



Keegan & Coppin
COMPANY, INC.

SALE/LEASE

13400 HIGHWAY 101
HOPLAND, CA

HOPLAND MARKET & POST OFFICE SITE



Go beyond broker.

PRESENTED BY:

MARSHALL KELLY, BROKER ASSOCIATE
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CONTENTS



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FOR SALE OR LEASE**

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
FINANCIAL OVERVIEW	
INCOME & EXPENSES	5
PROPERTY PHOTOS	6-7

AREA DESCRIPTION	8
AERIAL MAP	9
MARKET SUMMARY	10
ABOUT KEEGAN & COPPIN	11
DISCLAIMER	12



EXECUTIVE SUMMARY

This is a totally remodeled building for a combined convenience market with an adjacent post office.

- Newly renovated building
- New electric
- New plumbing
- Down from Hopland Taproom
- Excellent street visibility
- High traffic counts

LEASE TERMS

Total RSF: 6,800+/-

- Market: 6,000+/- SF
- Post Office: 797+/- SF

Lease Rate

Negotiable

SALE OFFERING

Sale Price	\$2,140,066
Price PSF	\$314+/-
Annual NOI	\$128,414
Cap Rate	6%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Avg. HH Income	\$83,859	\$86,417	\$93,233



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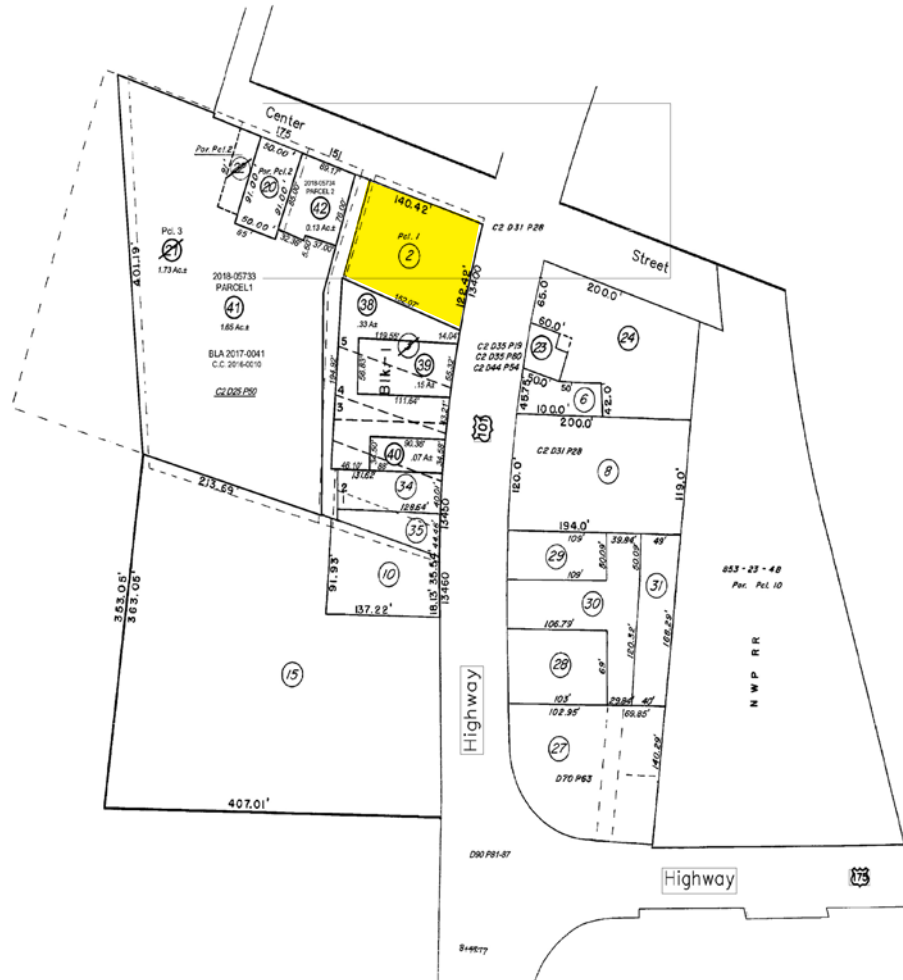


PROPERTY DESCRIPTION



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BUILDING SIZE/LEASE SPACE

6,800+/- SF

Market: 6,000+/- SF

Post Office: 797+/- SF

LOT SIZE

0.35+/- Acres

APN

048-300-0200

TOTAL BUILDING S.F.

