



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

7790-7820 BELL ROAD  
WINDSOR, CA

MULTI-TENANT LEASED  
INDUSTRIAL INVESTMENT



7790

**SCOTTY STEAM CLEAN**

Expert Carpet Cleaning  
Tile and Grout  
Window Blinds and More!  
Residential and Commercial  
Pressure Washing  
Interior and Exterior  
Auto Wash

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scottysteamclean.com

Go beyond broker.

PRESENTED BY:

**RUSS MAYER, PARTNER**  
LIC # 01260916 (707) 664-1400 EXT 353  
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# CONTENTS



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WINDSOR, CA

MULTI-TENANT LEASED  
INDUSTRIAL INVESTMENT

EXECUTIVE SUMMARY..... 3

PROPERTY DESCRIPTION..... 4-5

INVESTMENT ANALYSIS ..... 6

RENT ROLL ..... 7

TENANT PROFILE..... 8-9

FLOOR PLAN ..... 10

SITE PLAN .....11

BUILDING PLAN.....12

LOCATION DESCRIPTION.....13

LOCATION AERIAL..... 14

PROPERTY PHOTOS .....15

AREA DESCRIPTION.....16

AREA MAP.....17

ABOUT US .....18

DISCLAIMER.....19





# EXECUTIVE SUMMARY



7790-7820 BELL ROAD  
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INDUSTRIAL INVESTMENT

Keegan & Coppin, Company is pleased to offer for sale an exceptional multi-tenant light industrial investment in the highly desirable Sonoma County Wine Region. Located in Windsor, California and in a high quality business park, this property is designed to accommodate a range of small to medium size light industrial, warehouse and office/flex uses with suite sizes starting at 1,400 square feet and with the ability to combine for larger uses.

The building is designed to be divisible into up to thirteen (13) individual units. Property is presently 100% leased to a total of nine (9) tenants. Progression Gymnastics leases four (4) contiguous units and Level Up Training leases two (2) units that are side by side.

- 1,200 AMP, 120/208, 3-Phase Electrical with 12 Meters (incl. House)
- Sprinklered for Fire Protection
- Irrigation System
- New Roof Installed in 2015
- 12 Grade Level Roll-Up Doors (12' x 12')
- Many Recent Upgrades to Both Interior and Exterior of the Property

**Property is being offered for sale together with 750 Link Road, Fairfield. Seller will consider separate sales for each. Contact Broker for more information.**

Purchase price:	\$4,500,000
Building(s) total size:	19,640+/- SQ FT (APPROX.)
Price / PSF:	\$229
Projected Annual NOI:	\$227,075
Projected Cap Rate %:	5.05%



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# PROPERTY DESCRIPTION



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MULTI-TENANT LEASED  
INDUSTRIAL INVESTMENT



## PROPERTY DESCRIPTION

**APN**

164-130-027

**BUILDING SIZE**

19,640+/- SF

**CONSTRUCTION TYPE**

Concrete Tilt-up

**LOT SIZE**

1.31+/- AC

**YEAR BUILT**

1990

**STORIES**

One (1)

**PARKING**

68 Parking Spaces On-Site

64 Standard, 4 Handicap

(3.5/1,000)

