



**HOMESMART**  
ADVANTAGE REALTY

FOR SALE

5761 Mountain Hawk Dr  
Santa Rosa, CA 95409

MIXED USE COMMERCIAL  
BUILDING

I MAKE REAL ESTATE EASY FOR YOU!

PRESENTED BY:

**JENNIFER PESCHKEN**

LIC # 01330271

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www.jennellsre.net



# PROPERTY DETAILS



5761 MOUNTAIN HAWK DR,  
SANTA ROSA

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## PROPERTY INFORMATION

### HIGHLIGHTS:

- Approximate 16,800+/- Total SF  
3 Commercial Units & 7 Residential Units
  - o Residential Units are 1,200+/- Sqft each
  - o Anytime Fitness is 4,800+/- Sqft
  - o Edward Jones is 1,180+/- Sqft
  - o Massage Envy is 2,480+/- Sqft
- Residential units come with garages
- Retail spaces are divisible into up to 7 smaller units
- Proposed draft lease for all residential units presently occupied by owner, Pura Vida Recovery Services, on file.
- 36 assigned on-site parking spaces plus more common area spaces available in addition to plentiful street parking.
- Retail anchor tenants come with reliable long term leases
- Walking and biking trails nearby
- Lot size is 1.21 +/- Acres
- APN: 153-180-029-000

### DESCRIPTION OF AREA

Located at the corner of Highway 12 and the main entrance to the Skyhawk Subdivision. There are shared aspects including parking and an elevator. The systems are all in place and recorded for the shared maintenance.

### DESCRIPTION OF PREMISES

Exceptional Mixed-Use Investment Opportunity in Wine Country - Introducing Skyhawk Village, a meticulously designed neighborhood center that boasts a 16,800 sq. ft. two-story structure, fully leased and constructed with superior quality. This premier commercial property features three reliable long-term retail tenants: Additionally, the upper level hosts seven luxury 2 bed/2 bath apartments. Surrounded by beautifully maintained grounds with easy access to scenic walking and biking trails along a nearby creek bed and park. Offering a solid 6.1% cap rate, this property is an ideal choice for investors looking for a proven, manageable asset in a thriving community.



