



Keegan & Coppin
COMPANY, INC.

FOR SALE

1287, 1295, 1345 SANTA ROSA AVE.
SANTA ROSA, CA

SINGLE-TENANT NNN
LEASED INVESTMENT

1287, 1295, 1345



SANTA ROSA AVE.

Go beyond broker.

PRESENTED BY:

ERLINA D'ARGENZIO, SENIOR REAL ESTATE ADVISOR
LIC # 01985519 (707) 528-1400, EXT 241
ERLINA.OTHMAN@KEEGANCOPPIN.COM

DINO D'ARGENZIO, PARTNER
LIC # 00754303 (707) 483-4783
DARGENZIO@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



1287, 1295, 1345 SANTA ROSA AVE.
SANTA ROSA, CA

**SINGLE-TENANT NNN
LEASED INVESTMENT**

PROPERTY HIGHLIGHTS

- Land and Improvements are for Sale with Land Lease Income
- Single Tenant Leased Investment - lease in place since 2007
- Primary Term Remaining to April 1, 2035
- True NNN investment / Zero Management
- 4 legal parcels comprising 1.76+/- ac. Zoned Commercial
- Anchored by Empire Nissan of Santa Rosa
- Strong rental history (since 2007)
- Excellent visibility on Santa Rosa Avenue (main retail corridor) and U.S. Highway 101 including billboard
- In area with major national tenants / Next to Starbucks
- Rent increases Min. 4% (next increase Nov. 2027) to 6% Max per CPI, applied every 2 years
- Options through 2041
- Includes auto service shop 1,650+/- sf and freeway billboard



OFFERING

Sale Price

\$5,100,000

With rental income: \$270,000/Year/NNN

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LONG TERM STABLE INVESTMENT PROPERTY OFFERING

LAND AND IMPROVEMENTS FOR SALE WITH NNN LEASE TO SEPT. 2035, PLUS 2 -10 YEAR OPTIONS. New improvements since 2007 with NNN Lease Sept. 30, 2035 ; rate includes CPI or 4% min bi-annual base rent increase(each 2 years) or up to 6% per applied each 2 years subject to CPI.

Car Dealership Lease and exclusive use of Land and Improvements , including a open bay auto service building and billboard with State 101 Freeway front-age; **“The Original Auto Row”** at 1287,1295 & 1345 Santa Rosa Ave. Santa Rosa; SONOMA COUNTY, CALIF.APN: 037-171-006;037-171-007; 037-171-014 &037-171-015; **approx. 1.76 acres combined three(3) legal parcels front US 101 State Highway.**

Tenancy Income: Land and improvements are leased to **EMPIRE NISSAN OF SANTA ROSA, LLC** LESSEE , real estate , including approx. 1,650 sft Auto service bays building on approx. site and parking lot improvements and related utilities including, freeway dual sided billboard and approx. 1,650 sft Auto service bays bldg., and Electric vehicle charging stations.

NISSAN Corp/ Empire Nissan of Santa Rosa dealership building of approx.. 30,000.00 sft occupied for retail sales, office, showroom and new and used Auto Dealership services. The dealership occupancy compliance requires the lease this Investment Offering Property. The site has been deemed Environmental clear as of lease start in 2007. Tenant is required to comply with all State of California/ Federal environmental standards.

LEASE TERM: The Original Ground long term Lease dated March 30, 2007 , with prior extension renewed May 1, 2022- SEPT. 30, 2035. The Lease contains two (2) Ten (10) year Options to renew . Prior term Base Rent increase was applied October 1, 2025 to \$22,497.00 per month thru Sept. 30, 2027 for next rent increase at min 4% up to 6% applied each 2 years. Each ten (10) year renewal period resets Base Rent to FMV at that time, with during term bi annual adjustments as stated herein. (min 4%- max 6%)

The Lease is NNN of all Landlord costs and responsibilities. The Landlords Land title is superior and in first position to the Tenants Lease. The Tenant built the current auto sales and service improvements. The Land is unsubordinated to any lender financing of the Tenant improvements and is therefore a highly desirable very low management real estate income property.

BASE RENT SCHEDULE: Net income over 10 years average 6% Cap rate thru 2035.

Prior term rent from 2007 was renewed October 1,2019.Prior term Base Rent increase was applied October 1, 2025 to \$22,497.00 per month thru Sept. 30, 2027 for next rent increase at min 4% up to 6% applied each 2 years.

The Lease calls for annual rental adjustments to apply each two (2) years from October 1, 2021, and each two (2) years thereafter, with Base rent adjusted by CPI with a minimum increase to apply of two (2%) percent per annum and a maximum increase of six (6%) percent per annum applied each two (2) years through the primary lease term of 30, 2035.

