



Keegan & Coppin
COMPANY, INC.

SALE OR LEASE

572 MARTIN AVENUE
ROHNERT PARK, CA

Light Industrial Property

REDUCED PRICE & LEASE RATE



Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



572 MARTIN AVENUE
ROHNERT PARK, CA

LIGHT INDUSTRIAL
PROPERTY FOR SALE
OR LEASE

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EXECUTIVE SUMMARY



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**LIGHT INDUSTRIAL
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Keegan & Coppin, Company is pleased to offer this exceptional opportunity to purchase a multi-tenant, light industrial property in the highly desirable Sonoma County Wine Region. Located in Rohnert Park, California and in the Laguna Verde Industrial 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 1,300 square feet and the option to combine for larger uses.

Approximately one-half of the building is leased to two (2) tenants leaving the remainder available for the new owner either or occupy or lease to complete their investment.

- Newer Concrete Tilt-up Building
- Freshly Painted (inside and out) 2025
- New Roof Installed 2023
- Pride of Ownership Property
- 1,000 AMP, 3-Phase Electrical with 4 Meters (incl. House)
- Sprinklered for Fire Protection
- Six (6) Grade Level Roll-up Doors (4) 12' x 16', (1) 14' x 12' & (1) 10' x 12'
- Well Maintained & Professional Managed Property
- **Seller Financing available at 6% interest and with only 20% down subject to Buyer's qualifying financials**



Purchase price:	\$2,250,000
Building(s) total size:	10,450+/- SF (APPROX.)
Price / PSF:	\$215
Lease Rate:	\$1.35 PSF
Lease Term:	GROSS

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

APN

143-930-038

BUILDING SIZE

10,450+/- SF

CONSTRUCTION TYPE

Concrete Tilt-Up

LOT SIZE

0.63 Acres

YEAR BUILT

2001

STORIES

One (1)

PARKING

25 Spaces On-Site
24 Standard and 1 Handicap
(2.4/1,000)

ZONING

IL - Limited Industrial

HVAC

Office Only

BUILDING CLEAR HEIGHT

16'

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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
7-007