**OFFERED FOR:**  
**\$8,750,000**

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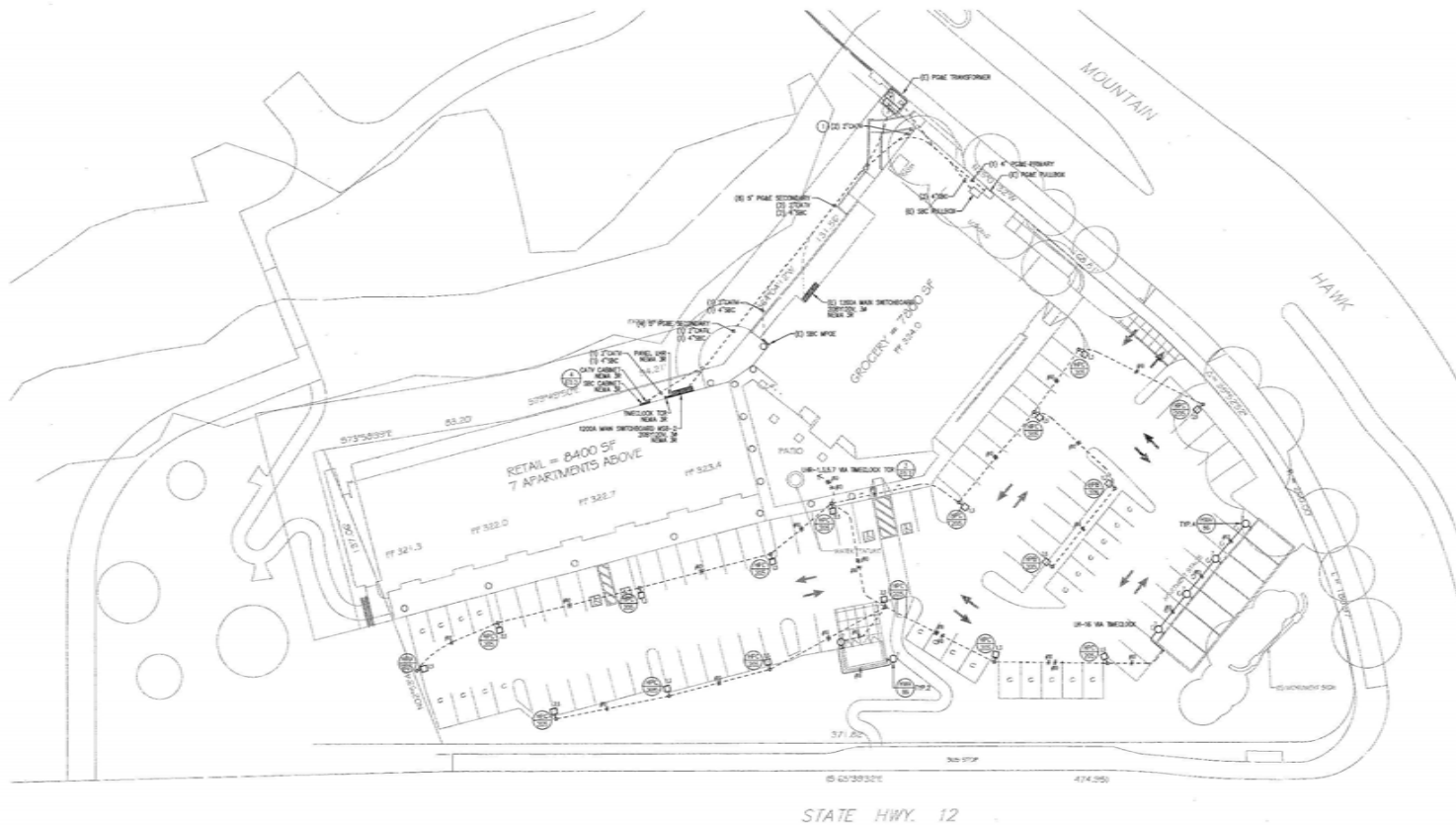


# SITE PLAN



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STATE HWY. 12

**1 ELECTRICAL SITE PLAN**  
SCALE: 1/8" = 1'-0"

**SHEET NOTES**

① CONNECT TO GATE

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# RENT ROLL



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Unit #	Unit Type	SF*	Current Rent
Residential Units (7)	2 bed / 2 bath	1,200 (X7)	\$29,505.00
Anytime Fitness		4,800	\$15,996.25
Edward Jones		1,180	\$2,368.30
Massage Envy		2,480	\$7,885.00
Total Gross Scheduled			\$57,754.55
Rents			\$669,054.60

\*Unit SF estimated

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# INCOME & EXPENSE



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Income	Current Rents
Gross Scheduled Rents	\$ 669,055
Water Reimbursement by Tenants	\$ 11,087
Gross Effective Income	\$ 680,142

Expenses (2023)	Current Rents
Water	\$ 18,422
Alarm	\$ 2,700
Roof	\$ 0
Fire Sprinklers	\$ 0
5761/5755 Shared Expenses	\$ 17,780
Insurance	\$ 10,242
Property Taxes (estimated at proposed sale price)	\$ 103,250
	\$
	\$ 152,394

\*Tenants pay individual PG&E meters

Net Income	\$ 527,748
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Metrics	Current
Cap Rate	6.1%
Expense Ratio	21.61%
Gross Rent Multiplier	13.23%
Price per Sqft	\$528

