



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE/LEASE

5355 SKYLANE BLVD.  
SANTA ROSA, CA

15,000 SFT BUILDING  
AVAILABLE

Go beyond broker.

PRESENTED BY:

**ANNETTE COOPER**  
SENIOR REAL ESTATE ADVISOR  
LIC # 00826250 (707) 528-1400, EXT. 257  
ACOOOPER@KEEGANCOPPIN.COM

**NATHAN FLYNN**  
AGENT  
LIC # 02242483 (707) 528-1400, EXT. 773  
NFLYNN@KEEGANCOPPIN.COM



5355 SKYLANE BLVD.  
SANTA ROSA, CA

**DISTRIBUTION  
SPACE FOR SALE  
OR LEASE**

## PROPERTY SUMMARY

### INVESTMENT HIGHLIGHTS

- 10,000+/- SF Warehouse; 5,000+/- SF Private Offices
- 15,000+/- SF industrial/flex building on 1.73 acres
- MP1 Zoning (Airport Industrial Specific Plan)
- Concrete tilt-up construction (1987)
- Two-suite configuration (5,021+/- SF and 9,979+/- SF) allowing for single-tenant or multi-tenant flexibility
- Functional 12' x 12' grade-level roll-up door
- Secure fenced yard providing valuable outdoor storage, staging, or contractor yard capability
- Strategic location with immediate access to Highway 101 and minutes to Sonoma County Airport
- Potential sale-leaseback structure available, offering investors in-place income stability
- Current cannabis distribution use

### Parking

39 On-Site Parking Spaces

### OFFERING

Sale Price	<b>\$3,250,000</b>
Price PSF	<b>\$216.66+/-</b>
Office Lease Rate	<b>\$1.00 INDUSTRIAL GROSS</b>
Warehouse Lease Rate	<b>\$1.25 INDUSTRIAL GROSS</b>



### PRESENTED BY:

**ANNETTE COOPER, SREA**  
**KEEGAN & COPPIN CO., INC.**  
 LIC # 00826250 (707) 528-1400, EXT. 257  
 ACOOPER@KEEGANCOPPIN.COM

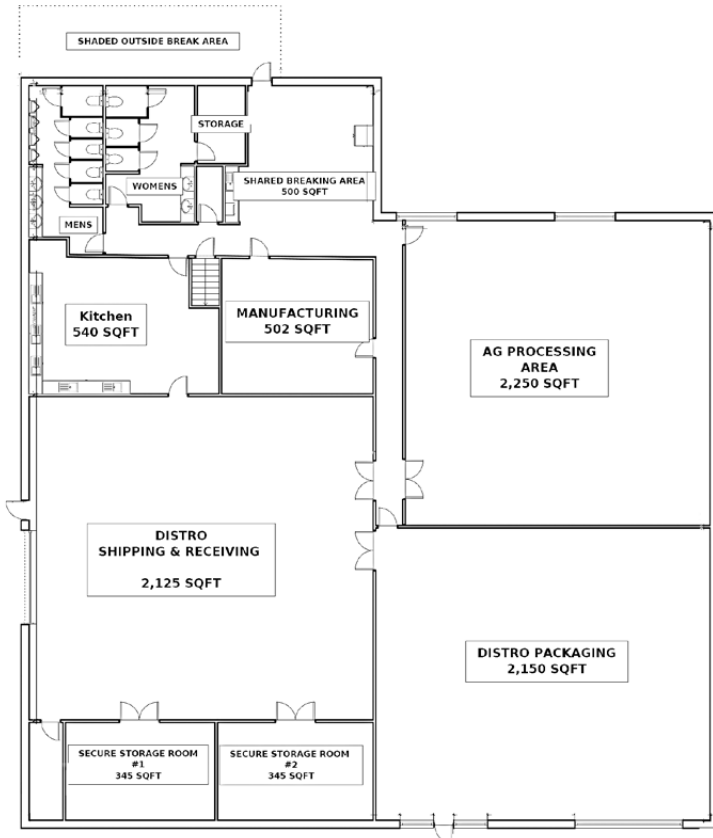
**NATHAN FLYNN, AGENT**  
**KEEGAN & COPPIN CO., INC.**  
 LIC # 02242483 (707) 528-1400, EXT. 773  
 NFLYNN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

