

3055 Wiljan Court

SANTA ROSA, CA 95407

**FULLY LEASED
INVESTMENT
FOR SALE**



STEPHEN SKINNER

Office: 707-591-0570

Cell: 707-694-1619

SSkinner@wrealestate.net

CALDRE #02020207

PROPERTY DESCRIPTION

W Commercial is excited to offer a prime investment opportunity featuring a fully leased property with a top-tier, industry-leading tenant. Situated at 3055 Wiljan Court in Santa Rosa, this property is leased to a premier cannabis cultivation company with an impressive annual revenue exceeding \$7 million. This well-established tenant ensures a stable, high-yielding investment for prospective buyers.

OFFERING SUMMARY

- **Sale Price:** \$4,500,000
- **Price Per Square Foot:** \$231.62
- **Cap Rate:** 7.92%
- **Sale Type:** NNN Leased Investment



LOT SIZE
44,431 SF



BUILDING SIZE
19,428 SF



YEAR BUILT
1988



ZONING
LIGHT INDUSTRIAL



CLEARANCE HEIGHT
18'



ROLL UP DOORS
7



LEVELS
1



PARKING SPACES
30 + STREET PARKING



POWER
**3,000 AMPS
3 PHASE, 480V**



HVAC
YES



GAS
YES



SPRINKLERS
YES



RESTROOMS
4 ADA COMPLIANT



ROOF CONDITION
NEW 2022

FINANCIAL ANALYSIS



LIST PRICE
\$4,500,000



NOI
\$356,400.00



CAP RATE
7.92%

OFFERING SUMMARY

Property Address	3055 Wiljan Court, Santa Rosa, CA 95407
Rentable SF	19,428
List Price	\$4,500,000.00
Net Operating Income	\$356,400.00
Cap Rate	7.92%
Price/SF	\$231.62

RENT SCHEDULE

Date	SF	Monthly Rent	PPSF	Yearly Income	Increase	Cap Rate
Year 1 (Base)	19,428	\$29,700.00	\$1.529	\$356,400.00	3.0%	7.92%
Year 2	19,428	\$30,591.00	\$1.575	\$367,092.00	3.0%	8.16%
Year 3	19,428	\$31,508.73	\$1.622	\$378,104.76	3.0%	8.40%
Year 4	19,428	\$32,453.99	\$1.670	\$389,447.90	3.0%	8.65%
Year 5	19,428	\$33,427.61	\$1.721	\$401,131.34	3.0%	8.91%
Year 6	19,428	\$34,430.44	\$1.772	\$413,165.28	3.0%	9.18%
Year 7	19,428	\$35,463.35	\$1.825	\$425,560.24	3.0%	9.46%
Year 8	19,428	\$36,527.25	\$1.880	\$438,327.05	3.0%	9.74%
Year 9	19,428	\$37,623.07	\$1.937	\$451,476.86	3.0%	10.03%
Year 10	19,428	\$38,751.76	\$1.995	\$465,021.16	3.0%	10.33%

LEASE SUMMARY

Lease Type	NNN
Guarantor	UMMA 2 LLC
Lease Commencement	Upon Close of Escrow
Lease Expiration	10 Years
Lease Term Remaining	10 Years
Rent Increases	3% Annually
Renewal Options	(4) 5 Year
Renewal Notice Timing	TBD
Tenant Responsibility	Taxes, Insurance, Utilities, Roof, Structure
Landlord Responsibility	None

PROPERTY HIGHLIGHTS

Premier Tenant: The office and industrial space is fully leased to a leading cannabis cultivation company, offering stable, long-term rental income.

Strong Investment: Excellent opportunity for investors seeking a secure, income-generating property with an established tenant in the rapidly growing cannabis industry.