**ZONING**

IL - Light Industrial

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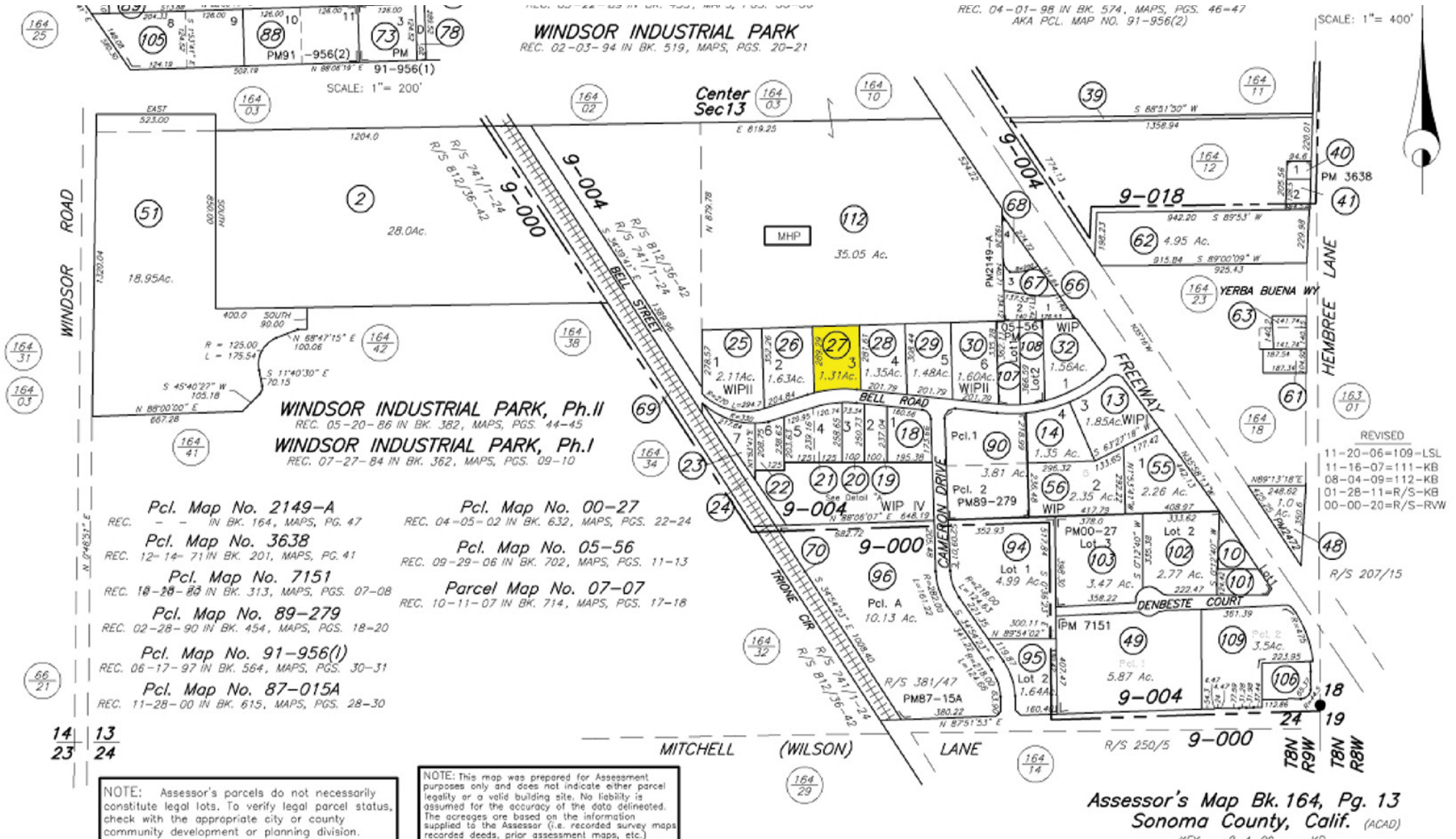
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# INVESTMENT ANALYSIS & FINANCIAL OVERVIEW

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INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		FINANCIAL SUMMARY	
Annual Income	\$318,084	Property Taxes	\$56,580	Purchase Price	\$4,500,000
Property Tax Reimbursement	\$26,025	Insurance	\$4,693	Cap Rate	5.05%
Less Vacancy	\$9,543	Other Expenses	\$46,218	Price per Square Foot	\$229
<b>Net Operating Income</b>	<b>\$227,075</b>	<b>Total Expenses</b>	<b>\$107,491</b>	<b>MONTHLY TOTAL</b>	\$26,507
				<b>ANNUAL TOTAL</b>	\$318,084

Tenant	Address	SF	Rent/SF	Monthly Rent	Yearly Increases	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Scotty Steam Clean, LLC	7790	1,840±	1.40	\$2,576	\$.05/psf	\$2,576	\$2,668	\$2,760	\$2,852	\$2,852	\$3,032	\$3,123	\$3,127	\$3,313	\$3,413
Forest Origins	7794	1,525±	1.60	\$2,440	\$.05/psf	\$2,440	\$2,516	\$2,593	\$2,669	\$2,745	\$2,827	\$2,912	\$3,000	\$3,090	\$3,182
Farm to Pantry, Inc.	7796	1,400±	1.56	\$2,184	4.00%	\$2,184	\$2,271	\$2,362	\$2,457	\$2,555	\$2,632	\$2,711	\$2,792	\$2,876	\$2,962
Progression Gymnastics, LLC	7798	5,600±	1.07	\$6,000	\$500/yr	\$6,000	\$6,500	\$7,000	\$7,500	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004	\$9,274
Paragon Floor Covering	7802	1,400±	1.39	\$1,950	\$75/yr	\$1,950	\$2,025	\$2,100	\$2,163	\$2,228	\$2,295	\$2,364	\$2,434	\$2,508	\$2,583
AA Smog Test Only	7804	1,400±	1.32	\$1,850	\$65/yr	\$1,850	\$1,915	\$1,980	\$2,045	\$2,110	\$2,173	\$2,238	\$2,306	\$2,375	\$2,446
Level Up Training	7808	2,800±	1.50	\$4,200	4.00%	\$4,200	\$4,368	\$4,543	\$4,724	\$4,913	\$5,061	\$5,213	\$5,369	\$5,530	\$5,696
North Bay Electric	7816	1,400±	1.33	\$1,857	\$75/yr	\$1,857	\$1,932	\$2,007	\$2,082	\$2,157	\$2,222	\$2,288	\$2,357	\$2,428	\$2,501
Alpha Chemical Laboratory	7820	2,300±	1.50	\$3,450	\$120/130	\$3,450	\$3,570	\$3,700	\$3,830	\$3,960	\$4,079	\$4,201	\$4,327	\$4,457	\$4,591
<b>Total</b>		19,665±		<b>\$26,507</b>		<b>\$26,507</b>	<b>\$27,766</b>	<b>\$29,044</b>	<b>\$30,322</b>	<b>\$31,612</b>	<b>\$32,561</b>	<b>\$33,537</b>	<b>\$34,544</b>	<b>\$35,580</b>	<b>\$36,647</b>