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# DEMOGRAPHICS REPORT



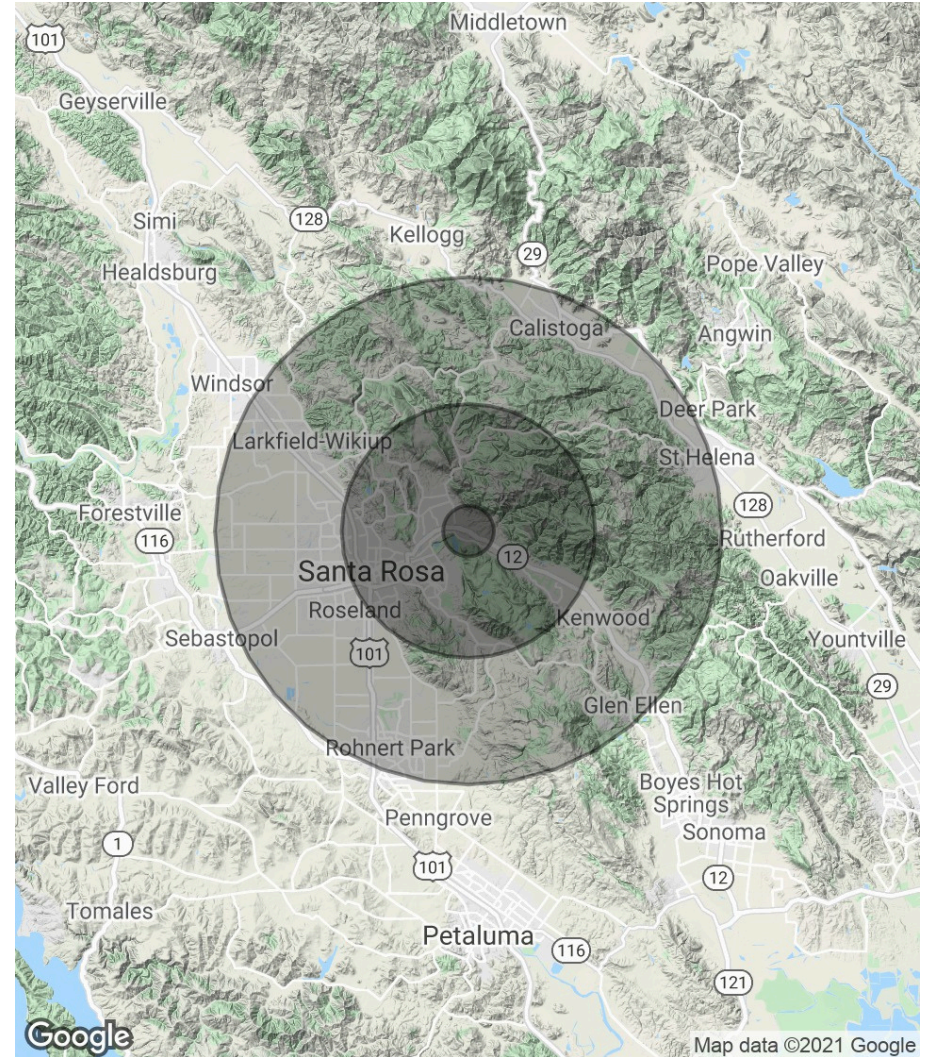
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,537	82,811	290,337
Average age Average	37.8	42.5	37.2
age (Male) Average	34.0	40.0	35.8
age (Female)	40.1	44.2	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,789	34,950	111,531
# of persons per HH	2.5	2.4	2.6
Average HH income	\$78,216	\$85,687	\$77,342
Average house value	\$583,456	\$610,706	\$546,798