Premier Improvements:



HVAC

- 12 - Bryant 15 ton 220,000 BTU units
- 2 - Bryant 10 Ton 180,000 BTU Units
- 2 - Bryant 10 Ton 90,000 BTU Units



Power

- 3,000 AMPs
- 3 Phase, 480V

SIEMENS



Advanced Security System



Epoxy Floors



Floor Drains

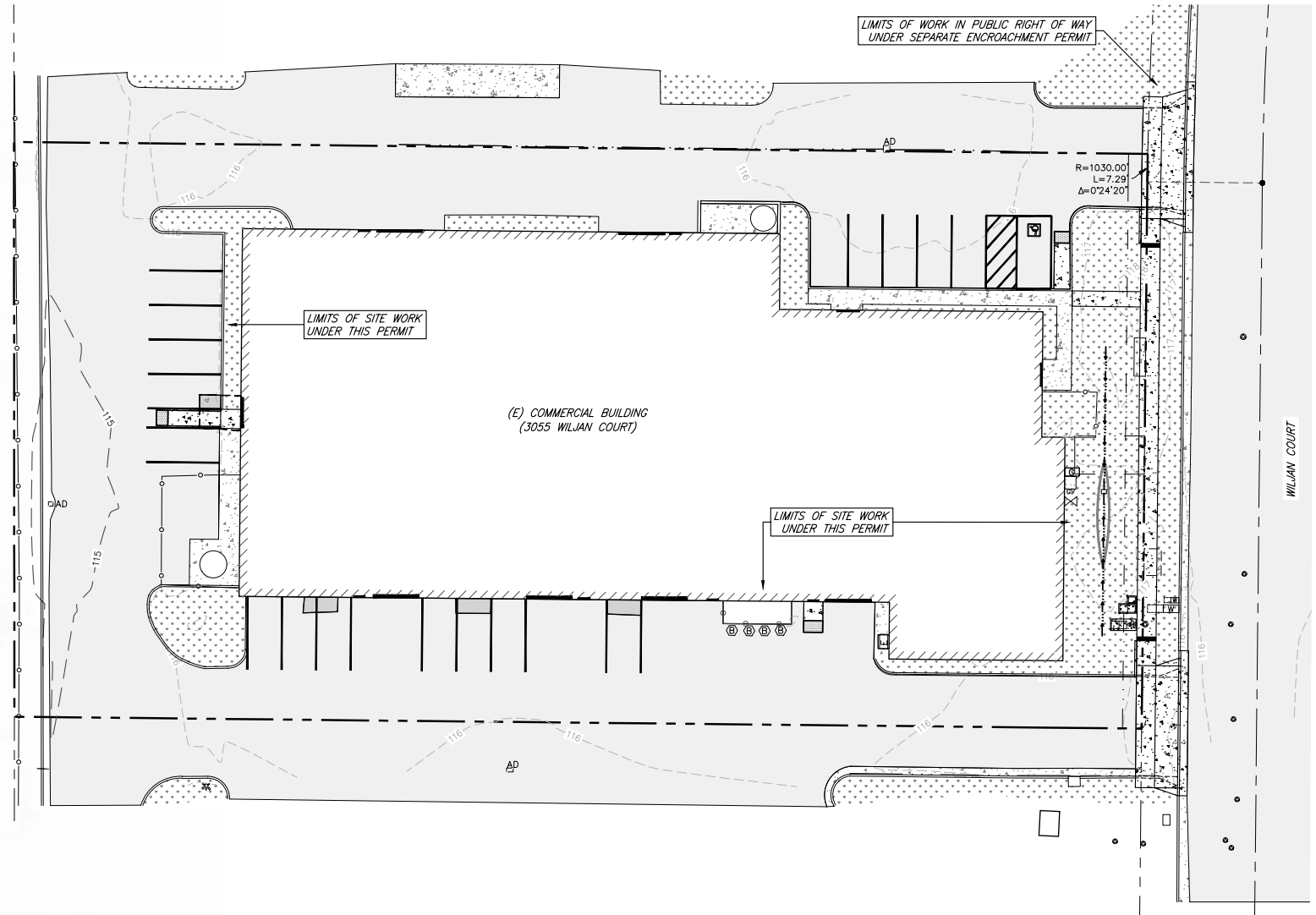


SITE PLAN

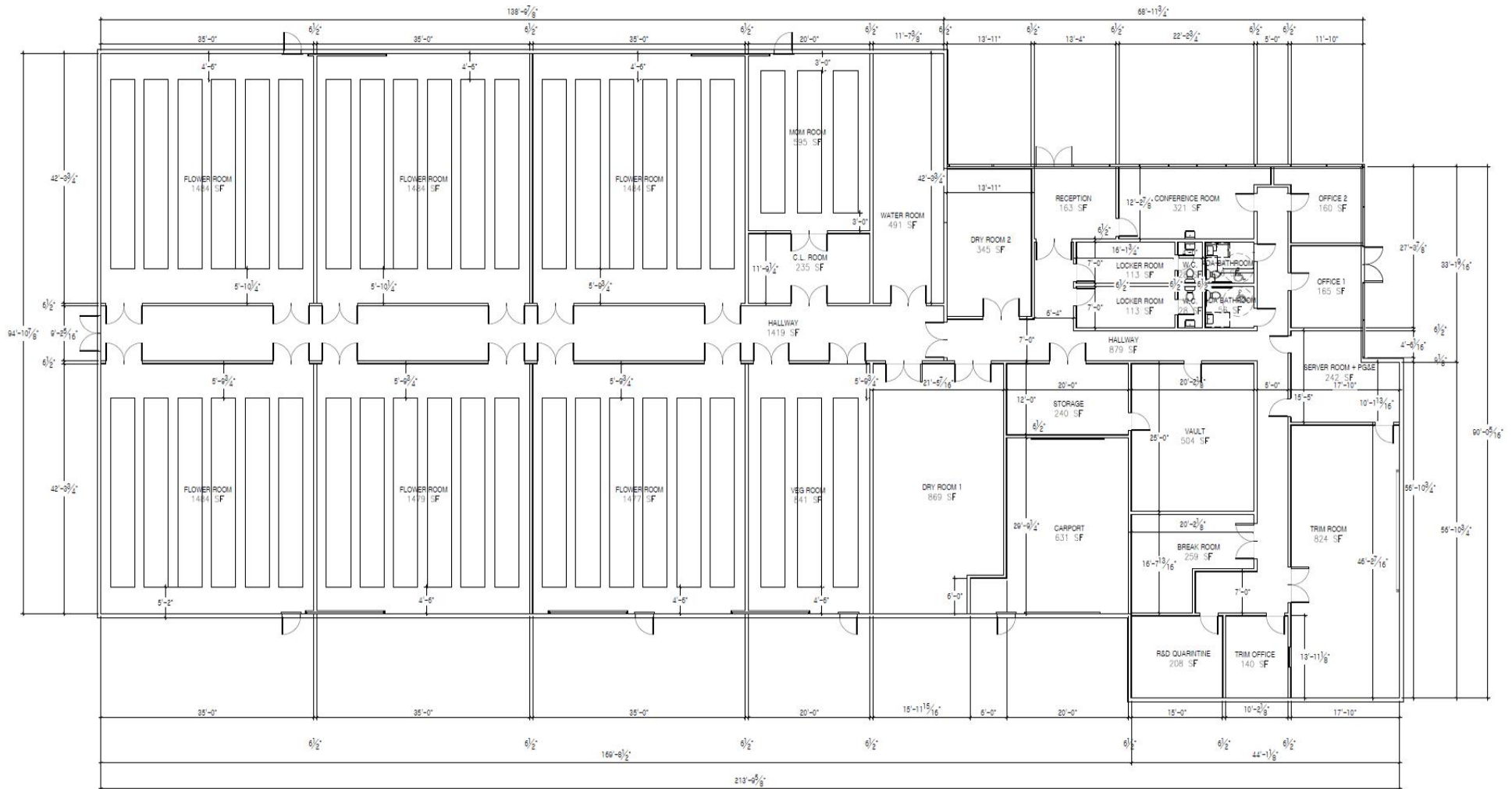


Scale 1"=20'