Red = 3% Increase Over Previous Year

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# RENT ROLL



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	Tenant	Address	Sq. Ft.	Lease Type	Rent	Rent psf	% share of building	Lease Start	Lease Expiration	Annual Increases	Option(s)	Additional
1	Scotty Steam Clean	7790	1,840±	IG	\$ 2,576	\$1.40	9.37%	04/01/23	03/31/26	\$.05/psf	One 3-year	
2	Forest Origins	7794	1,525±	IG	\$2,440	\$1.60	7.76%	05/01/22	04/30/25	\$.05/psf		
3	Farm to Pantry	7796	1,400±	IG	\$2,184	\$1.56	7.13%	08/01/22	07/31/27	4.00%	One 5-year	
4	Progression Gymnastics	7798	5,600±	IG	\$6,000	\$1.07	28.51%	02/01/24	01/31/29	\$500/yr		
5	Paragon Floor Covering	7802	1,400±	IG	\$1,950	\$1.39	7.13%	01/01/22	12/31/27	\$75/yr		
6	AA Smog Test Only	7804	1,400±	G	\$1,850	\$1.32	7.13%	09/01/04	08/31/26	\$65/yr		1
7	Level Up Training	7808	2,800±	IG	\$4,200	\$1.50	14.26%	08/01/24	08/31/27	4.00%	One 3-year	
8	North Bay Electric	7816	1,400±	IG	\$1,857	\$1.33	7.13%	07/01/21	06/30/27	\$75/yr		
9	Alpha Chemical Laboratories	7820	2,300±	IG	\$3,450	\$1.50	11.71%	12/01/16	01/31/25	\$120/130		
<b>POTENTIAL MONTHLY TOTAL</b>					<b>\$26,507</b>							
<b>POTENTIAL ANNUAL TOTAL</b>					<b>\$318,084</b>							
	Notes	1. Not responsible for property tax increases										

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# TENANT PROFILES



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**Scotty Steam Clean**  
**Leasing 1,840 sf**  
**Through March 31, 2026**  
[www.scottysteamclean.com](http://www.scottysteamclean.com)

Scotty Steam Clean specializes in cleaning carpets, tile, upholstery, hardwood floors, area rugs and more and provides quality, cost-effective services for both homes and businesses. Areas served include Sonoma, Marin and Napa Counties with their goal of completing all cleaning projects to the customer's satisfaction.

**Forest Origins**  
**Leasing 1,525± square feet**  
**through April 30, 2025**  
[www.forestorigins.com](http://www.forestorigins.com)

The Forest Origins is a family operation and a story of both passion and tradition. With over 30 years dedicating to the cultivation and enjoyment of the finest mushrooms around, the owner's son returned to his family's roots after graduating from college, a culmination of a father passing his passion and life's work onto his son.

**Farm to Pantry**  
**Leasing 1,400± square feet**  
**through July 31, 2027**  
[www.farmtopantry.org](http://www.farmtopantry.org)

Founded in 2008, the nonprofit Farm to Pantry was launched to serve a need in the local community: to provide a continuous supply of fresh, healthy produce to our most vulnerable neighbors who lack access to it by cultivating a community of growers and volunteers. Their mission is to provide those in need with access to healthy food while also healing the planet by eliminating food waste.

**Progression Gymnastics**  
**Leasing 5,600± square feet**  
**through January 31, 2029**  
[www.progressiongymnastics.com](http://www.progressiongymnastics.com)

Progression Gymnastics started in 2016 as a mobile program in Tulare County before expanding into a 10,000 square foot facility. This facility unfortunately closed during the Covid-19 pandemic. The owner's timing on moving back to her native Sonoma County proved fortuitous because she was able to move into the former location of Windsor Gymnastics where the owner had only recently retired after a successful 32 year run. Their mission is to positively influence every child by teaching gymnastics, fitness, yoga, and dance in a way that creates a love for movement that will last a lifetime.