\* Demographic data derived from 2010 US Census



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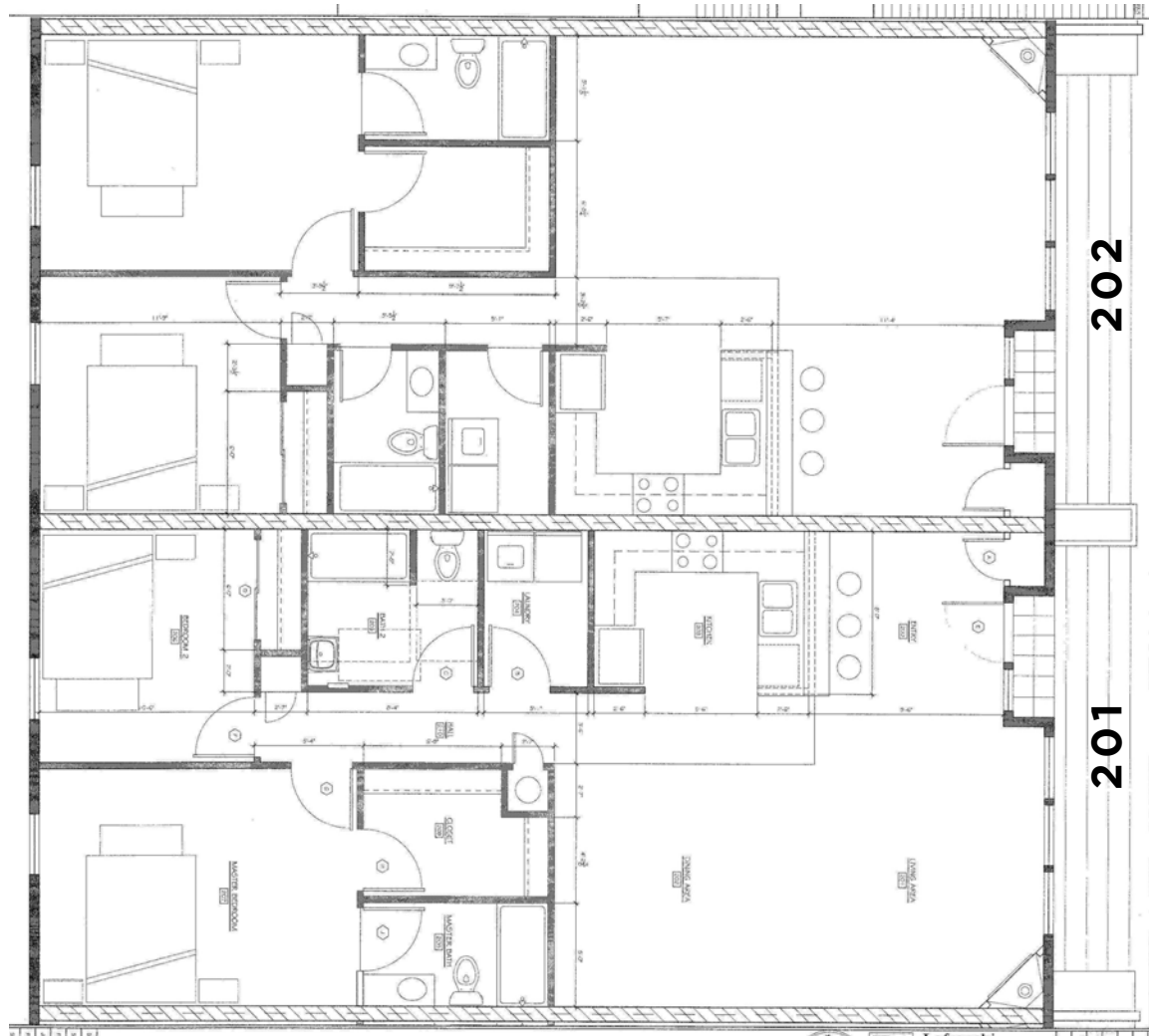


# RESIDENTIAL FLOOR PLANS



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# PROPERTY PHOTOS



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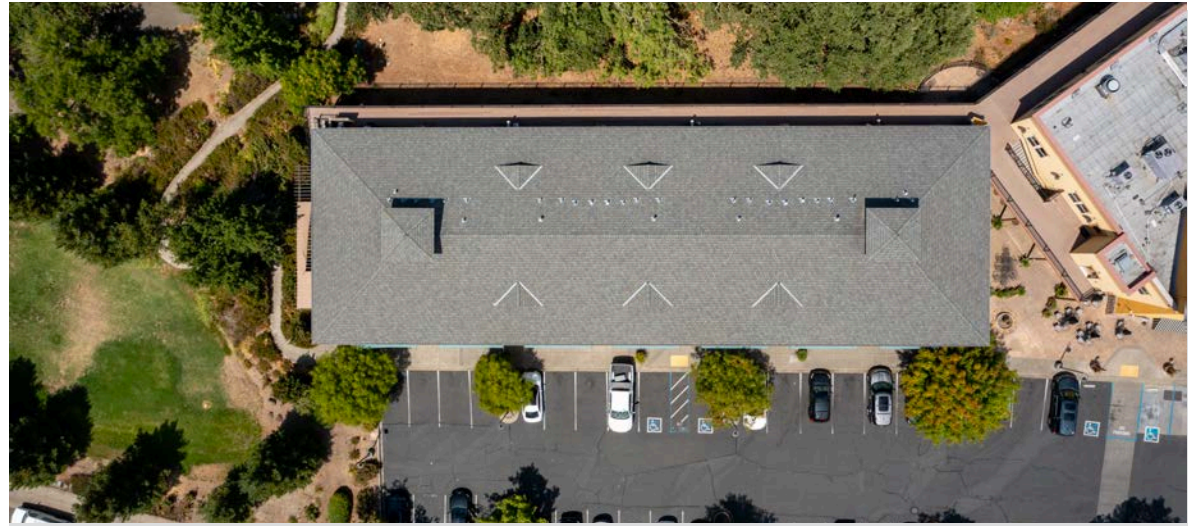


