

# INVESTMENT OPPORTUNITY

14450 HWY-1 | VALLEY FORD | CALIFORNIA

**\$1,350,000 | \$300/SF | ±4,500 SF | CAP RATE 6.15%**



**NEWMARK**

Exclusive Sale Listing Agent

**Barry Palma, CCIM**

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707-583-8410

CA DRE #00901364

# Investment Overview

This is a commercially zoned property with four tenants consisting of 2-unit commercial buildings occupied by Estero Café and Best of the Bay Auto Body. There is a 2-bedroom home, and a leased cellular antenna disguised as a water tower.

The auto shop consists of 3 garage bays with roll-up doors, a paint booth, and covered parking in the back for vehicle storage and repair.

The Estero Café has been remodeled with patio seating and up-to-date appliances, including an exhaust fan in 2015, a swamp cooler in 2018, hot water heater in 2024, and is wired for a backup generator. There is potable water delivered to the café paid for by the café.

The residential home in the back is a two-bedroom, two-bath rental home located in the southeast corner of the property. Built in 2006, the home has a backyard, patio area and dedicated parking for three cars. Recent updates include a hot water heater in 2015 and new duct work in 2018. New appliances are a stacked washer dryer in 2019, whole home generator backup with Tesla charger in 2020, and a kitchen remodel with new patio door and deck in 2020.

The property is in a gorgeous setting with views looking northwest to the valley and pastoral hills to the east. There is a local market steps from the front door next to the Valley Ford Cheese & Creamery. Across the street are Rocker Oysterfellers and Dinucci's Italian restaurant, the Valley Ford post office, and Northern Light Surf Shop. CA-Highway 1 is known nationally and is highly traveled by tourists going to Bodega Bay to the north or Dillon beach and Pt. Reyes to the south.

This investment offers a buyer investment income from four different sources, low management cost, tenants in place with extended leases and limited competition. The beauty and other businesses in town draw tourists to this quaint town. A true hidden gem!

## ANALYSIS

Price:	\$1,350,000
Total Building Square Footage:	±4,500
Price Per Square foot:	\$300
Cap Rate:	6.15% for 2024 Actual Rent
Net Operating Income:	\$83,048

## PROPERTY

APN:	0026-010-047
Lot Size:	±15,841 SF
Parking:	17 spaces
Zoning:	Commercial/ Mixed-Use
Construction:	Wood Frame
Electrical Power:	Each tenant has separate meter
Septic/Water & Sewer	City of Rohnert Park
Roof:	Pitched and flat
Date Built;	1964 with numerous upgrades



# Property Highlights



100% Leased



Staggered lease expirations



All tenants on gross leases with tenant reimbursements



Well-maintained with pride of ownership



Easy accessed from CA Highway-1 near Bodega Bay



## Rent Roll

Tenant	Approximate SQ. FT	Monthly Rent	Gross Lease CAM	Option to Extend	Next Increase	Commencement
Estero Cafe	4,500	\$1,854		2/28/2027 (3) 3-yr options	5/1/2025	2017
Best of Bay Auto Works		\$3,300		3/31/2026 No options		2017
T-Mobile Cell Tower		\$1,375		2/1/2035 No options	2025	2003
2/2 Home occupied by Seller		\$2,500		COE		
<b>Total</b>		<b>\$9,029</b>				
Annual Rent		\$108,348				