3055 Wiljan Court
Santa Rosa, CA 95407
Parcel ID: 043-220-004
Lot Size: 1.02 Acres



FLOOR PLAN



KEY RETAILERS

AUTO ROW

- Platinum Chevrolet
- Hansel Acura
- Hansel BMW
- Hansel Subaru
- Hansel Volkswagen
- Mercedes-Benz of Santa Rosa
- Smothers European Volvo Cars
- Freeman Lexus
- Manly Hyundai

SHOPPING

- Total Wine
- Trader Joe's
- Old Navy
- Petco
- REI
- Ulta Beauty

RESTAURANTS

- Taco Bell
- Applebee's
- Crumbl Cookies
- McDonald's
- Panda Express
- Starbucks
- Dunkin' Donuts

ENTERTAINMENT

- Santa Rosa Plaza
- Graton Resort & Casino



TRAVEL DISTANCES GOING NORTH

CITIES

- Windsor - 12 miles
- Healdsburg - 17 miles
- Ukiah - 63 miles
- Clearlake - 58 miles

AIRPORTS

- Sonoma County Airport (STS) - 10 miles
- Healdsburg Municipal Airport (KHES) - 22 miles
- Ukiah Municipal Airport (UKI) - 61 miles

FREEWAYS

- US Hwy 101 - 1.3 miles
- Hwy 12 - 2.5 miles

TRANSIT

- SMART Train Station - 9 miles



TRAVEL DISTANCES GOING SOUTH

CITIES

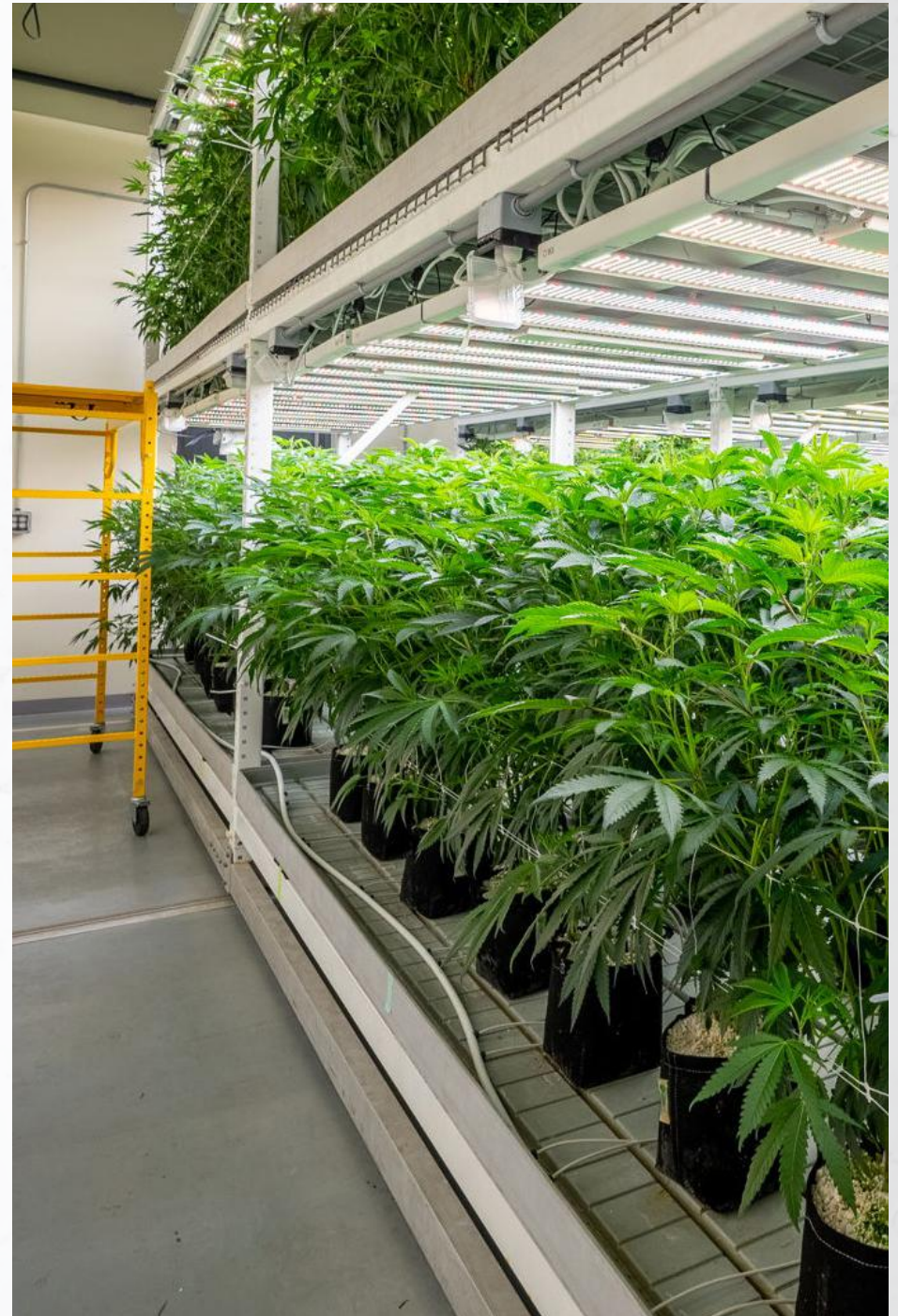
- Rohnert Park – 5 Miles
- Petaluma – 14 Miles
- Napa – 39 Miles
- San Francisco – 52 Miles
- Oakland – 56 Miles
- Sacramento – 95 Miles
- San Jose – 96 Miles

AIRPORTS

- San Francisco Int. Airport (SFO) - 64 miles
- Oakland Int. Airport (OAK) - 64 miles
- San Jose Mineta International Airport (SJC) - 94 miles