143-93

LAGUNA VERDE INDUSTRIAL SUBDIVISION

REC. 08-24-1979 IN BK.292, MAPS, PGS.26-28

CHARLIE-LILIANA INDUSTRIAL PARK A INDUSTRIAL CONDOMINIUM

CONDO PLAN #10-041062 CGR'S #10-041063

Parcel Map No. 113

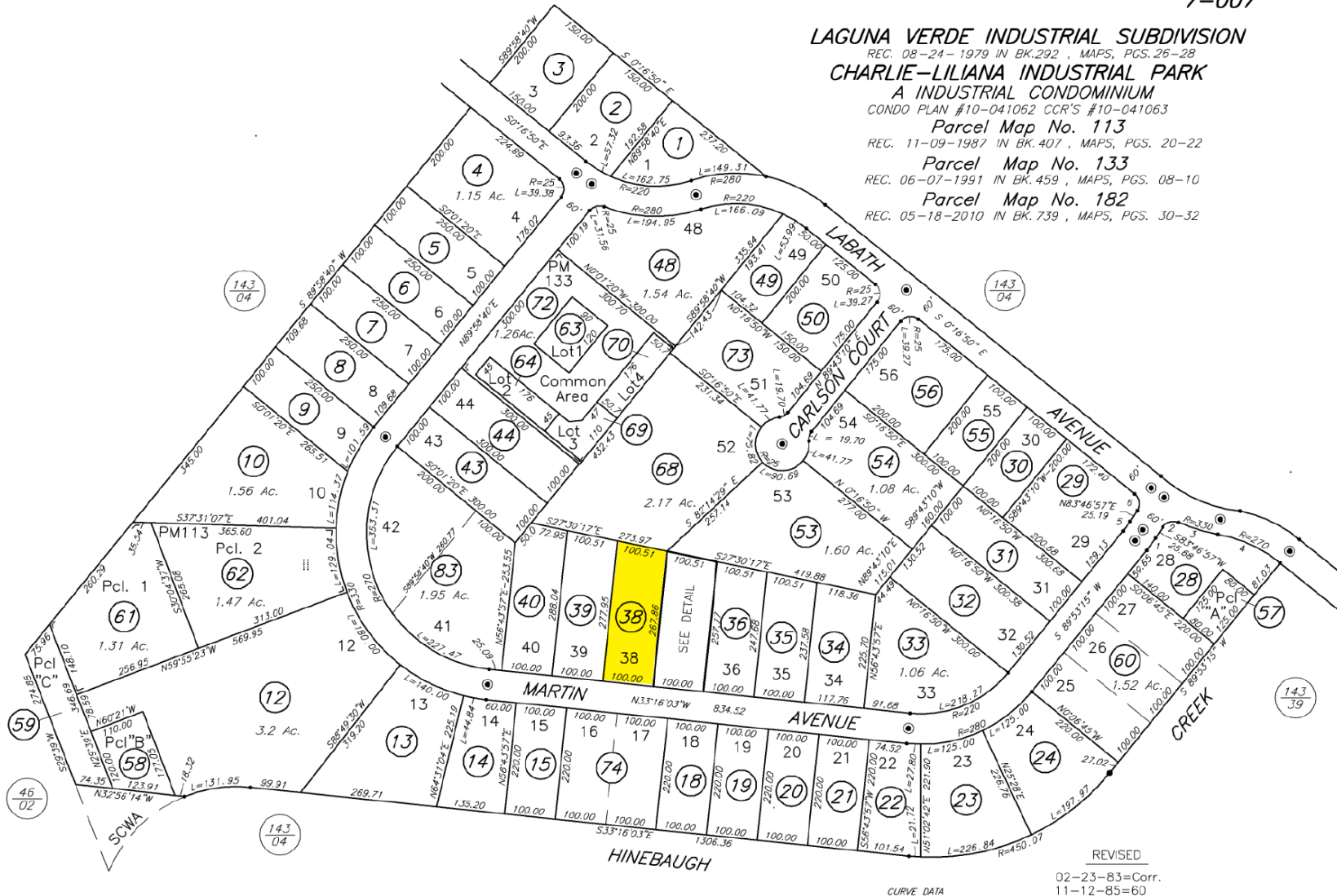
REC. 11-09-1987 IN BK.407, MAPS, PGS. 20-22

Parcel Map No. 133

REC. 06-07-1991 IN BK.459, MAPS, PGS. 08-10

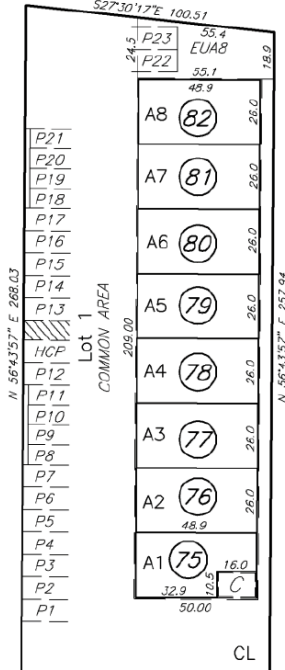
Parcel Map No. 182

REC. 05-18-2010 IN BK.739, MAPS, PGS. 30-32



SCALE: 1"=200'

DETAIL
SCALE: 1"=50'



P21	A8	82
P20		
P19	A7	81
P18		
P17	A6	80
P16		
P15	A5	79
P14		
P13	A4	78
HCP		
P12	A3	77
P11		
P10	A2	76
P9		
P8	A1	75
P7		
P6		
P5		
P4		
P3		
P2		
P1		
	CL	

