

# 8 WEST 9TH STREET, SANTA ROSA

FOR SALE | MULTI-TENANT LEASED INDUSTRIAL INVESTMENT

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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# 8 WEST 9TH STREET

## EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors the opportunity to purchase the fee simple interest in 8 West 9th St and 806 Donahue St, Santa Rosa, CA 95401.

The approximately 94,676 square foot building sits on  $\pm$  3.11 acres of land in the heart of downtown Santa Rosa, less than 1/2 mile to the SMART Train Station.

The property is comprised of five (5) buildings, currently 99% leased to thirteen (13) tenants. The tenants range from locally renowned Criminal Bakery to the international power house food group, Sysco Corp.

## PROPERTY SUMMARY

ADDRESS	8 W 9th Street, Santa Rosa, CA 95401
APN	010-091-001, 010-091-007
BUILDING SIZE	$\pm$ 94,676 Sq. Ft.
PARCEL SIZE	$\pm$ 3.11 Acres / 135,472 Sq. Ft.
ZONING	MMU - MAKER MIXED USE
SALE PRICE	\$14,550,000 / \$154 PSF
PERCENTAGE LEASED	99%
CAP RATE (DAY 1)	5.99%
CAP RATE (PRO FORMA)	8.5%





# 8 WEST 9TH STREET

## BUILDING DESCRIPTION

YEAR BUILT	1875 & 1946
CONSTRUCTION TYPE	Masonry & Timber
LOADING ACCESS	Dock High & Drive-In
ELECTRICAL SERVICE	3 Phase; 800 - 1,200 Amps
SPRINKLER SYSTEM	All Buildings Sprinklered
ROOF	Replaced 2023
PARKING / EXCESS LAND	+/- 40,796 SF Approximately 70% Lot Coverage