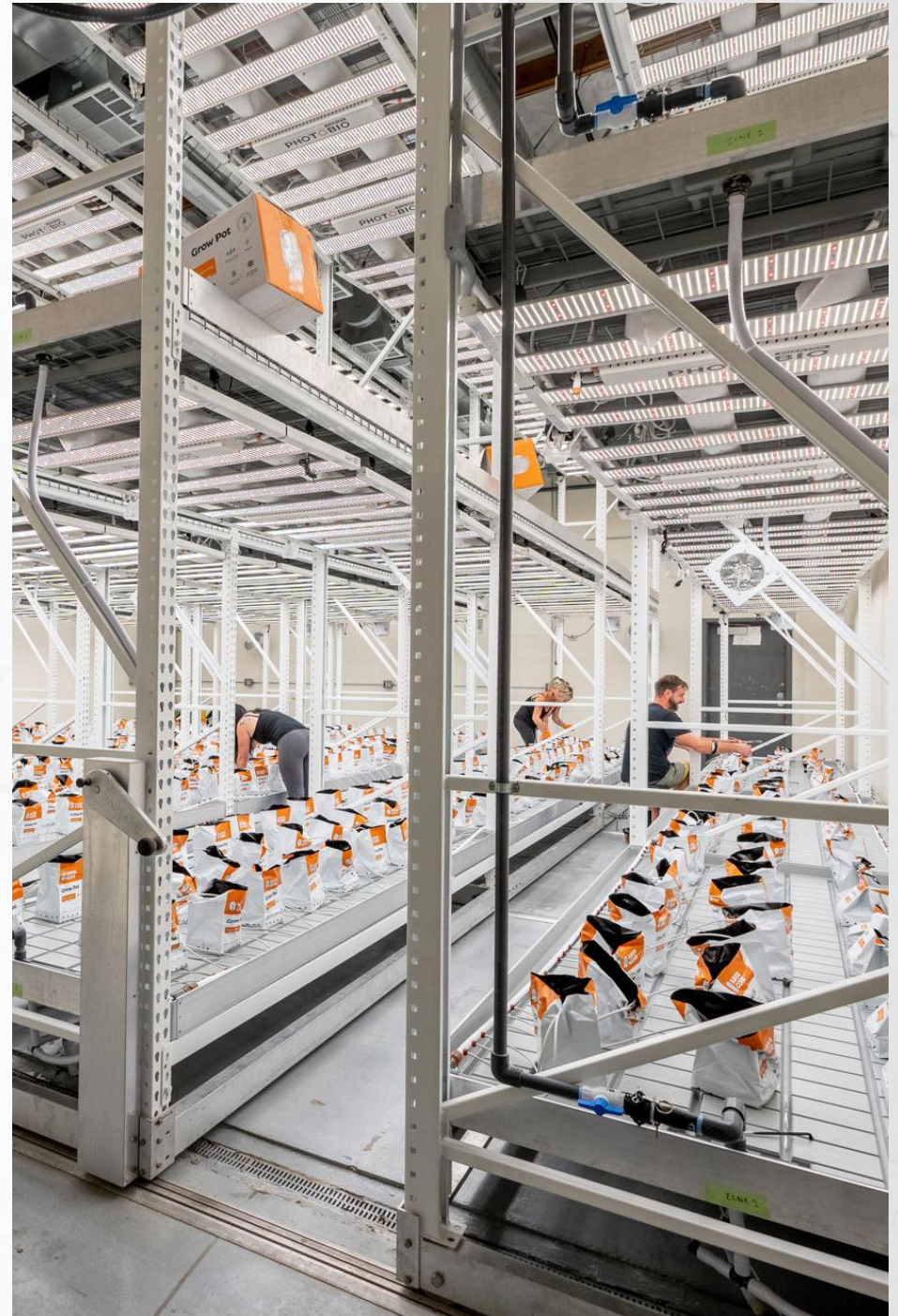
PROPERTY PHOTOS



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ABOUT UMMA SONOMA

Established in 2018 with a focus on producing premium indoor cannabis with a hand-crafted approach, UMMA Sonoma is a culmination of passion driven cultivators and exclusive genetics. Our culture and approach is unique. We're family oriented and operate and deliberate as a team. With a humbled approach and unrelenting curiosity, UMMA continues to expand the possibilities and purpose this craft has to offer. First and foremost, we serve the plant.

UMMA Sonoma consists of an experienced team of passion driven individuals that have a great amount of respect for the plant as well for the craft for growing fine cannabis. We set our expectations high and have established over time, specific guidelines and methods that allow us to achieve high standards.