6,800+/- SF

STORIES

1

PARKING

Side of building and street side

TRAFFIC

Triple counts

Average daily count 30,700+/-

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FINANCIAL OVERVIEW: INCOME AND EXPENSES



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PROJECTED INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		FINANCIAL SUMMARY	
Projected Gross Income	\$132,375	Property Taxes	\$12,038	Sales Price	\$2,140,066
Expense Reimbursements	\$26,750	Insurance	Tenant Pays	Cap Rate	6%
Adjusted Gross Income	\$159,125	Water / Sewer	Tenant Pays	Possible down payment (35%)	\$749,000
Less Vacancy 3%	\$3,971	Utilities	Tenant Pays	Loan amount (65%) (25 years)	\$1,391,000
Less Expenses AGI	\$26,750 \$155,154	Garbage	Tenant Pays	Net operating Income	\$128,404
Net Operating Income	\$128,404			Debt Service	\$112,705
				Cash Flow	\$15,698
*Projected market rent @ \$1.50 psf / \$9,000/month annually. Equipment costs negotiable. Post office rental rate at \$1.99 psf / \$24,375 annually.				Cash on Cash	2.09%
				*Loan assumption: 25 year fully amortized at 6.5%	
Approximate balance first T.D. \$782,000 @ 4.5% interest rate. Term 16 Years. Payment Approx \$35,190/annually. Pace loan balance approximately \$838,000. Funds used for tenant improvements. Payment scheduled per contract. Pace Loan balance can be paid off by seller.		Total Expenses	\$12,038		

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

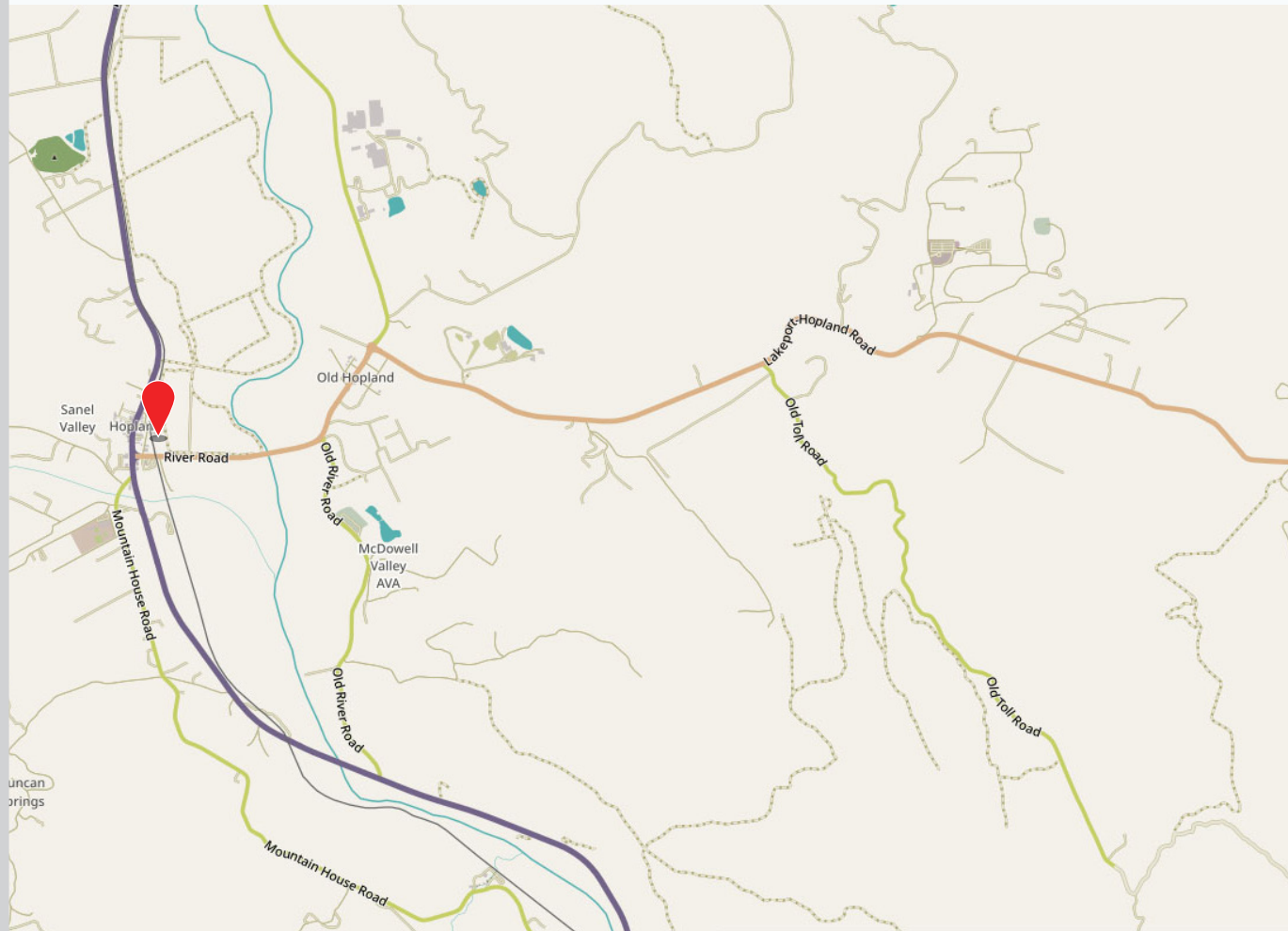
Hopland is a great spot if you're looking to enjoy a laid-back atmosphere with plenty of opportunities to experience local flavors and natural beauty.