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<p><b>Paragon Floor Covering</b> Leasing 1,400± square feet through December 31, 2027 <a href="http://www.paragonfloorcovering.com">www.paragonfloorcovering.com</a></p>	<p>Paragon Floor Covering has been installing hardwood floors in Sonoma and Marin Counties since 1995. They specialize in European Oak plank flooring and pride themselves in providing high quality floors with expert craftsmanship, every time. Paragon employs a team of knowledgeable, experienced craftsman who treat every project with the utmost precision, craftsmanship, and care.</p>
<p><b>AA Smog Test Only</b> Leasing 1,400± square feet Through August 31, 2026</p>	<p>Locally owned test-only smog certification facility. Business was started on October 1, 2004 and is a long standing tenant in the property.</p>
<p><b>Level Up Training</b> Leasing 2,800± square feet Through August 31, 2027 <a href="http://www.leveluptrainingwindsor.com">www.leveluptrainingwindsor.com</a></p>	<p>At Level Up Training, their mission is to empower individuals to achieve their highest potential through exceptional strength and conditioning programs. By offering personalized training and innovative group fitness classes, they aim to inspire and motivate their members to reach their fitness goals and maintain a healthy, active lifestyle. Their commitment is to provide a welcoming environment, expert guidance, and a relentless pursuit of excellence in everything they do.</p>
<p><b>North Bay Electric</b> Leasing 1,400± square feet Through June 30, 2027 <a href="http://www.northbayelectric.net">www.northbayelectric.net</a></p>	<p>Northern Bay Area Residential and Commercial Electrical Contractor Serving Sonoma, Napa and Marin Counties.</p>
<p><b>Alpha Chemical Laboratories</b> Leasing 2,300± square feet Through January 31, 2025 <a href="http://www.alphachemlab.com">www.alphachemlab.com</a></p>	<p>Alpha Chemical Laboratories (ALPHA) is a fully independent analytical testing laboratory providing services to the dietary supplement industry. They specialize in testing the identity, purity, strength, and composition of supplement raw materials and finished dosage forms. The company's vision rests on the following pillars: quality, accuracy, and competitiveness.</p>

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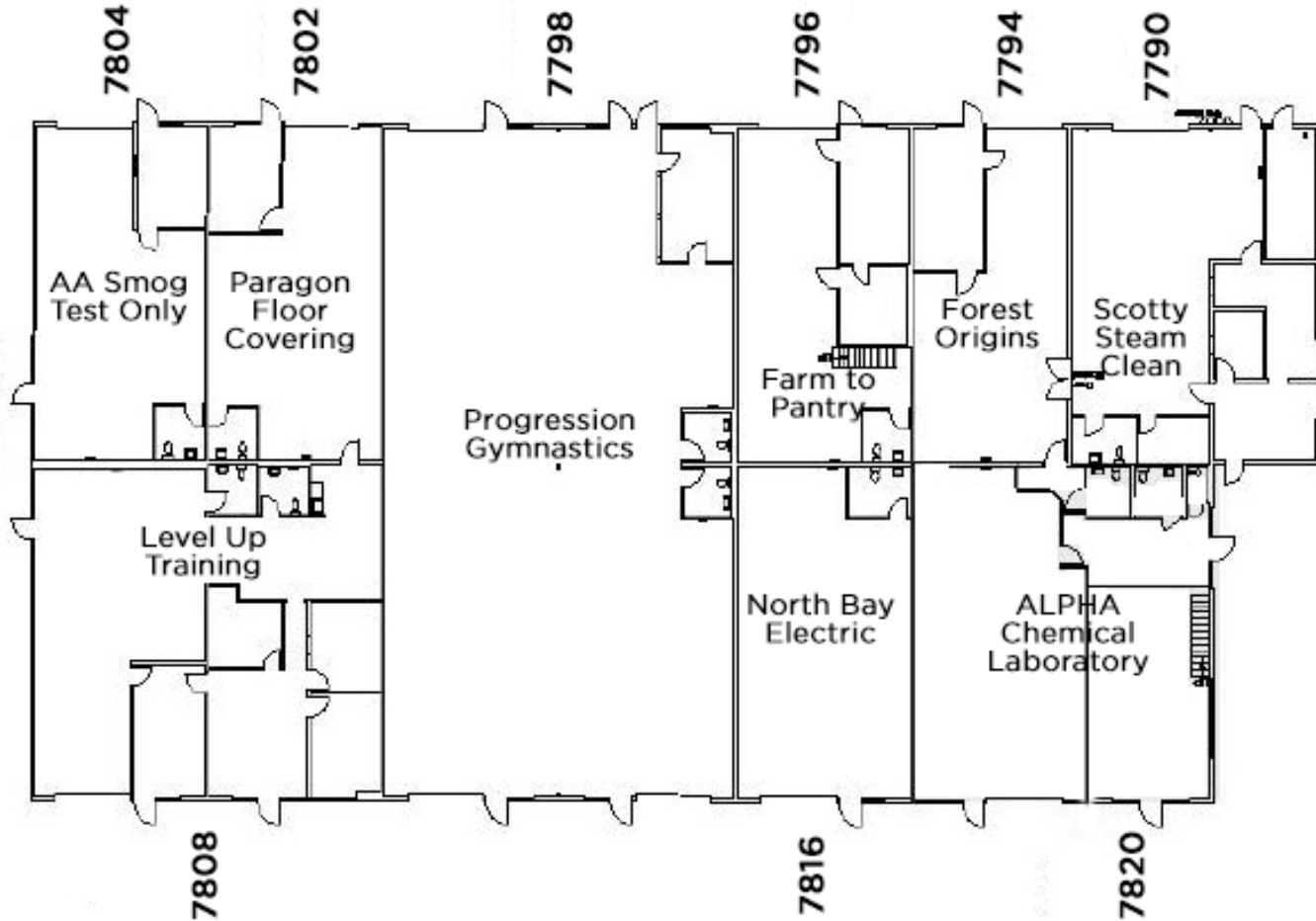