www.ummasonoma.com



ABOUT SANTA ROSA, CA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



2024 POPULATION

175,669



AVERAGE AGE

40.4



AVERAGE HOUSEHOLD INCOME

\$92,604



ABOUT W COMMERCIAL

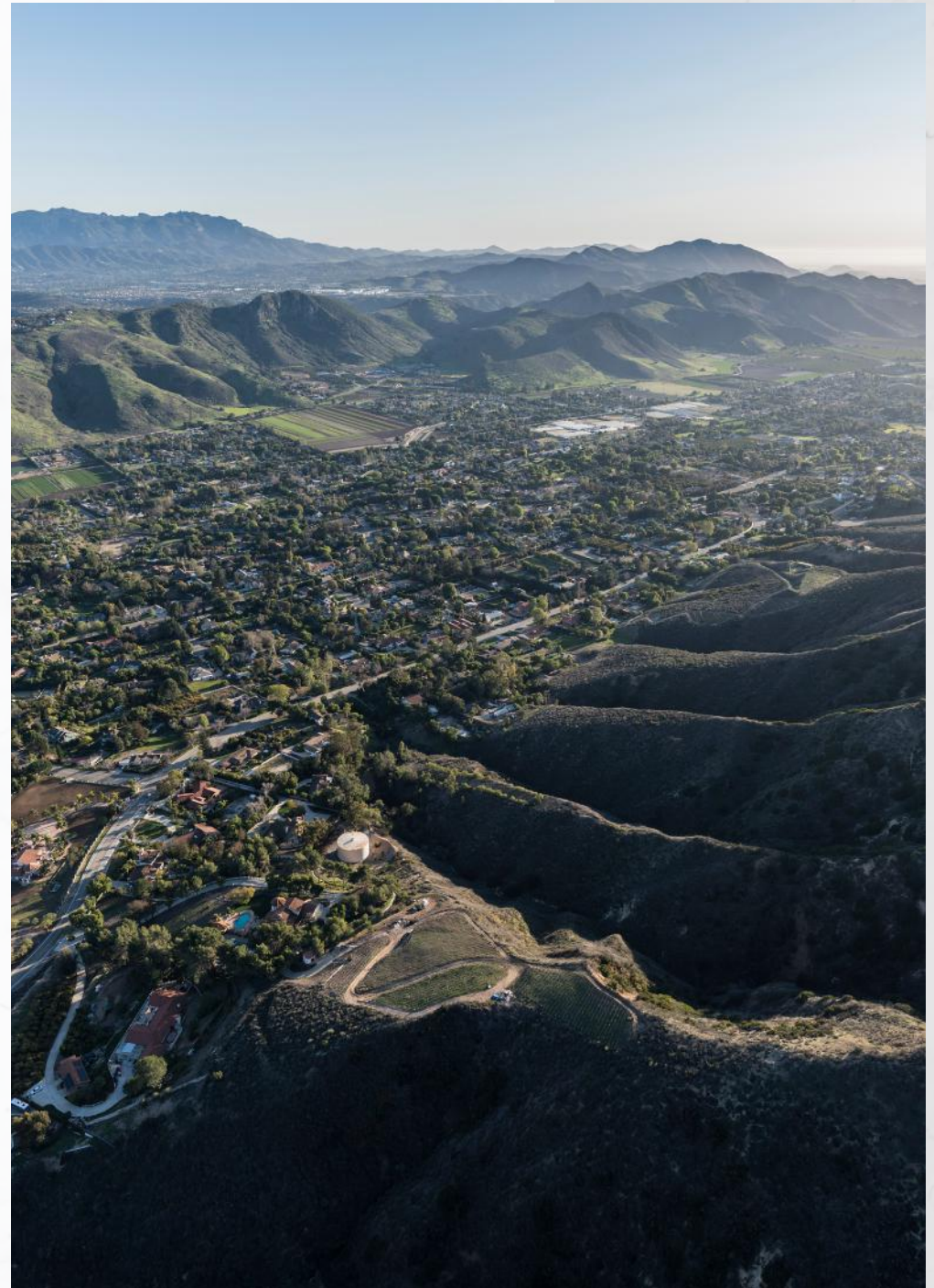
W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

We work closely with owner-users, investors, and developers to identify opportunities and meet specific requirements. By conducting in-depth analyses, we maximize property valuations and ensure our clients achieve optimal returns on their investments.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

**500 Bicentennial Way, Ste 310,
Santa Rosa, CA 95407
www.wcommercialre.com
Phone: 707.591.0570
Fax: 707.591.0576**





STEPHEN SKINNER

707-591-0570

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Santa Rosa, CA 95407

www.wcommericalre.com

Fax: 707.591.0576

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 the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.