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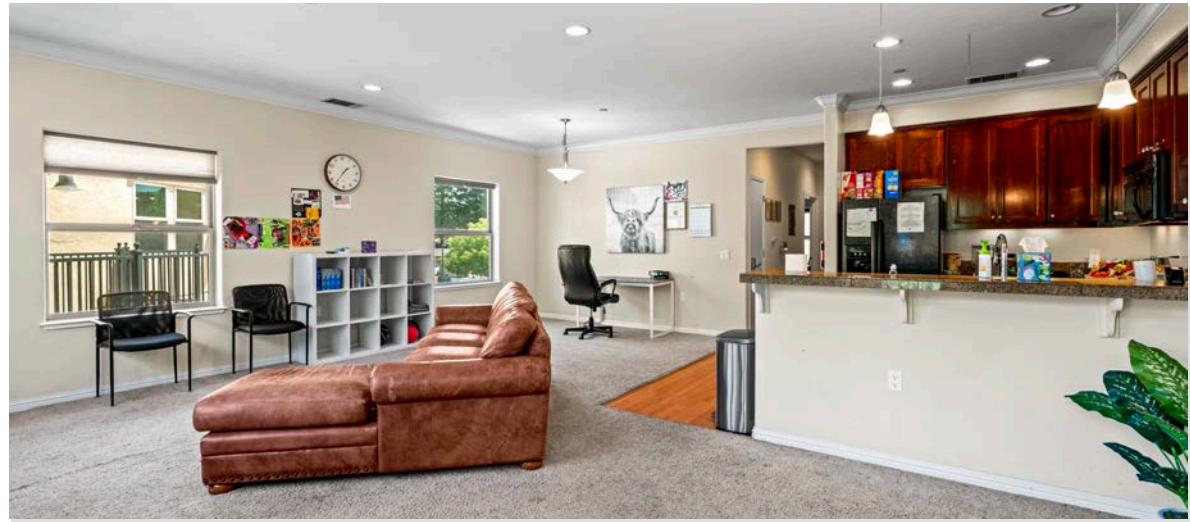


# RESIDENCE PHOTOS



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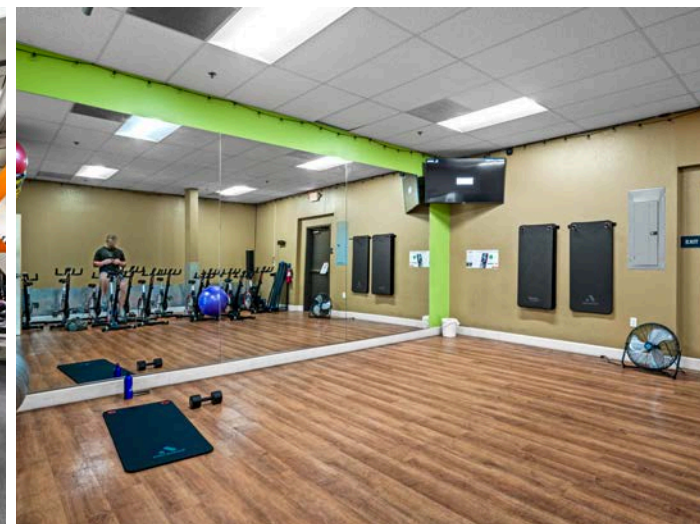


