



Keegan & Coppin
COMPANY, INC.

FOR SALE

THE COPPER-TOP BUILDING
100 BRUSH CREEK RD, SANTA ROSA, CA

HIGH-IDENTITY OFFICE OWNER/USER
OR INVESTMENT OPPORTUNITY



Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER

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KYLE NELSON, ADVISOR

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EXECUTIVE SUMMARY



THE COPPER-TOP BUILDING
100 BRUSH CREEK ROAD
SANTA ROSA, CA

FOR SALE

100 Brush Creek Road, also known as the "Copper-Top" building, is a two-story office building in east Santa Rosa. The building is configured as a multi-tenant office building with an anchor suite upstairs and three separate suites downstairs. The lot is beautifully landscaped with mature trees in a welcoming setting.

Situated on the high-identity signalized intersection of Highway 12 and Brush Creek Road in Rincon Valley. The location provides easy access to Downtown Santa Rosa as well as the Fountaingrove Parkway. The property sits along Brush Creek and has a scenic trail that runs along the property and continues on to where Brush Creek joins Santa Rosa Creek.



OFFERING

Sale Price	\$1,595,000
Price PSF	\$210.20+/-
Existing Cap Rate	3.49%
Proforma Cap Rate	6.06%



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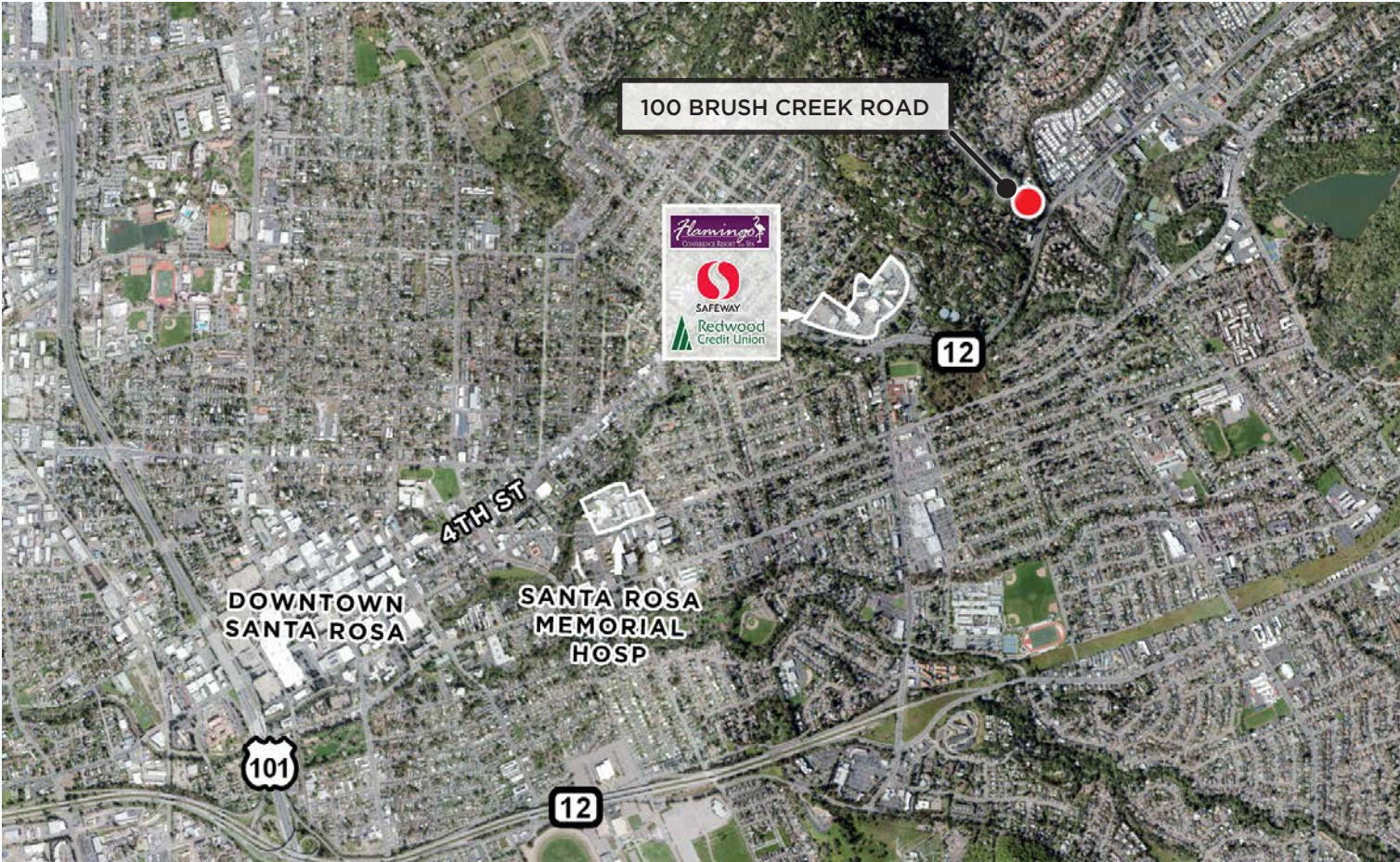


