 6,600
210	Photography	600	720	\$ 1.67	\$ 1,200	\$ 14,400
209	Marty Lajoie - Therapist	450	540	\$ 1.83	\$ 990	\$ 11,880
un-rentable space	Hallways, restrooms, elevators, stairwell, basement (400sf)	4,000	17,908			
Total:		20,532			\$ 34,467	\$ 413,604
Expenses						
					monthly	Yearly
Insurance					\$ 700	\$ 8,400
Water & Sewer					\$ 180	\$ 2,160
Electricity & Gas (office floor)					\$ 2,200	\$ 26,400
Management				4.0%	\$ 1,379	\$ 16,544
Janitorial & Supplies (office floor)					\$ 1,000	\$ 12,000
Permits & fees City , safety (estimate)					\$ 50	\$ 600
Elevator (estimate)					\$ 200	\$ 2,400
Trash					\$ 329	\$ 3,948
Maintenance/repairs (estimate)					\$ 300	\$ 3,600
Prop. tax (% of purchase price)				1.25%	\$ 4,375	\$ 52,500
Total Operating expenses					\$ 10,713	\$ 128,552
	<i>Expenses as % of income</i>			31%		
Net operating income (NOI)					\$ 23,754	\$ 285,052

For Sale \$3,999,000
CAP Rate 7.19% | 5.89% Actual

SITE AERIAL



SITE AERIAL

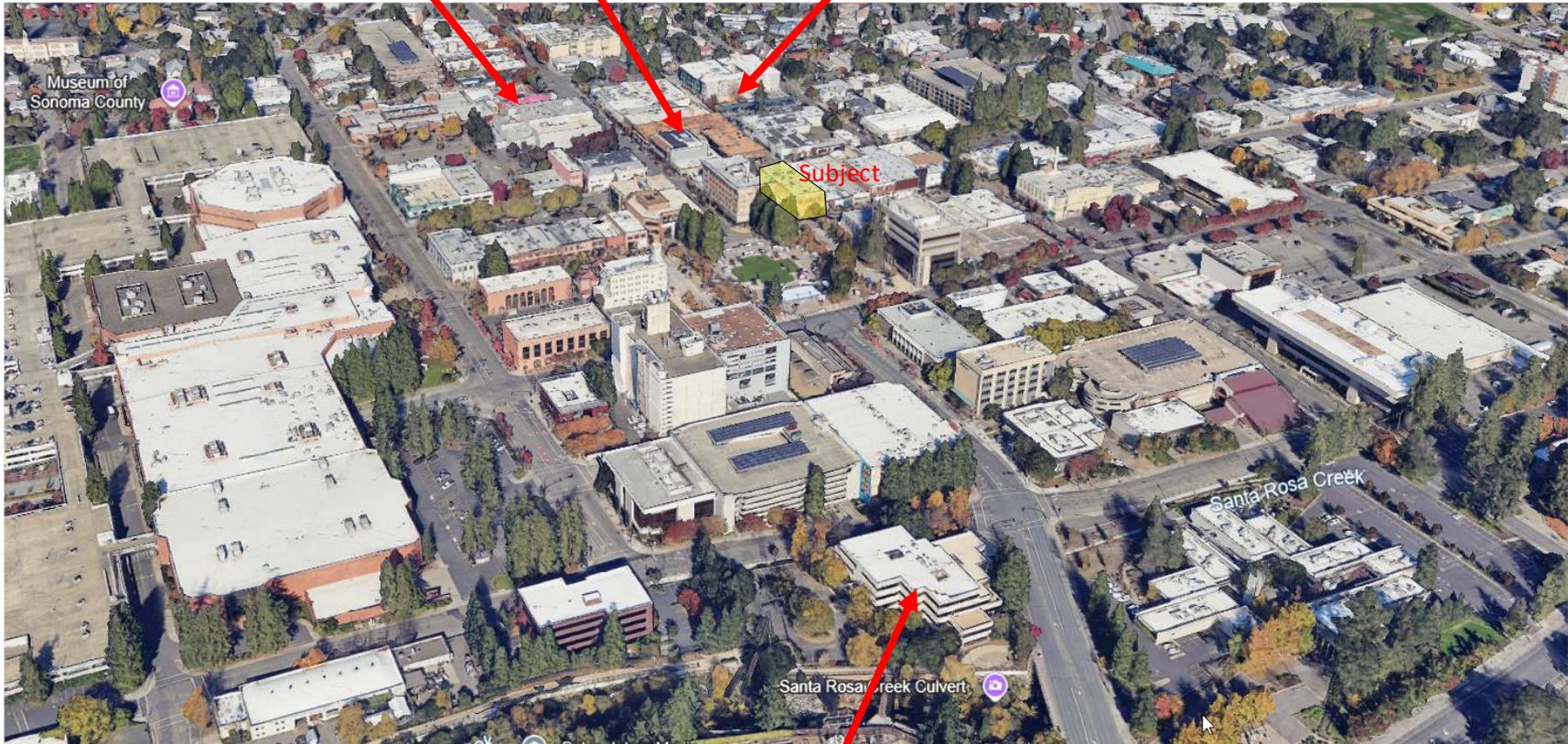


RESIDENTIAL PROJECTS

Ross Street Development
Housing Units 109

Mendocino Apartments
Housing units 168
completed

425 Humboldt Street
Apartments
Housing Units 88

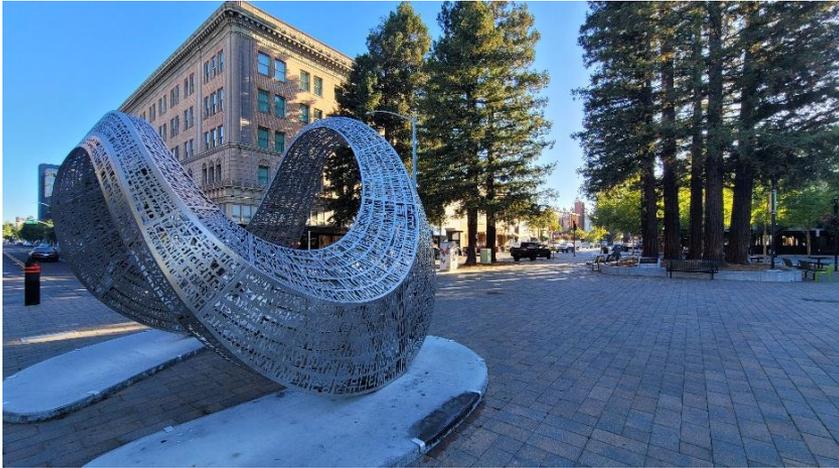


1 Santa Rosa Avenue
Housing units 120

SANTA ROSA DOWNTOWN MAP



ABOUT SANTA ROSA, CA