# ANYTIME FITNESS PHOTOS



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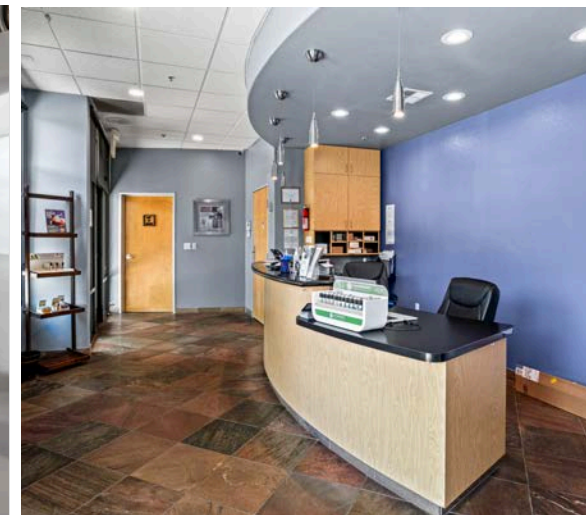
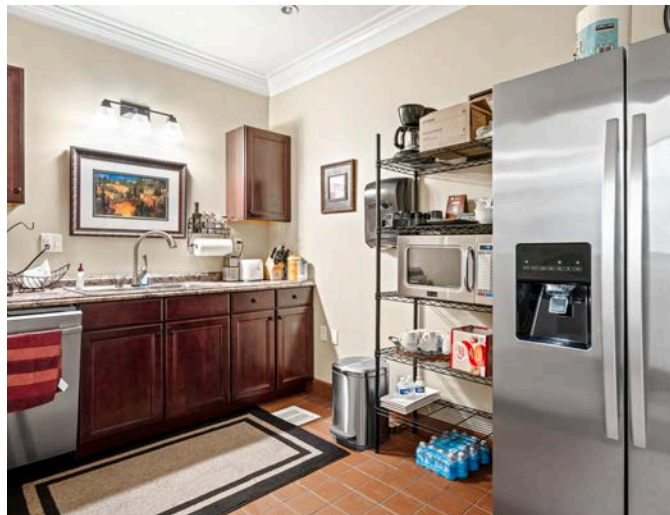


# EDWARD JONES & MASSAGE ENVY PHOTOS



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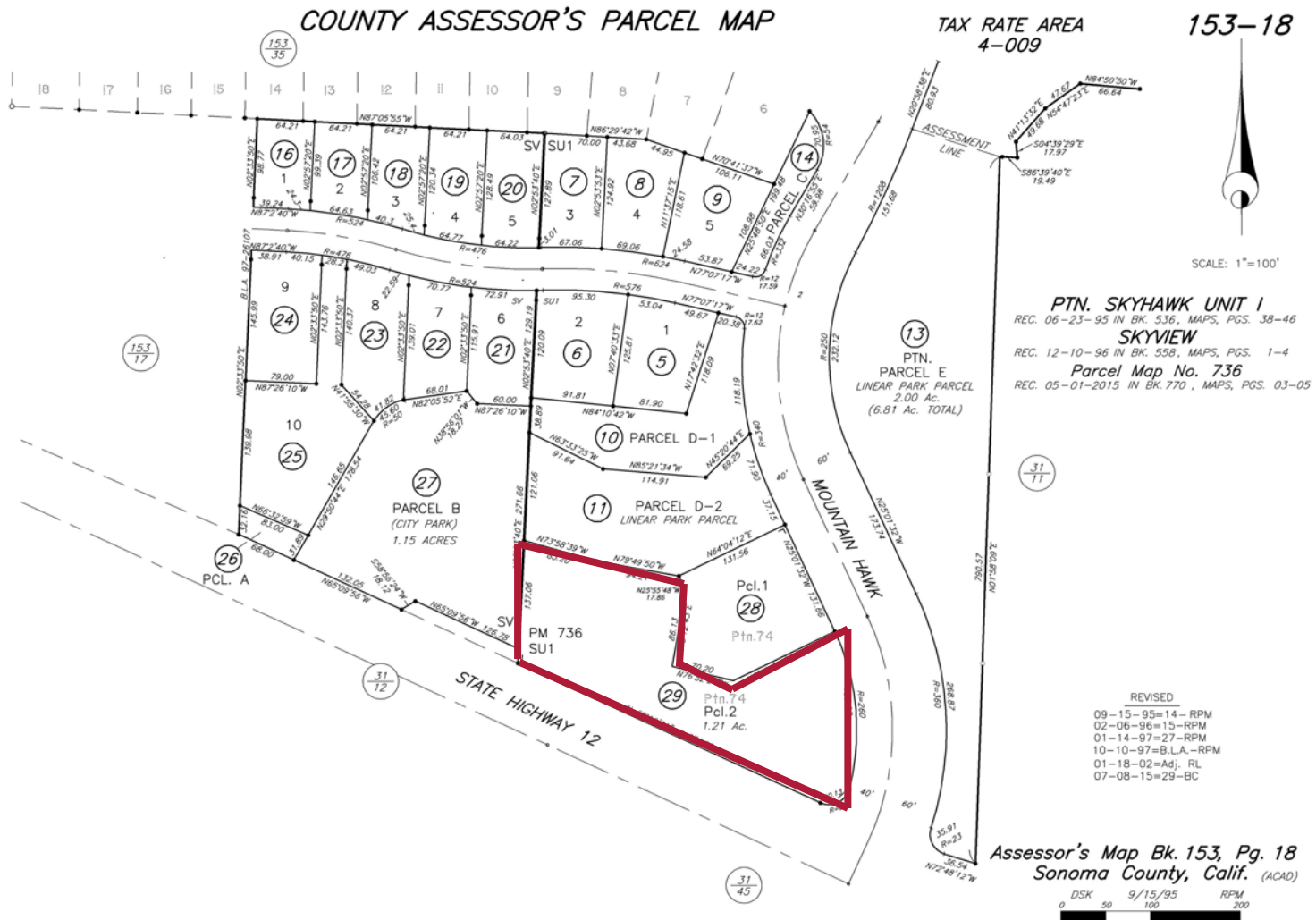