NEARBY AMENITIES

- The area is home to several wineries and tasting rooms and Hopland Taproom, a local favorite for craft beers and a relaxed atmosphere.
- Hopland is at the center of the Mendocino County AVA Wine Region. Encompassing over 250,000 acres, the region features notable wineries such as: Campovida Winery, Fetzer Vineyards, Brutocao Family Vineyards, Jaxon Keys Winery and Distillery, and many others.

TRANSPORTATION ACCESS

- Conveniently off Highway 101



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AERIAL MAP



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MARKET SUMMARY



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HOPLAND, CA

Hopland, California, nestled in Mendocino County, is a delightful small town celebrated for its picturesque landscapes and vibrant local culture. It's the perfect destination if you're seeking a relaxed vibe with ample opportunities to savor local flavors and immerse yourself in natural beauty.

The region boasts several excellent wineries and tasting rooms. Don't miss Jeriko Estate for some of the finest local wines. For craft beer enthusiasts, Hopland Taproom offers a welcoming atmosphere and a great selection of brews. The town also hosts annual events such as wine festivals, farmers' markets, and community gatherings.

Just a short drive away, the Mendocino County Museum in Willits provides a fascinating glimpse into the area's history, with exhibits on Native American heritage and early settler life.

For outdoor enthusiasts, the Russian River is perfect for fishing, kayaking, or enjoying a peaceful picnic. Lake Mendocino, with its stunning views, offers excellent opportunities for boating, fishing, and hiking.

Stroll through downtown Hopland to discover charming shops with unique gifts and local products. Dining options range from cozy cafes to restaurants serving delicious farm-to-table cuisine.

MENDOCINO COUNTY

Mendocino County is situated on the northern coast of California, along the Pacific Ocean. It is part of the North Coast region and is known for its rugged coastline, redwood forests, and diverse landscapes. The county seat is the city of Ukiah. The county encompasses a wide range of geographical features, including coastal cliffs, redwood forests, rolling hills, and vineyard-covered valleys.

The economy of Mendocino County is diverse. Agriculture, including wine production, timber, and tourism, plays a significant role. The region is known for its wine industry, and there are numerous vineyards and wineries producing high-quality wines.

Mendocino County is a popular destination for tourists seeking natural beauty and outdoor activities. Visitors are drawn to the coastal scenery, state parks, and recreational opportunities. There is also a vibrant arts community, with numerous galleries, art festivals, and cultural events. Various events and festivals take place throughout the year, celebrating the local culture, food, and art.

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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 Company, Inc. 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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