# FLOOR PLAN



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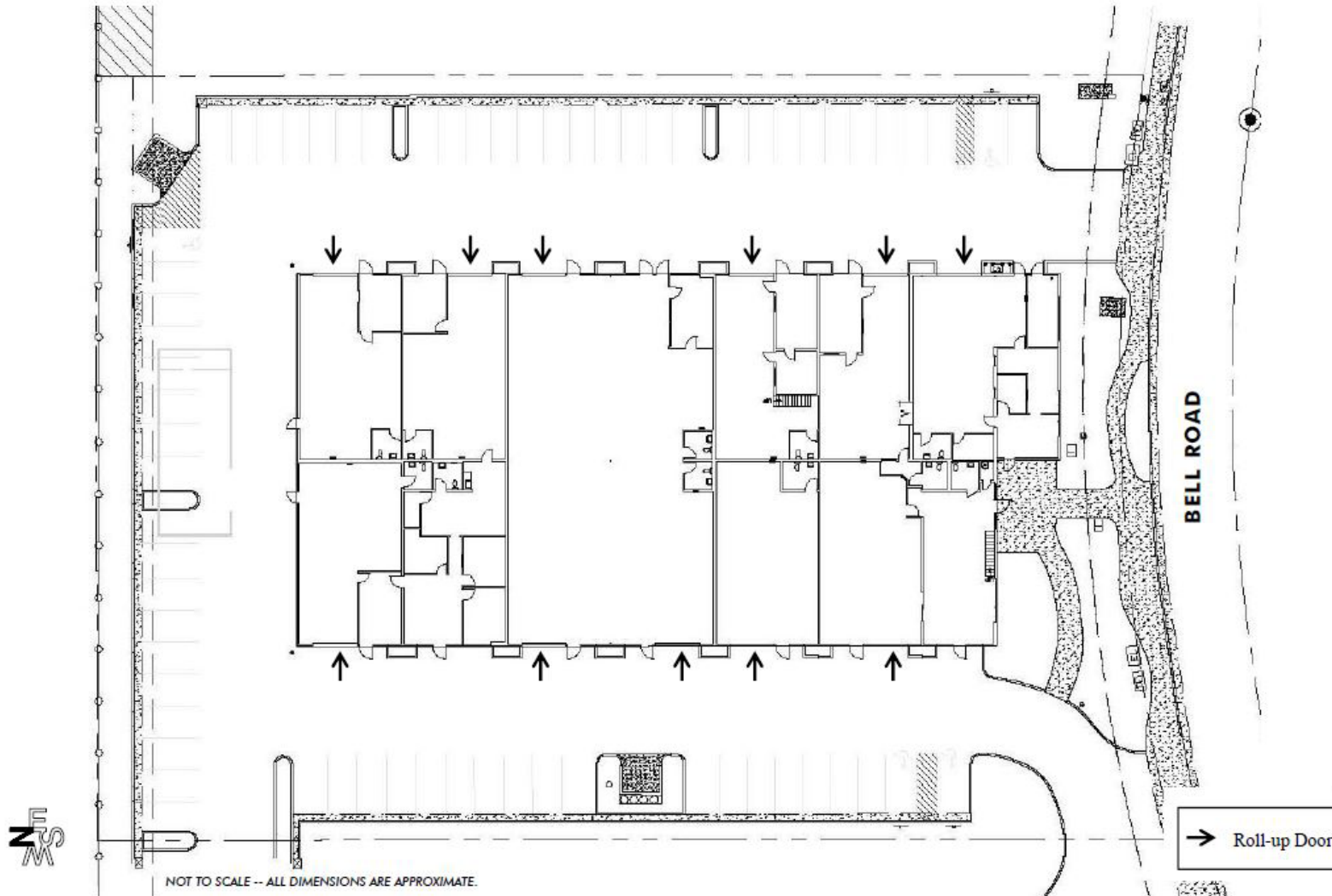