PROPERTY DESCRIPTION



THE COPPER-TOP BUILDING
100 BRUSH CREEK ROAD
SANTA ROSA, CA

FOR SALE



BUILDING SIZE

7,588+/- SF

LOT SIZE

.283+/- Acres

APN

182-380-030

YEAR BUILT

1983

ZONING

CO-SR Office Commercial

STORIES

Two (2)

PARKING

23 On-Site

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FINANCIAL OVERVIEW: RENT ROLL



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	Tenant	Suite#	+/- SQFT	Rent/Mo.	Lease Expiration	Option(s)
1	Dr. Carter	100	2,002	\$3,278.18	1/31/2026	None
2	Skybox	101	959	\$1,346.48	10/31/2024	None
3	CPA	102	996	\$1,675.42	12/31/2024	None
4	Ross	206	2,430	\$3,198.00	5/31/2023	None
	Vacant	Vacant	1,201	\$0	N/A	N/A
MONTHLY TOTAL				\$9,498.18		
ANNUAL TOTAL				\$113,978.16		

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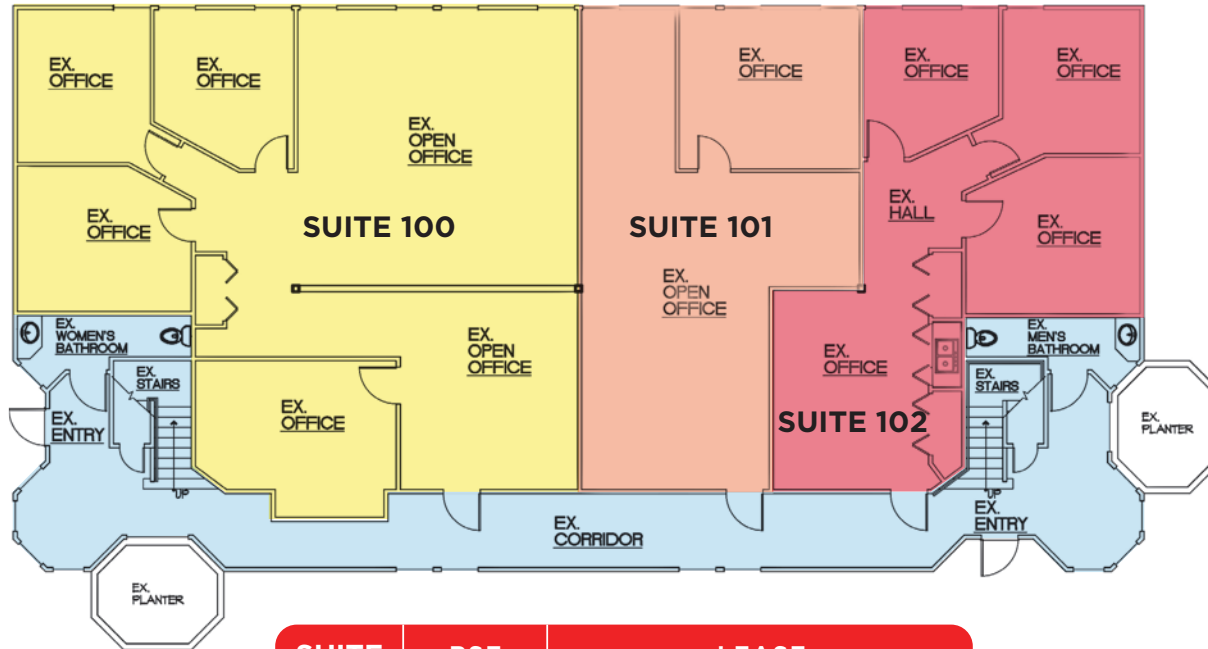
FLOOR PLANS