## INVESTMENT HIGHLIGHTS



### RARE OPPORTUNITY

*To Purchase Industrial Product In The Heart of Santa Rosa*



### VALUE-ADD POTENTIAL

*Potential to Drive Below Market Rents to Market Rate*



### YARD SPACE

*Common Yard Space & Parking*



### LOCATION

*Located in the Heart of Downtown Santa Rosa & Near Hwy-101*



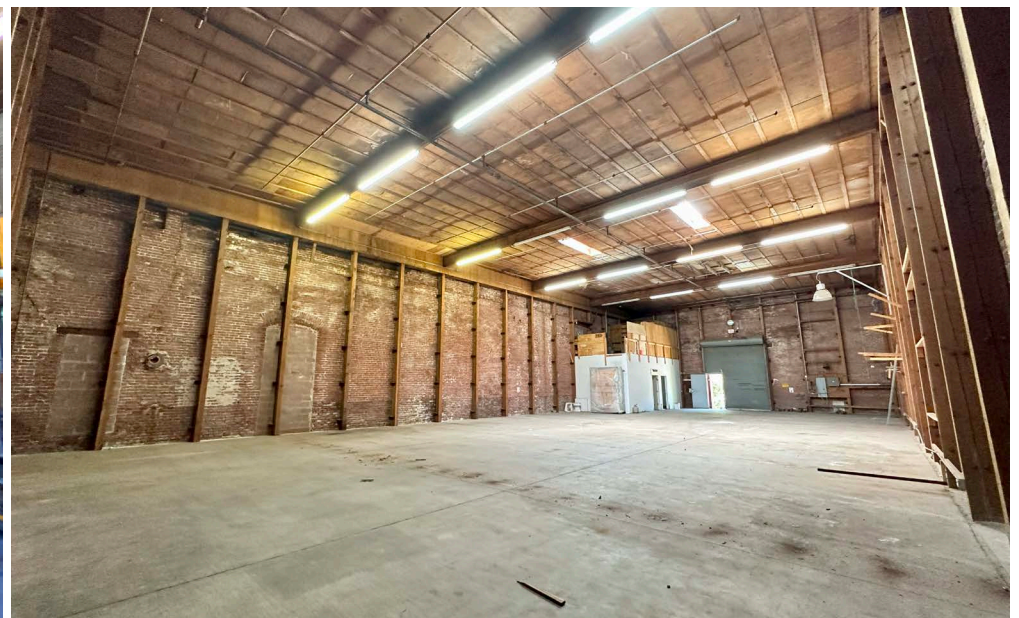
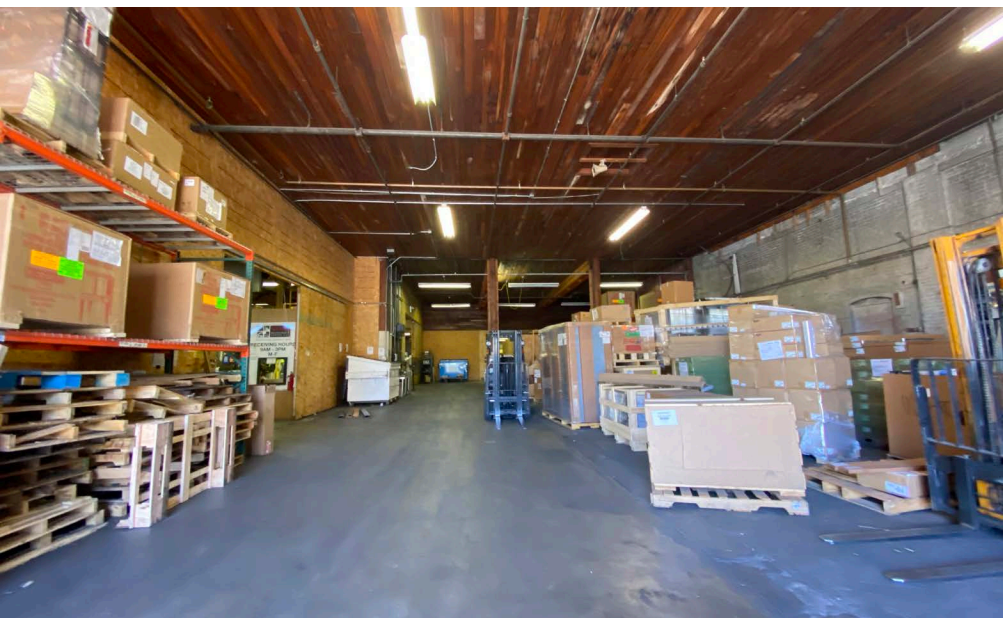
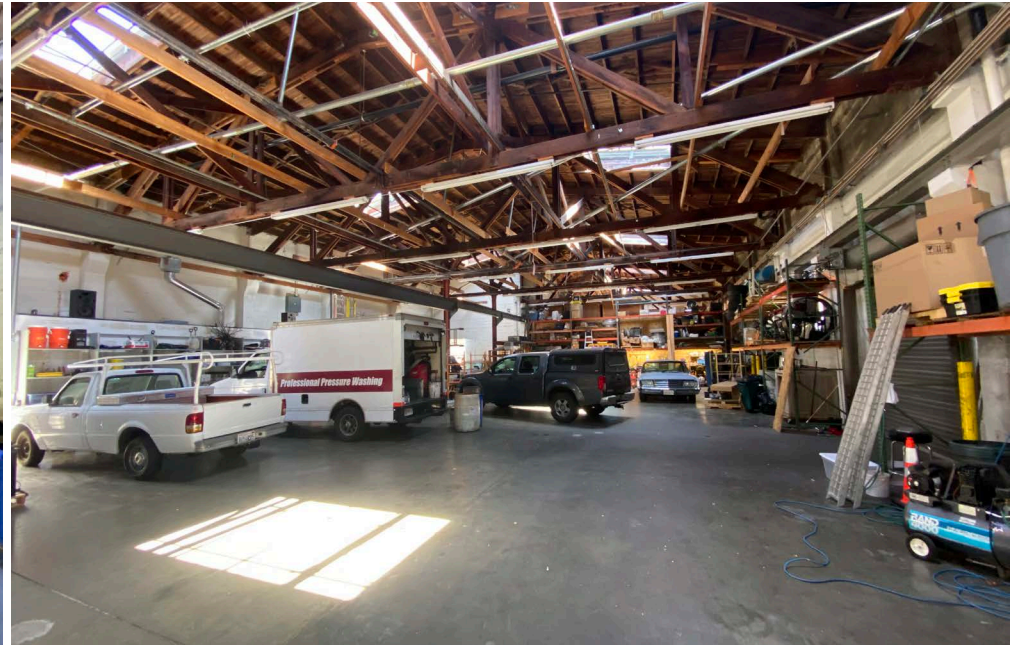
### FUTURE DEVELOPMENT SITE