# SITE PLAN



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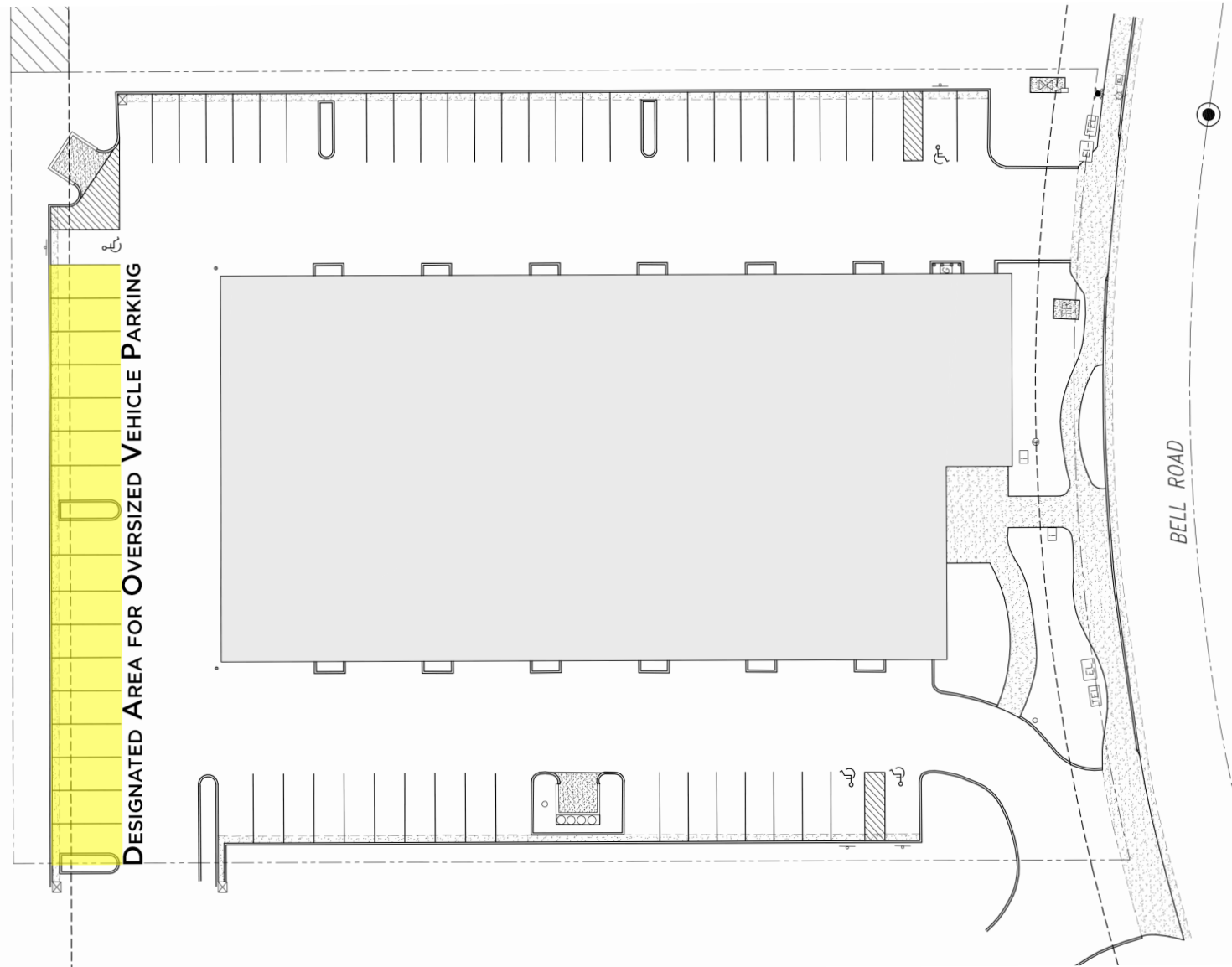


# BUILDING PLAN



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# LOCATION DESCRIPTION



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## DESCRIPTION OF AREA

The Randall Lewis Windsor Business Park is located in northern Sonoma County and is in close proximity to many retail services including Wal-Mart, Home Depot, Russian River Brewing Company, Tractor Supply, Les Schwab Tire Center, O'Reilly Auto Parts, Subway, Panda Express and others. The park features convenient access to the Charles M. Schulz Sonoma County Airport and U.S. Highway 101.