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FIRST FLOOR



SUITE	RSF	LEASE
100	2,002+/-	Leased Through 1/31/2026
101	959+/-	Leased Through 10/31/2024
102	996+/-	Leased Through 12/31/2024

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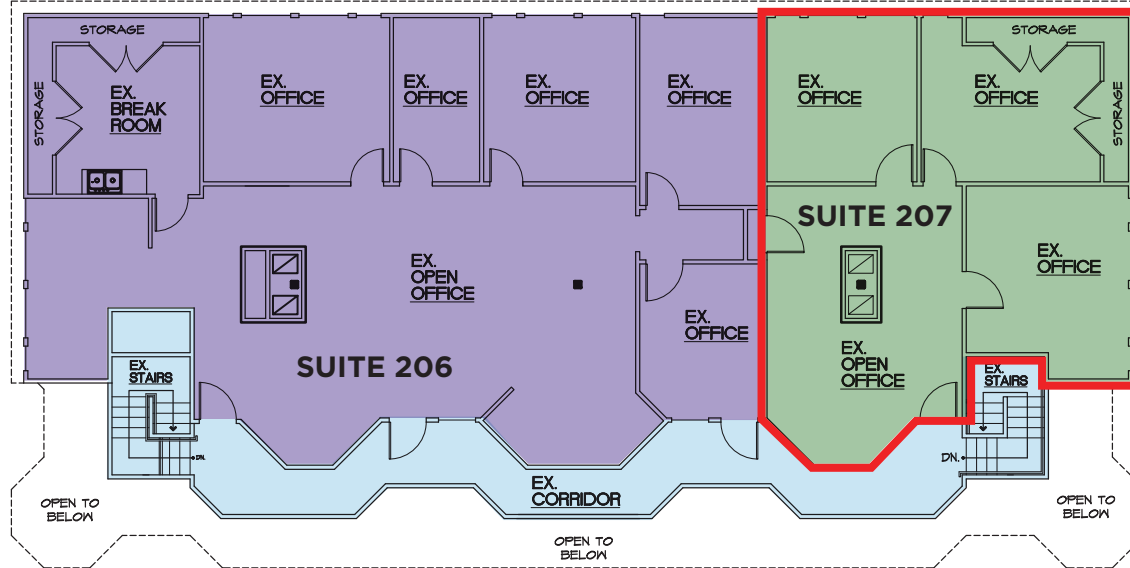
FLOOR PLANS



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SECOND FLOOR



SUITE	RSF	LEASE
206	2,430+/-	Lease Month/Month
207	1,201+/-	AVAILABLE

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AREA DESCRIPTION



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DESCRIPTION OF AREA

This east Santa Rosa location provides easy access to the Downtown commercial area as well as the Fountaingrove Parkway, which allows for access to northern region of the city. The property sits along Brush Creek and has a scenic trail that runs along the property and continues on to where Brush Creek joins Santa Rosa Creek.