## Estimated Annual Projected Income

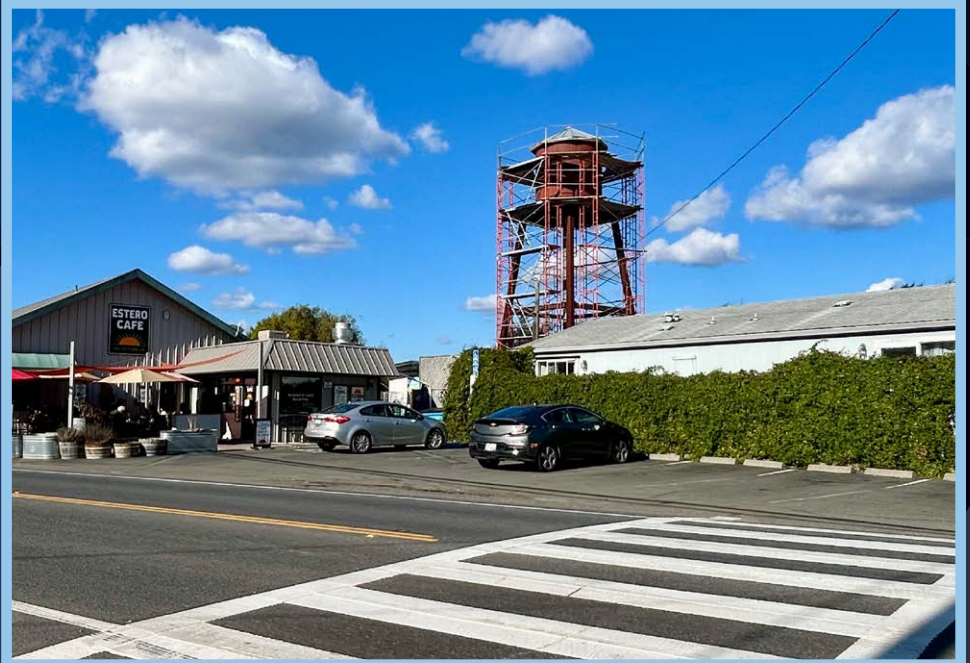
Gross Annual Rents	\$108,348
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## Estimated Expenses

Taxes estimated on new sale price	\$13,700
Insurance	\$9,000
Electricity	\$300
Trash	\$120
Repairs	\$1,000
Water	\$1,200
<b>Total Expenses</b>	<b>\$25,320</b>



# Property Photo Gallery





# Neighborhood Amenities





# Sale Comparables



Subject Property	
Sale Date:	TBD
Sale Price:	\$1,350,000
Price/SF:	\$300
Parcel #:	0026-101-047
Year Built:	1964 + Renovations
Building SF:	±4,500 SF
Cap Rate:	Projected 6.15%
Land SF:	±15,481 SF
Description:	Multi Tenant Mix Use
Distance	N/A

470 Sebastopol Road Santa Rosa	
Sale Date:	07/2023
Sale Price:	\$2,200,000
Price/SF:	\$489
Parcel #:	125-162-031
Year Built:	2002
Building SF:	±4,500 SF
Cap Rate:	4.30%
Land SF:	±6,534 SF
Description:	Retail/Office Store Front
Distance	8.0 Miles

8201 Old Redwood Hwy Cotati	
Sale Date:	06/2023
Sale Price:	\$2,300,000
Price/SF:	\$575
Parcel #:	144-263-002
Year Built:	1925
Building SF:	±4,000 SF
Cap Rate:	N/A
Land SF:	±13,939 SF
Description:	Freestanding
Distance:	11.9 Miles

7820-7840 Covert Lane Sebastopol	
Sale Date:	07/2023
Sale Price:	\$2,600,000
Price/SF:	\$533
Parcel #:	004-430-011
Year Built:	1977
Building SF:	±4,882 SF
Cap Rate:	6.0%
Land SF:	±48,787 SF
Description:	Multi Tenant
Distance:	7.7 Miles

154 Main Street Sebastopol	
Sale Date:	11/2022
Sale Price:	\$890,000
Price/SF:	\$332
Parcel #:	004-243-012
Year Built:	1920
Building SF:	±2,677 SF
Cap Rate:	4.60%
Land SF:	±5,227 SF
Description:	Single Tenant
Distance:	8.0 Miles

# Regional Map

Distance by Miles	
BODEGA BAY	8.4 MILES
SANTA ROSA	17.2 MILES
NOVATO	30 MILES
SAN FRANCISCO	58 MILES



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# Amenities Map



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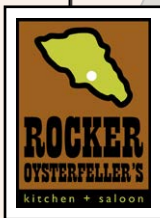
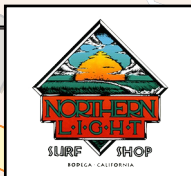
**ESTERO CAFE** 

Valley Ford Market



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Dinucci's Restaurant & Bar



Valley Ford Volunteer Fire

Shoreline Hwy

School St



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