# PARCEL MAP



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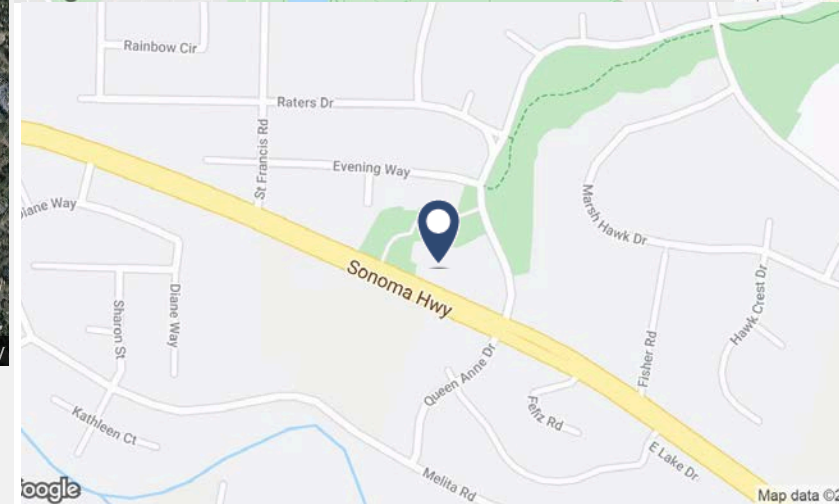
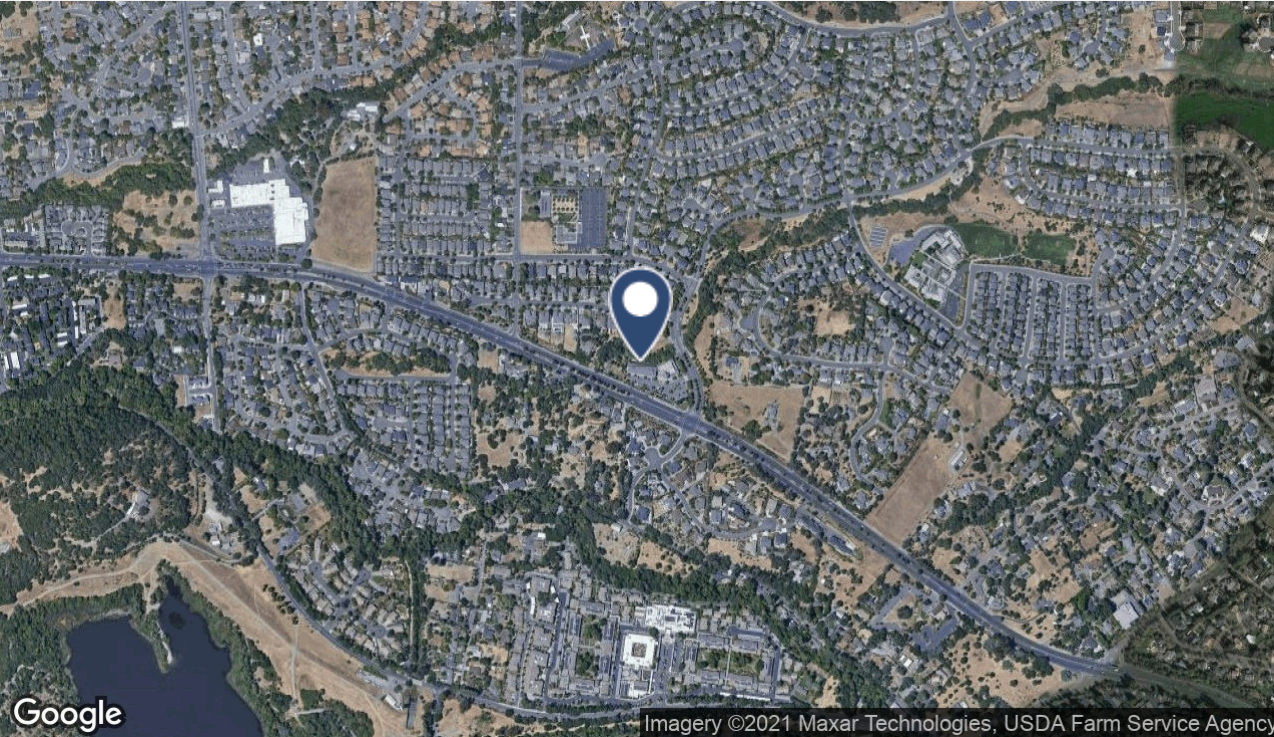