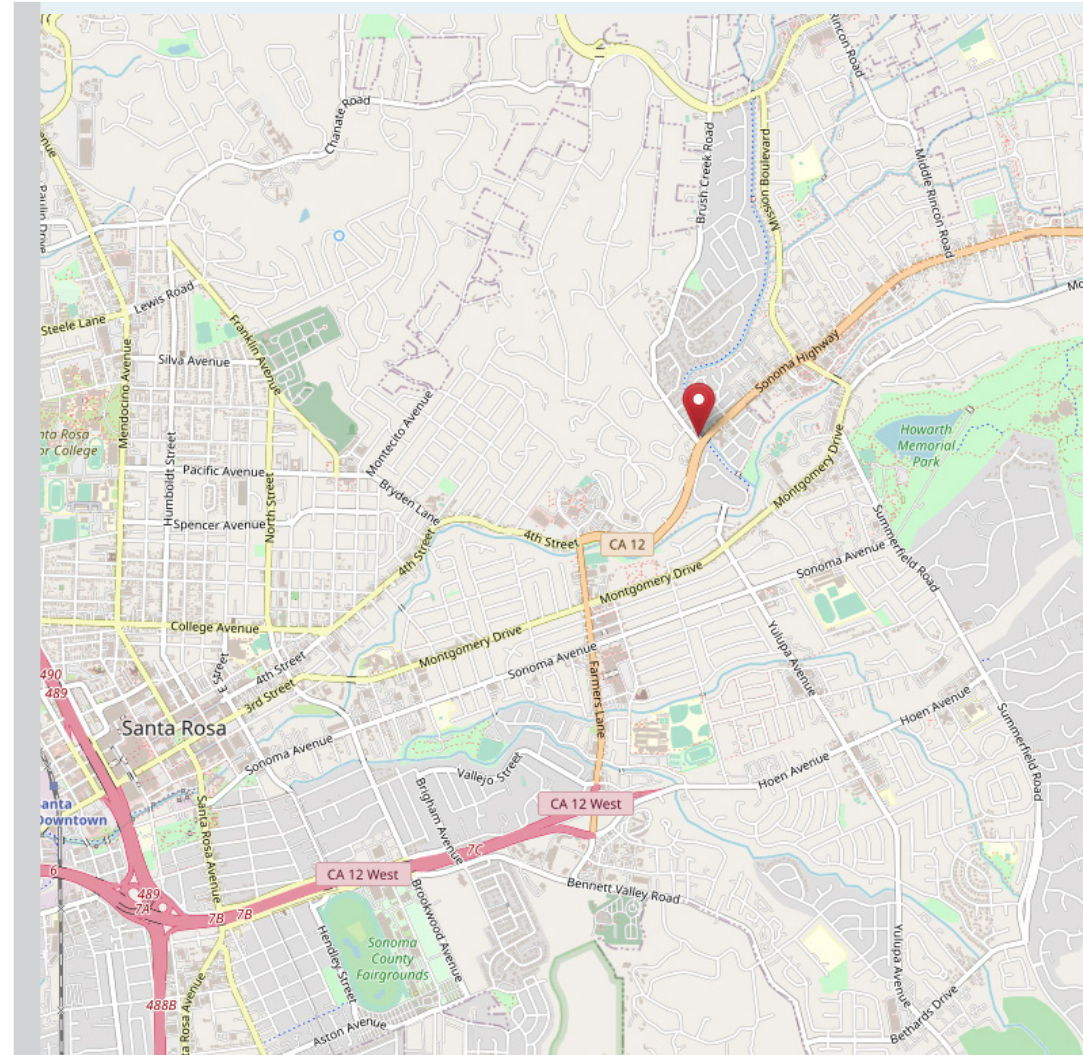
NEARBY AMENITIES

Near two high-traffic intersections containing many amenities, including:

- Safeway Grocery Store
- CVS Drug Store
- Banks Including: Wells Fargo, Redwood Credit Union, Bank of the West, & more
- Gas Stations
- Historic Flamingo Resort
- Restaurants Including: Hanks Creekside, Jeffrey's Hillside, IHOP, Yeti Restaurant, McDonalds, Starbucks, & more
- To the east lies Rincon Valley and the gateway to the Sonoma Valley Wine Region known for world-class wine varietals

TRANSPORTATION ACCESS

- Direct Access to Sonoma Highway 12
- Easy Access to Highway 101 Via Sonoma Highway 12 & Farmers Lane
- Nearby Santa Rosa Transit Bus-Stops



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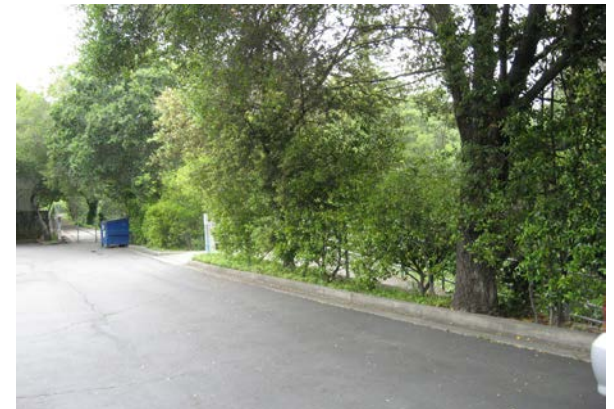


PROPERTY PHOTOS



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ABOUT KEEGAN & COPPIN



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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 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.

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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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