MARTIN AVENUE

LEGEND

- C CLOSET COMMON AREA
- EUA8 EXCLUSIVE USE UNIT A8
- HCP Handicap Parking
- PARKING P1-P23
- UNITS A1-A8

REVISED

02-23-83=Corr.
11-12-85=60

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FINANCIAL OVERVIEW



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INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		PRO FORMA INCOME SUMMARY	
Annual Income	\$81,731.52	Property Taxes (est.)	\$28,125.00	Pro Forma Annual Income	\$166,380.00
Reimbursements	\$0.00	Insurance	\$2,523.00	Reimbursements	\$0.00
Less Vacancy	\$0.00	Other Expenses	\$14,003.00	Less Vacancy	\$0.00
Net Operating Income	\$36,969.00	Total Expenses	\$44,651.00	Potential Net Operating Income	\$121,729.00
				Pro Forma Cap Rate	5.41%

Note: Analysis assumes that the Property Taxes are adjusted to 1.25% of the sale price. All leases are Gross and include operating expenses and pass through expenses over the base lease year.

	Tenant	Suite	Sq. Ft.	Lease Type	Rent PSF	Monthly Rent	Annual Rent	Lease Expiration	Option(s)	Pro Forma Rent PSF	Pro Forma Monthly Rent
1	Culture Fitness	1	3,775	Gross	\$1.25	\$4,860.61	\$58,323.72	12/31/27	One 3-Year		
2	Kaiati Customs	1A	1,300	Gross	\$1.50	\$1,950.65	\$23,407.80	01/31/29			
3	Vacant	2	5,225							\$1.35	\$7,053.75
	Total					\$6,811.26	\$81,731.52				\$13,865.01

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SELLER FINANCING OPPORTUNITY



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PURCHASE TERMS

Item	Account
Purchase Price	\$2,250,000
Down Payment (20%)	\$450,000
Seller-Carried Loan	\$1,800,000
Interest Rate	6.00% Fixed
Amortization	25 Years
Loan Term	5 Years
Estimated Monthly Payment	~\$11,600/ Month
Balloon Payment Due at Year 5	~\$1,620,000

FINANCING STRUCTURE

Buyer acquires the property with a 20% down payment and benefits from attractive seller financing terms at a fixed 6% interest rate amortized over 25 years.

Monthly payments are based on a 25-year amortization schedule, with the remaining principal balance due in a balloon payment at the end of year five.

ESTIMATED LOAN ILLUSTRATION

- **Sale Price:** \$2,250,000
- **Down Payment:** \$450,000
- **Financed Amount:** \$1,800,000

ESTIMATED MONTHLY & INTEREST PAYMENTS

- **Approximate Payment:** \$11,600/Month
- Balloon Balance Due After 5 Years
- **Estimated Balloon Payment:** ~\$1,620,000

SELLER FINANCING BENEFITS

- Lower Upfront Cash Requirement
- Flexible Financing Structure
- Faster Closing Process
- Potentially Easier Qualification than Conventional Lending
- Opportunity to Refinance or Sell Prior to Balloon Maturity

All figures are estimates for marketing purposes only and are subject to final agreement between buyer and seller.

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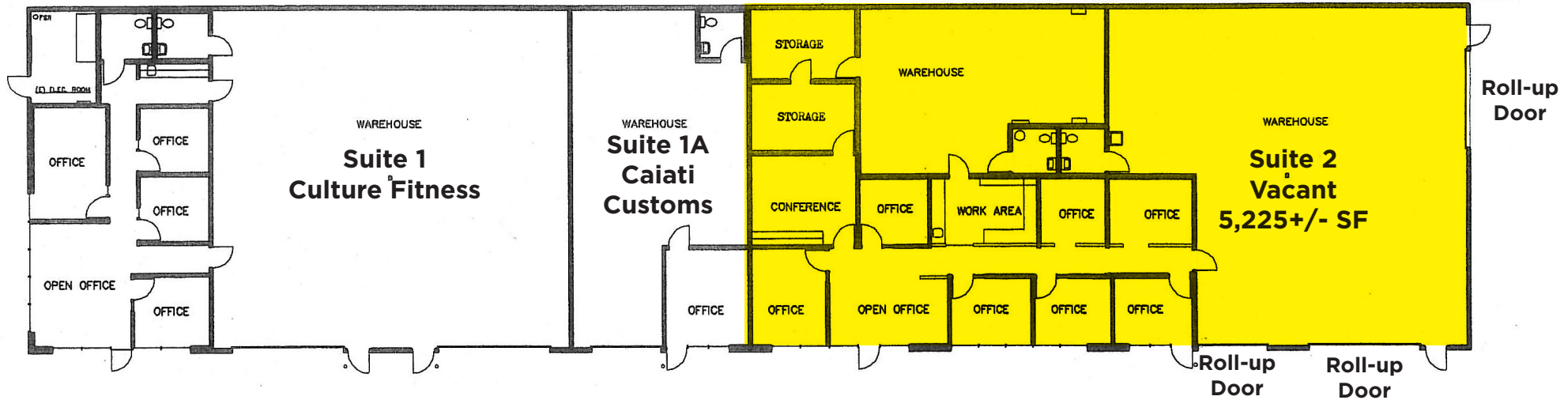