Located 55 miles north of San Francisco, Santa Rosa is the county seat and cultural hub of Sonoma County, one of the world's premier wine regions. The city offers a thriving downtown with three distinct shopping districts, historic neighborhoods, renowned restaurants, wine-tasting rooms, brew pubs, and a welcoming atmosphere. With its own airport and proximity to over 100 wineries, parks, and scenic landscapes, Santa Rosa is an ideal base for exploring California's Wine Country. Home to more than 170,000 residents, Santa Rosa serves as the North Bay's center for trade, government, commerce, and medical services. Its diverse economy includes tourism, high-tech manufacturing, retail, and agriculture. The city features top-rated schools, including a highly regarded junior college, and a wealth of recreational opportunities. Despite its size, Santa Rosa retains a warm, small-town feel, offering residents and visitors alike an exceptional quality of life.

Quick Snapshot of Santa Rosa Demographics

- As of the 2020 Census, the population was 178,127
- 20.5% of residents are under age 18;
- 18–19% are aged 65 or older
- The median age is approximately 39.9 years
- The population is 51% female
- Around 68,000 households
- average of 2.5 persons per household
- Roughly 56% identify as White alone
- 35–34% identify as Hispanic or Latino
- Other groups include: 6–6.5% Asian
- 1–1.9% Black
- approximately 13% identifying as two or more races
- About 21% of residents are foreign-born
- The median household income \$97,410
- per capita income around \$50,520
- The poverty rate stands at 9–10%,
- 5.4% of families fall below the poverty line