Any limitation on pass thru of property taxes due to a sale expired as of 2021. The lease is Triple Net with Tenant paying all costs of taxes, insurance, property repairs or replacements.

ADJUSTMENT DATES	MINIMUM RENT 4% INCREASE (CPI/ UP TO 12%)	CAP RATE AT PRICE
10.1.2025	\$269,964.00/yr/NNN	5.3 (or more subject to CPI max 6%)
10.1.2027	\$280,762.56 /yr/NNN	5.5%
10.1.2029	\$291,993.06 /yr/NNN	5.75%
10.1.2031	\$303,672.78/yr/NNN	6%
10.1.2032	\$315,819.69/yr/NNN	6.3%
10.1.2035	\$328,452.47/yr/NNN	6.5%

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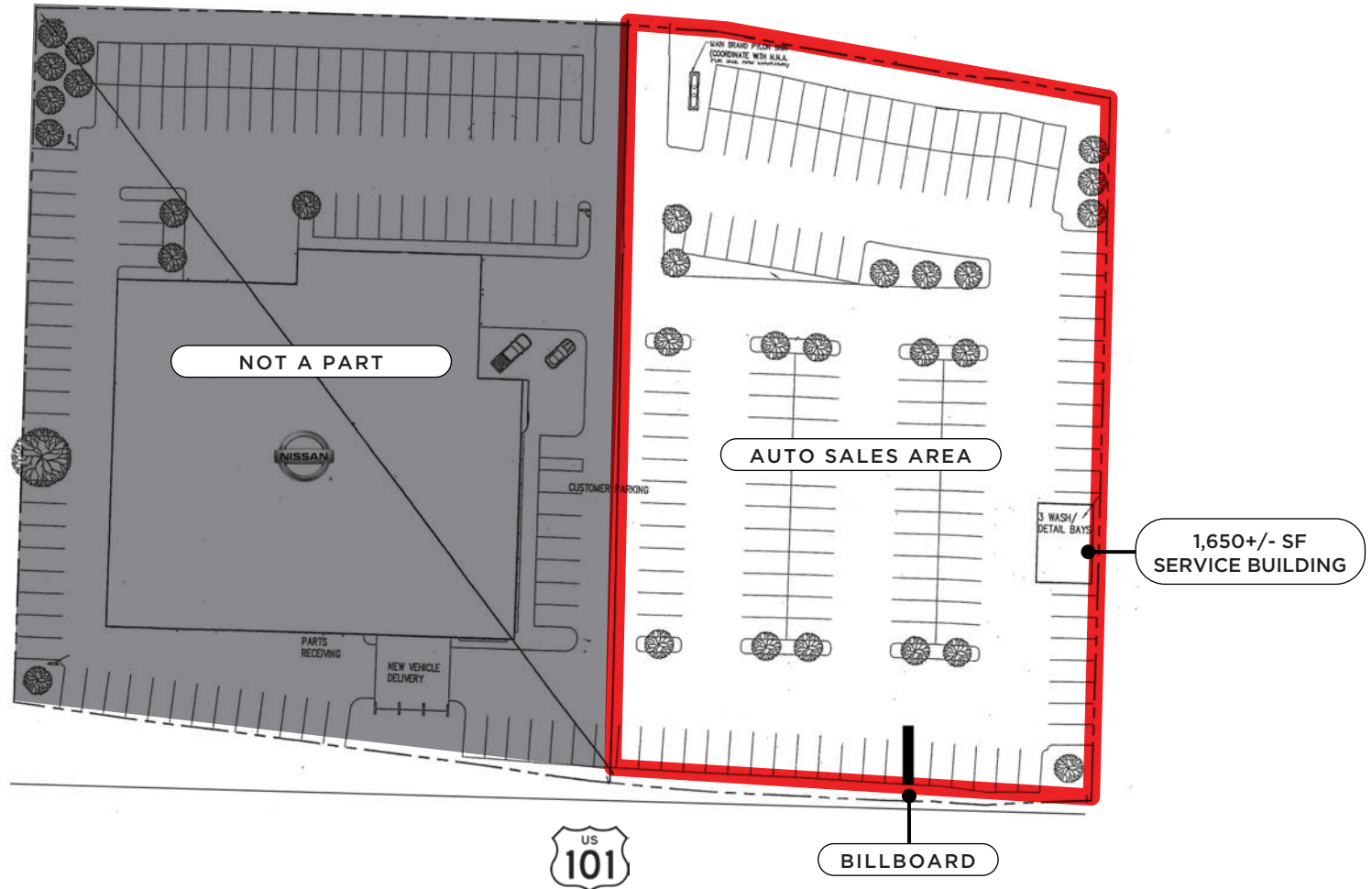