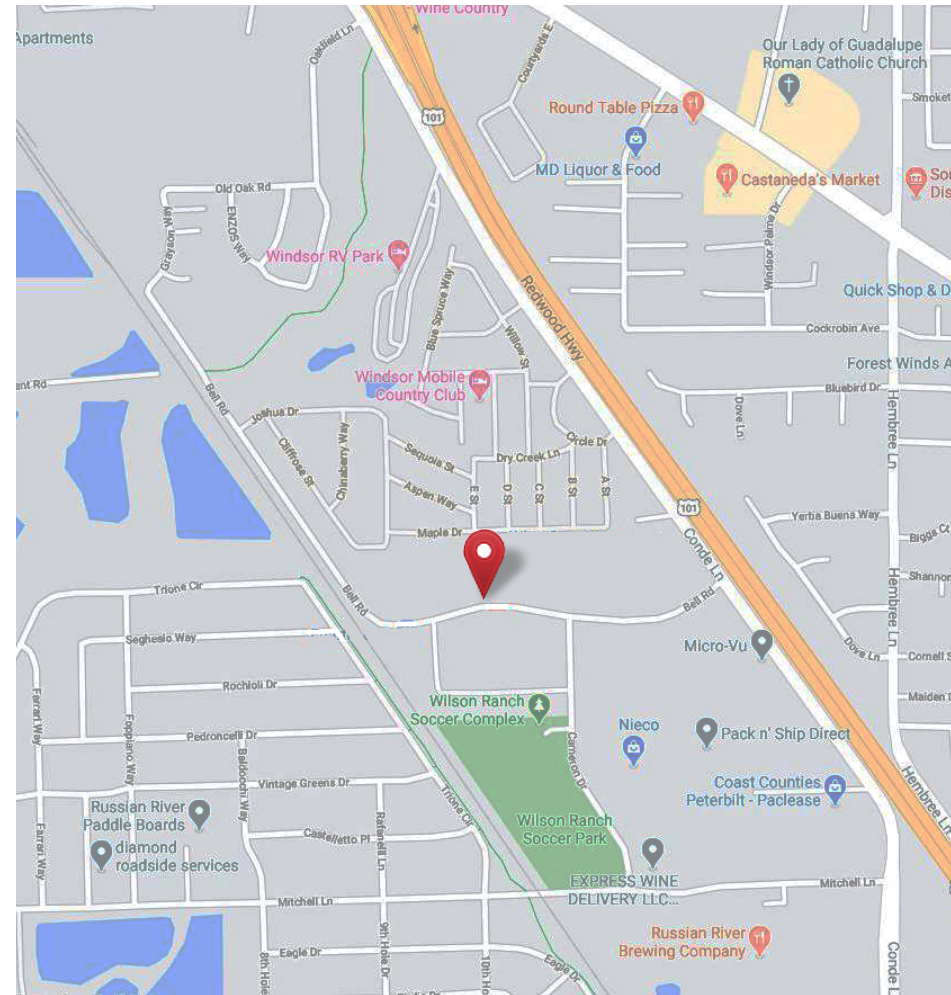
## NEARBY AMENITIES

- Proximity to many retail services
- Shiloh Retail Center

## TRANSPORTATION ACCESS

- Highway 101
- Sonoma County Airport

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	11,860	31,446	44,539
Est. Avg. HH Income	\$134,417	\$133,800	\$135,227



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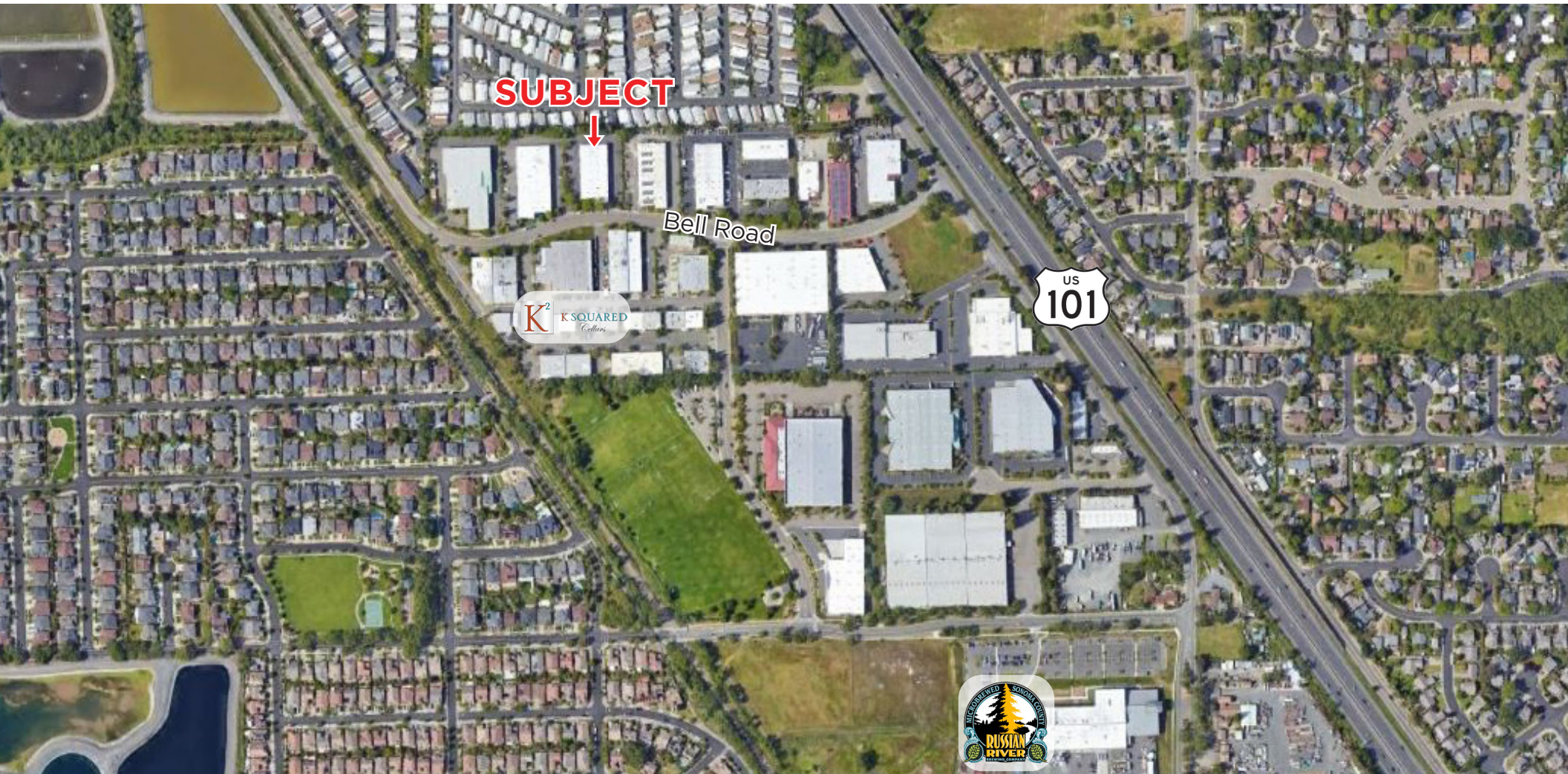