*Potential to Develop Residential in the Future*





# 8 WEST 9TH STREET





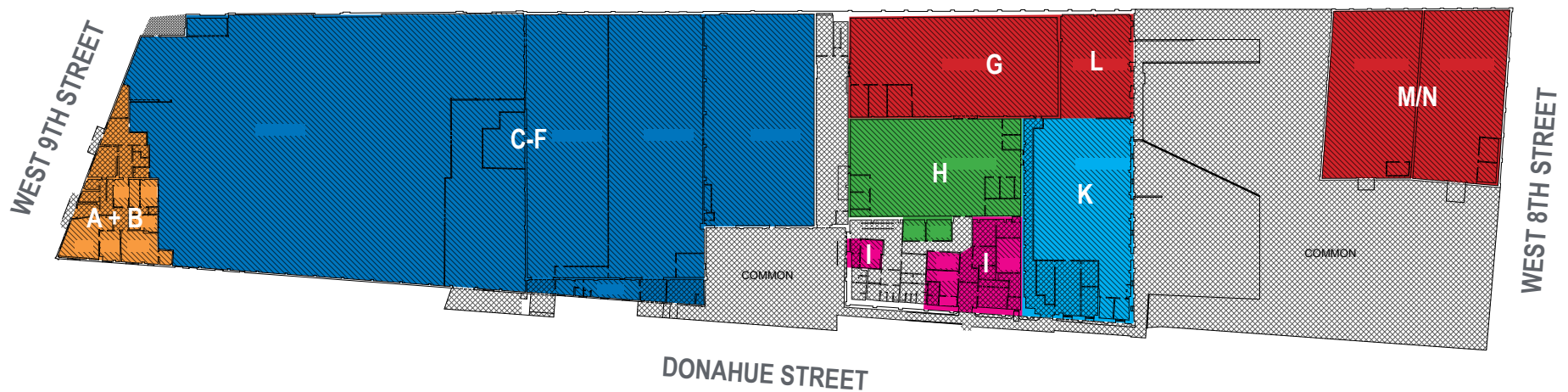
# 8 WEST 9TH STREET

## SITE PLAN

+/- 94,676 Square Feet

A - 1/2	Andrea Speer Hubbard	± 800 Square Feet
A - 3/4	Chris Farrell	± 614 Square Feet
A - 5	Vacant	± 136 Square Feet
A - 6	Will McCollum DBA KWTF Radio	± 400 Square Feet
B - 1	Tina Bayles	± 700 Square Feet
B - 2	James Hendrickson DBA Vincyl Designyl	± 700 Square Feet
B - 3	SAVS	± 500 Square Feet
B - 4/5	Adrian Hernandez DBA AH Cleaning	± 500 Square Feet

C - F	Sysco Corporation	± 54,942 Square Feet
G/L/M/N	Careful Moving	± 18,460 Square Feet
H, I - 2/3	The 6 Foundation and Body RX	± 5,600 Square Feet
I-1	Melinda Clouse	± 600 Square Feet
I - 4/5/6	Dawn Zaft DBA Criminal Baking	± 2,098 Square Feet
J	Eden Shoemaker (Capoeira North Bay)	± 2,000 Square Feet
K	Ryan Neal	± 6,626 Square Feet