FLOOR PLAN



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DESCRIPTION OF AVAILABLE SPACE

Suite 2 is an Office/Warehouse space consisting of approximately 1,625 SF of conditioned office and 3,600 SF of warehouse (5,225+/- SF total). This is the end cap unit opening to the back of the property and an approximately 50' x 32' yard area through an 14' x 12' roll-up door. Office space consists of six (6) privates, conference room, large open reception/work area, a second smaller open work area, coffee bar, and a private restroom. Warehouse is approximately 16' clear and includes 10' x 12' and 16' x 12' grade level truck doors, two (2) personnel doors and a separate restroom. Office and warehouse are sprinklered and the entire roof is insulated.

LEASE TERMS

RATE

\$1.35 PSF

TERMS

Gross
 CAM expenses included in lease rate
 Annual rent adjustments
 3-5 year lease term requested

PARKING

On-site & Street

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LOCATION DESCRIPTION



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DESCRIPTION OF AREA

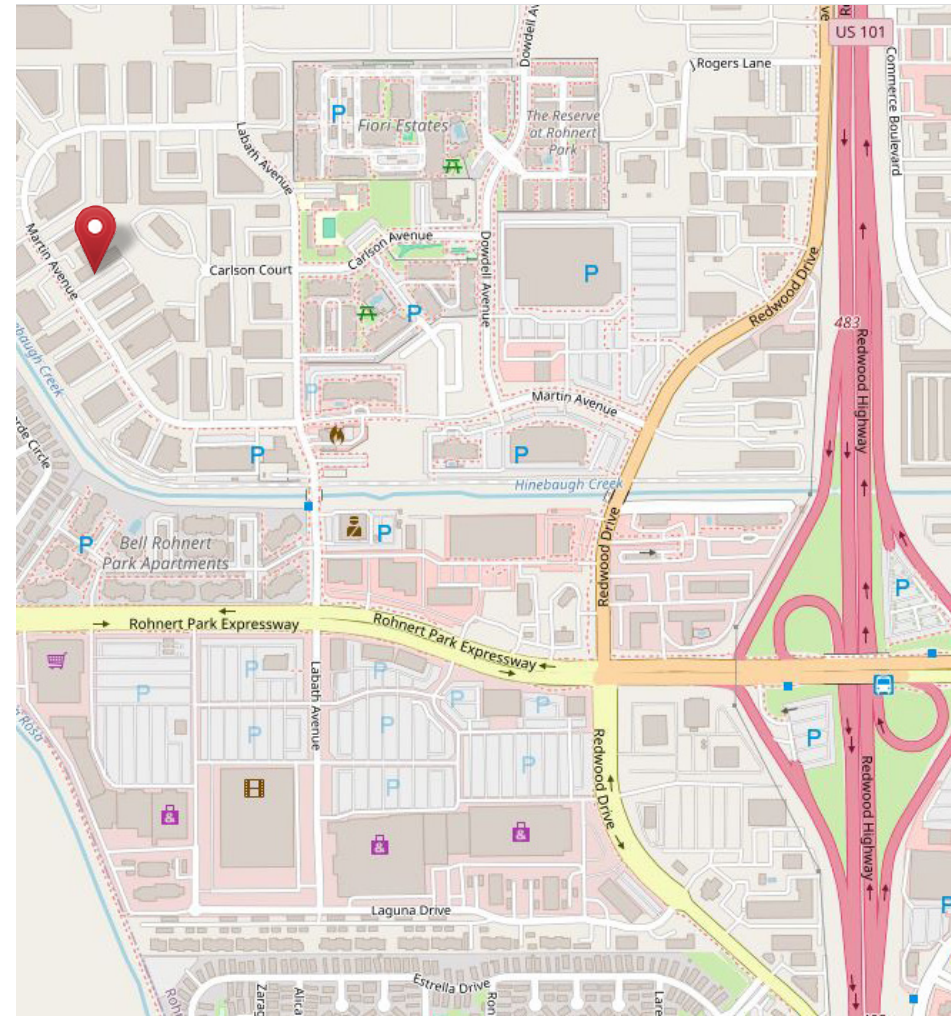
Laguna Verde Industrial Park is conveniently located just north of the Expressway Center (FoodMaxx, Target and others) at the Rohnert Park Expressway interchange with Highway 101, south of Wal-Mart, Home Depot, New York Times, and behind Costco. This location offers a high-quality business environment along with immediate proximity to other business and retail services and Highway 101.