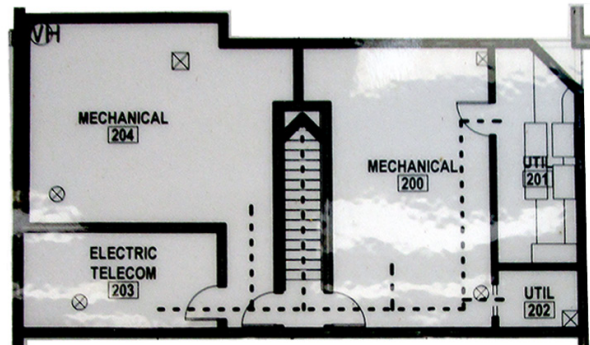


# FLOOR PLAN & PARCEL MAP

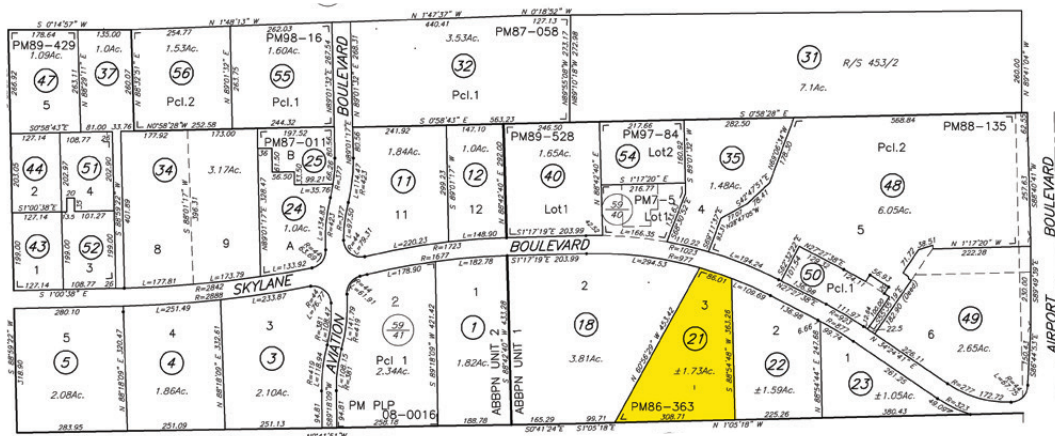
## FIRST FLOOR



## SECOND FLOOR



## PARCEL MAP



PRESENTED BY:

**ANNETTE COOPER, SREA**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 00826250 (707) 528-1400, EXT. 257  
ACOOPER@KEEGANCOPPIN.COM

**NATHAN FLYNN, AGENT**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 02242483 (707) 528-1400, EXT. 773  
NFLYNN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



5355 SKYLANE BLVD.  
SANTA ROSA, CA

**DISTRIBUTION  
SPACE FOR SALE  
OR LEASE**

## PROPERTY PHOTOS



**PRESENTED BY:** ANNETTE COOPER, SREA  
KEEGAN & COPPIN CO., INC.  
LIC # 00826250 (707) 528-1400, EXT. 257  
ACOOOPER@KEEGANCOPPIN.COM

**NATHAN FLYNN, AGENT**  
KEEGAN & COPPIN CO., INC.  
LIC # 02242483 (707) 528-1400, EXT. 773  
NFLYNN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



5355 SKYLANE BLVD.  
SANTA ROSA, CA

**DISTRIBUTION  
SPACE FOR SALE  
OR LEASE**

## PROPERTY PHOTOS



**PRESENTED BY:** ANNETTE COOPER, SREA  
KEEGAN & COPPIN CO., INC.  
LIC # 00826250 (707) 528-1400, EXT. 257  
ACOOOPER@KEEGANCOPPIN.COM