## INCOME ANALYSIS

UNIT(S)	TENANT	LEASE TYPE	OG TERM	LEASE EXP.	OPTION(S)	SF LEASED	ANNUAL INCOME	PSF
A-1, A-2	Andrea Speer Hubbard	Retail NNN Special	64	6/30/2026	-	800	\$10,560.00	\$13.20
A-3, A-4	Chris Farrell	Retail NNN	12	6/30/2026	-	614	\$3,600.00	\$5.86
A-6	Will McCollum DBA KWTF Radio	Retail NNN Special	76	5/31/2026	-	400	\$5,562.00	\$13.91
B-1	Tina Bayles	Retail NNN Special	51	5/31/2026	-	700	\$6,489.00	\$9.27
B-3	Sonoma Applied Village Services (SAVS)	Retail NNN Special	74	7/31/2026	-	500	\$5,100.00	\$10.20
B-4, B-5	Adrian Hernandez Rodriguez dba AH Cleaning	Retail NNN Special	59	5/31/2026	-	500	\$5,871.00	\$11.74
C, C-1, C-2, D, E, F	Edward Don and Company LLC	Retail NNN Special	48	9/9/2028	One (1) - Five (5) Year	54,942	\$570,000.00	\$10.37
G, L, M, N	Careful Moving & Storage Inc-Karl Bastian	Commercial NNN	0	M-M	-	18,460	\$108,000.00	\$5.85
H, I-2, I-3	The 6 Foundation and Body RX	Retail NNN	62	4/30/2026	-	5,600	\$67,200.00	\$12.00
I-1	Melinda Clouse	Commercial NNN	63	5/31/2026	-	600	\$5,562.00	\$9.27
I-4, I-5, I-6	Dawn Marie Zaft dba Criminal Baking Company	Retail NNN Special	112	3/31/2029	-	2,098	\$37,080.00	\$17.67
J	Eden Shoemaker (Capoeira North Bay)	Commercial NNN	36	11/30/2027	-	2,000	\$21,600.00	\$10.80
K	Ryan Neal, dba Bay Area Belt Replacement	Commercial NNN	58	8/31/2025	-	6,626	\$42,000.00	\$6.34
A-5	Vacant (Pro Forma)	-	0	-	-	136	\$1,632.00	\$12.00
B-2	Vacant (Pro Forma)	-	0	-	-	700	\$8,400.00	\$12.00
<b>TOTALS</b>						<b>94,676</b>	<b>\$898,656.00</b>	<b>\$9.49</b>
<b>OPERATING EXPENSES</b>								
Property Taxes*						1.17%	\$162,494.40	\$1.72
Insurance**							\$20,230.00	
CAM***							\$142,014.00	\$1.50
Property Management						3.000%	\$26,959.68	\$0.28
<b>TOTAL OPERATING EXPENSES</b>							<b>\$351,698.08</b>	<b>\$3.71</b>
<b>*PROPERTY TAX, PROPERTY INSURANCE, &amp; CAM REIMBURSEMENT</b>							<b>\$324,738.40</b>	<b>\$3.43</b>
<b>NET OPERATING INCOME</b>							<b>\$871,696</b>	
<b>PURCHASE PRICE</b>							<b>\$14,550,000</b>	<b>\$153.68</b>
<b>CAP RATE</b>							<b>5.99%</b>	

\*Pro Forma Based on Asking Price

\*\*Current Owner's Premium 2025

\*\*\*Estimated Based on Market Expense



# 8 WEST 9TH STREET

## LOCATION OVERVIEW

Desirable location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



**07 MIN** to SMART Train  
**11 MIN** to Santa Rosa Plaza



**04 MIN** to Coddington Shopping Center  
**20 MIN** to Petaluma



**02 MIN** to HWY-101 On-Ramp  
**04 MIN** to CA Route-12 On-Ramp





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## NEARBY AMENITIES

- 1..... De Turk Park
- 2..... Criminal Baking Company
- 3..... BigMouthUnique
- 4..... Stark's Steak & Seafood
- 5..... A'Roma Roasters Coffee & Tea
- 6..... Grossman's Noshery & Bar
- 7..... Railroad Square Historic District
- 8..... The Branch Line
- 9..... La Gare French Restaurant
- 10..... Americana
- 11..... Stonemason Cellars
- 12..... Railroad Stop
- 13..... Santa Rosa Plaza
- 14..... Osaka Japan
- 15..... Museum of Sonoma County
- 16..... Brew Coffee and Beer House
- 17..... Haku Sushi
- 18... Cooperage Brewing Downtown
- 19..... Golden Bun
- 20..... Crooks Coffee
- 21..... La Rosa | Tequileria & Grille
- 22..... Russian River Brewing Co.
- 23..... Harry's Market
- 24..... Hyatt Regency
- 25..... Juilliard Park
- 26..... Roxy Stadium





# 8 WEST 9TH STREET



DOWNTOWN SANTA ROSA



RAILROAD SQUARE / 4TH STREET



BREW COFFEE AND BEER HOUSE



GROSSMAN'S



RUSSIAN RIVER BREWING



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## OFFERING TERMS

8 W 9th Street, Santa Rosa, CA 95401 is being offered for sale at an asking price of \$14,550,000 / \$154 PSF. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

## OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.



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## CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Touchstone Commercial Partners (TCP) as part of TCP’s efforts to market for sale the property located at 8 W 9th Street, Santa Rosa, CA 95401 (the “Property”). TCP is the exclusive agent and broker for the owner(s) of the property (the “Owner”). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement sand estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in t this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Haupert at 415-812-1219 or Michael Sanberg at 415-697-6088.