NEARBY AMENITIES

- Immediate Proximity to Business and Retail Services
- Wal-Mart
- Costco
- Target
- And More!

TRANSPORTATION ACCESS

- Just North of Rohnert Park Expressway Interchange
- Proximity to Highway 101



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,219	59,075	102,347
Est. Avg. HH Income	\$86,081	\$109,494	\$107,511

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VICINITY MAP



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PROPERTY PHOTOS SUITE 1



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PROPERTY PHOTOS

SUITE 2



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PROPERTY PHOTOS SUITE 2 CONT'D



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AREA DESCRIPTION



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ROHNERT PARK SUMMARY

With the anticipated commuter rail that will have stops in Rohnert Park, coupled with efforts to develop a central district that includes the vacated State Farm complex, the incentives for businesses moving into the area are becoming increasingly desirable.

The opening of Graton Casino in Rohnert Park has brought great new excitement to the area. Graton Resort & Casino has a commanding presence amongst rolling hills of Northern California's wine country. Owned and operated by the Federated Indians of Graton Rancheria, Graton Resort & Casino is the complete entertainment experience, featuring table games, the latest slot machines, upscale and casual dining, plus entertainment options for visitors and locals alike.

The subject property is located 1.6 miles from Graton Resort & Casino that opened its doors on November 5, 2013. The \$800 million 340,000 square foot casino is the most expensive private development project in Sonoma County history and is one of the largest casinos in the state of California.

Sonoma State University (SSU) is located east of the subject property with direct access from Rohnert Park Expressway. The university is comprised of six schools and offers degrees in 46 majors and 47 minors at the bachelor's level and 15 at the master's level. Sonoma State is a mid-size campus with 9,120 students and located on 269± acres. With 34% of the student body living on campus, SSU is one of the most residential

campuses within the California State University system.

The site boasts strong demographics with over 59,125 residents within a 3-mile radius with an average household income of \$71,355. The population has increased by 1.66% since 2000. New housing developments totaling approximately 4,300 homes puts Rohnert Park in a position to grow the population by 25% over the next 5 years.

SONOMA COUNTY

Sonoma County is the premier location for R&D, professional services and entrepreneurial businesses. Today, the County is a magnet for all local industries, including government, winemaking, healthcare, engineering, biotechnology, financial services, education, tourism, state, county and local government offices.

With easily accessible, high-quality office/industrial buildings at attractive rental rates, Rohnert Park is positioned to attract value conscious tenants who are increasingly seeking high-value occupancy alternatives in the expensive Bay Area real estate market. This demand will help tighten the Sonoma County office/industrial market.

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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.

Keegan & Coppin Co., Inc.
1201 N McDowell Blvd.
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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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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