**NATHAN FLYNN, AGENT**  
KEEGAN & COPPIN CO., INC.  
LIC # 02242483 (707) 528-1400, EXT. 773  
NFLYNN@KEEGANCOPPIN.COM

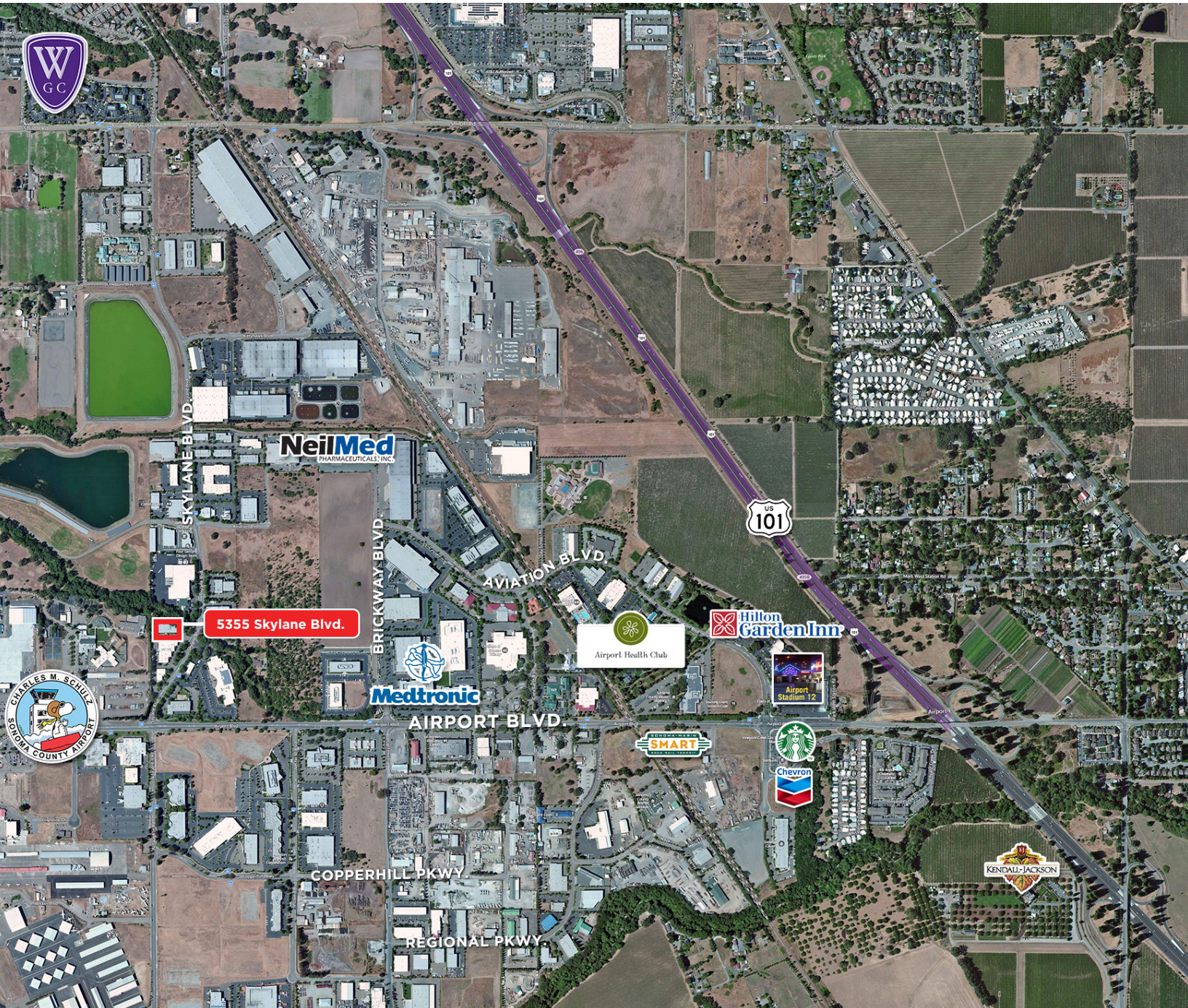
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



5355 SKYLANE BLVD.  
SANTA ROSA, CA

**DISTRIBUTION  
SPACE FOR SALE  
OR LEASE**

## VICINITY MAP



**PRESENTED BY:**

**ANNETTE COOPER, SREA**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 00826250 (707) 528-1400, EXT. 257  
ACOOOPER@KEEGANCOPPIN.COM

**NATHAN FLYNN, AGENT**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 02242483 (707) 528-1400, EXT. 773  
NFLYNN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein. Map created using ArcGIS® software by Esri. ArcGIS® is the intellectual property of Esri and is used herein under license. Copyright © Esri.