# AERIAL MAP



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# MARKET SUMMARY



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## SANTA ROSA SUMMARY

Santa Rosa, California, serves as the county seat of Sonoma County and stands as the largest city in the North Bay Area and California's Wine Country. Known as the premier location in the North Bay, Santa Rosa acts as the region's business and service hub, fueling its economy. Positioned between Portland and San Francisco, it supports a four-county area as the central hub for technology, entrepreneurial ventures, retail, banking, and employment.

Santa Rosa boasts a well-rounded and dynamic economy, strengthened by tourism, high-tech manufacturing, and retail. Residents enjoy a high quality of life, while employers benefit from a skilled workforce. The community places a strong emphasis on the arts, education, mindful business development, and quality living.

The city offers streamlined permitting processes, easy access to Economic Development and Community Development staff, and strong partnerships with key business stakeholders, including local chambers of commerce, higher education institutes, brokers, major industries, and community organizations.

Located just 55 miles north of San Francisco via the Golden Gate Bridge, Santa Rosa serves as a major shopping hub for nearby neighborhoods along the 101 corridor, including Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. The city features prominent shopping districts like Downtown, Santa Rosa Avenue, and Montgomery Village, which offer a variety of retail options, boutique shops, dining, and entertainment. Additionally, Coddington Mall and Santa Rosa Plaza serve as the two regional shopping centers.

Sonoma County, with a population of approximately 500,000, is a prime location for both tourism and residence, just a short drive from the San Francisco Bay Area. The county comprises nine incorporated cities and seventeen unincorporated areas, with Santa Rosa being the most populous, housing about one-third of the county's population. Recently, it was recognized as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County boasts one of the lowest unemployment rates in California and continues to exhibit long-term job growth in sectors like healthcare, hospitality, and business services. Employment in leisure, hospitality, educational, and health services has seen year-over-year growth, while business and professional services jobs have also increased. Additionally, the county is experiencing growth in new housing, job opportunities, and taxable sales.

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