SITE PLAN



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AREA DESCRIPTION



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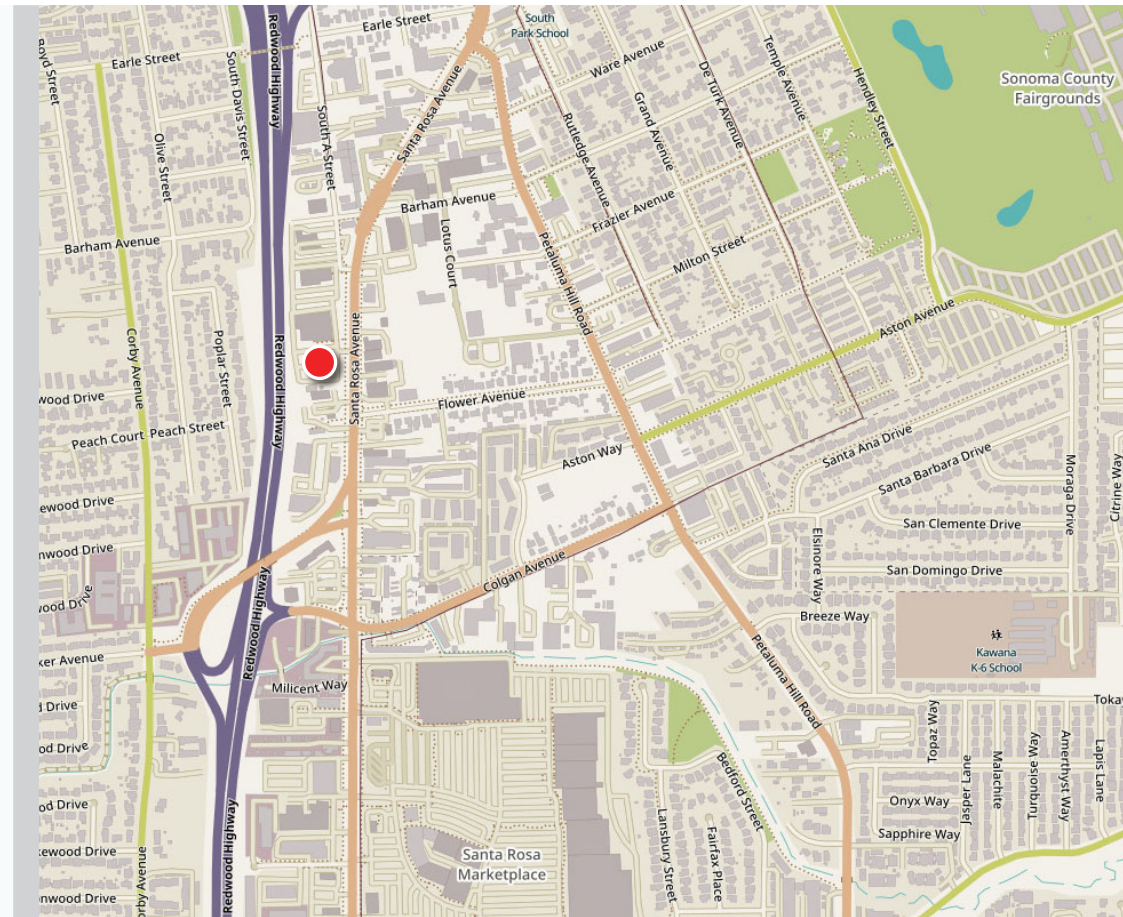
DESCRIPTION OF AREA

Empire Nissan of Santa Rosa occupies this prime Auto/Retail Center location just south of the downtown business district and along the “Original Auto Row” Santa Rosa Avenue and just north of several major anchored “Power Centers”. The Auto/Retail Center is conveniently and easily accessible from both Santa Rosa Avenue and US Highway 101 by public and private transportation and is positioned along one of the busiest commercial corridors of Santa Rosa/Sonoma County.

NEARBY AMENITIES

- Santa Rosa Marketplace Retail Center to the south: Costco, Target, Best Buy, Trader Joes, Old Navy, Wendy’s, Panda Express, Ulta, Sports Basement, Marshall’s, & more
- Downtown Retail District to the north: banks, restaurants, Santa Rosa Plaza, & more

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Est. Population	114,049	204,148	313,144
Median Age	38.7	40.8	42.5
Est. Avg. HH Income	\$101,189	\$112,476	\$117,678



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PROPERTY PHOTOS



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MARKET SUMMARY



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ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector, August marked the 28th consecutive month of year-over-year increases. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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LOCATION MAP



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**1287/1295/1345
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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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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 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.

Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
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