# LOCATION AERIAL



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# PROPERTY PHOTOS



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# AREA DESCRIPTION



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## LOCATION AND DEMOGRAPHICS

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just thirty-five miles 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.

## ECONOMIC DEVELOPMENT

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 and hospitality sector. 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.

## RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also know for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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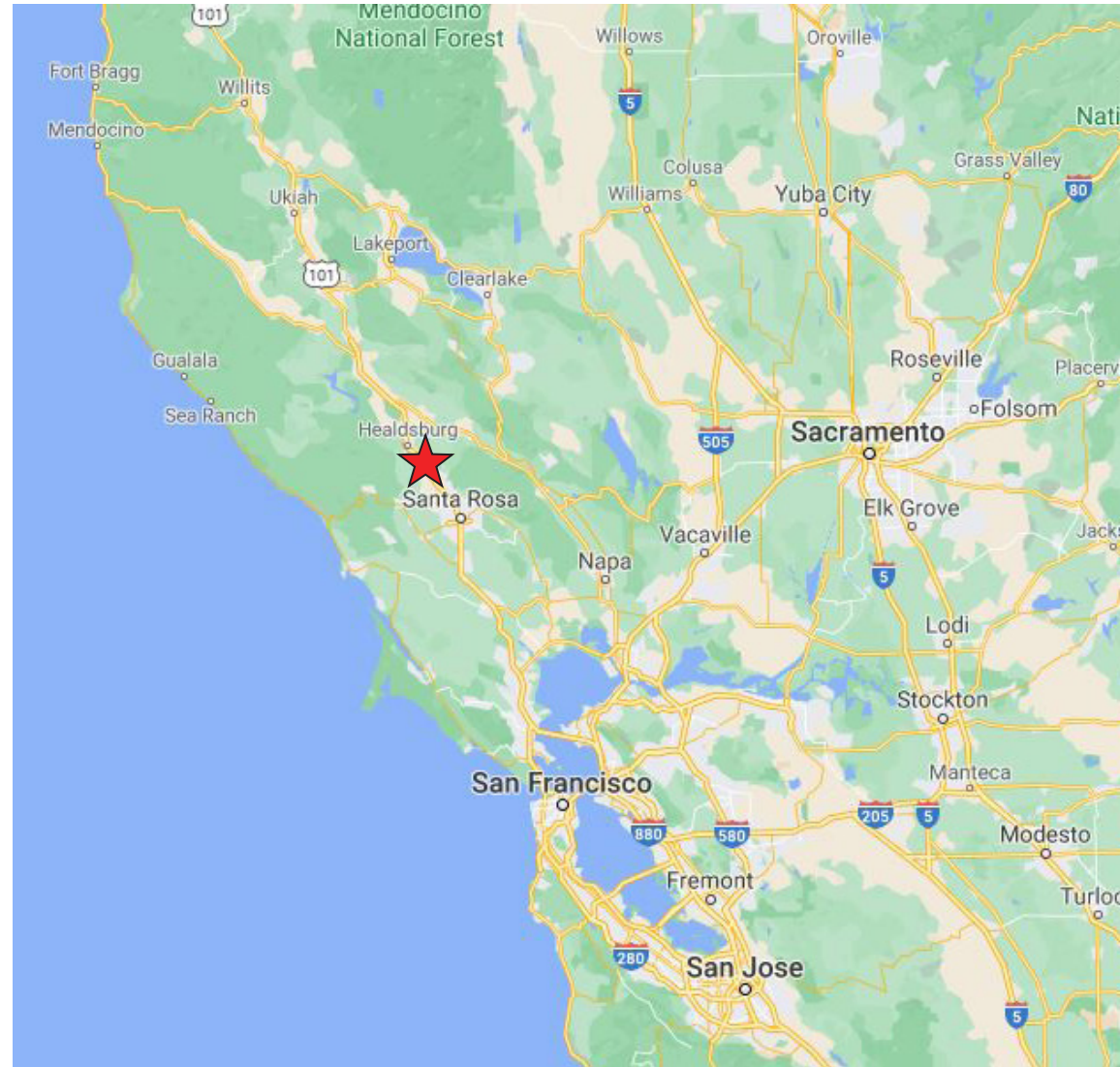


# AREA MAP



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## ABOUT US



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for almost 50 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.

### **Keegan & Coppin Company, Inc.**

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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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