5355 SKYLANE BLVD.  
SANTA ROSA, CA

**DISTRIBUTION  
SPACE FOR SALE  
OR LEASE**

## 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.

**PRESENTED BY:**

**ANNETTE COOPER, SREA**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 00826250 (707) 528-1400, EXT. 257  
ACOOOPER@KEEGANCOPPIN.COM

**NATHAN FLYNN, AGENT**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 02242483 (707) 528-1400, EXT. 773  
NFLYNN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



# FINANCIAL OVERVIEW: DEBT STRUCTURE

SBA 7(a)		
Loan Amount:		\$3,409,500
Loan Term (years):		25 yrs
Loan Amortization (years):		25 yrs
Interest Rate:*		6.75%
* Quarterly Floating Rate		
Monthly Payment:		\$23,557
Breakdown of Project Costs		
	<u>Total Cost</u>	<u>Out of Pocket</u>
Property Costs	\$3,300,000	\$0
Contingency/Professional Costs	\$0	\$0
Non-Property Costs	\$0	\$0
SBA 7(a) Guaranty Fee	\$94,000	\$0
Third Party Related Costs	<u>\$15,500</u>	<u>\$0</u>
<b>Total Project Costs</b>	<b>\$3,409,500</b>	<b>\$0</b>
Out of Pocket Cost as % of Total Project		0.0%

SBA 504		
1st DOT:		\$1,683,150
CDC 2nd DOT:		\$1,346,520
Loan Term / Amortization (LOB 1st):		25 yrs / 25 yrs
Loan Term / Amortization (CDC 2nd):		25 yrs / 25 yrs
Interest Rate (LOB 1st Mtg):* Interest		7.94%
Rate (CDC 2nd Mtg):		5.94%
* Locked For 5 Years		
Combined Monthly Payment:		\$21,550
Breakdown of Project Costs		
	<u>Total Cost</u>	<u>Out of Pocket</u>
Property Costs	\$3,300,000	\$330,000
Contingency/Professional Costs	\$0	\$0
Non-Property Costs	\$0	\$0
Debenture Fees	\$30,970	\$3,097
Bank Loan Fee	\$24,829	\$2,483
Third Party Related Costs	<u>\$15,500</u>	<u>\$6,050</u>
<b>Total Project Costs</b>	<b>\$3,371,299</b>	<b>\$341,630</b>
Out of Pocket Cost as % of Total Project		10.1%

### SBA 7(a) Loan Specifics:

Finance Up To 100% of Total Project Costs  
 Long Term/Amortization [25/25]  
 No Balloon Payment  
 Limited Prepayment Penalty  
 Most Loans Close In 45-60 Days  
 Working Capital, Equipment and Fees Can Be Financed  
 One Loan Closing - Much Simpler Process  
 Additional Collateral May be Required

### SBA 504 Loan Specifics:

Finance Up To 90% of Total Project Costs  
 Long Term/Amortization [25/25]  
 Balloon Payment Possible  
 Prepayment Penalties Apply  
 Most Loans Close In 75-120 Days  
 Most Third Party Costs Can Be Financed  
 Two Loan Closings With 2 Lenders  
 Rate Not Fixed Until After Closing  
 Life Insurance Likely Required

**PRESENTED BY:** ANNETTE COOPER, SREA  
 KEEGAN & COPPIN CO., INC.  
 LIC # 00826250 (707) 528-1400, EXT. 257  
 ACOOPER@KEEGANCOPPIN.COM

**NATHAN FLYNN, AGENT**  
 KEEGAN & COPPIN CO., INC.  
 LIC # 02242483 (707) 528-1400, EXT. 773  
 NFLYNN@KEEGANCOPPIN.COM



**Keegan & Coppin**  
COMPANY, INC.



5355 SKYLANE BLVD.  
SANTA ROSA, CA

**DISTRIBUTION  
SPACE FOR SALE  
OR LEASE**

## 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.

**PRESENTED BY:**

**ANNETTE COOPER, SREA**  
KEEGAN & COPPIN CO., INC.  
LIC # 00826250 (707) 528-1400, EXT. 257  
ACOOOPER@KEEGANCOPPIN.COM

**NATHAN FLYNN, AGENT**  
KEEGAN & COPPIN CO., INC.  
LIC # 02242483 (707) 528-1400, EXT. 773  
NFLYNN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



5355 SKYLANE BLVD.  
SANTA ROSA, CA

**DISTRIBUTION  
SPACE FOR SALE  
OR LEASE**

## DISCLAIMER

### 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.

Keegan & Coppin Co., Inc.  
1355 N Dutton Ave.  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

PRESENTED BY:

**ANNETTE COOPER, SREA**  
LIC # 00826250 (707) 528-1400, EXT. 257  
ACOOOPER@KEEGANCOPPIN.COM

**NATHAN FLYNN, AGENT**  
LIC # 02242483 (707) 528-1400, EXT. 773  
NFLYNN@KEEGANCOPPIN.COM