



Keegan & Coppin
COMPANY, INC.

FOR SALE

**1360 NORTH DUTTON AVENUE
SANTA ROSA, CA**

MULTI-TENANT OFFICE



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM



OFFERING OVERVIEW

21,382 SF | 100% OCCUPIED



1360 NORTH DUTTON AVENUE
SANTA ROSA, CA

**OFFICE SPACE
FOR SALE**

KEY HIGHLIGHTS:

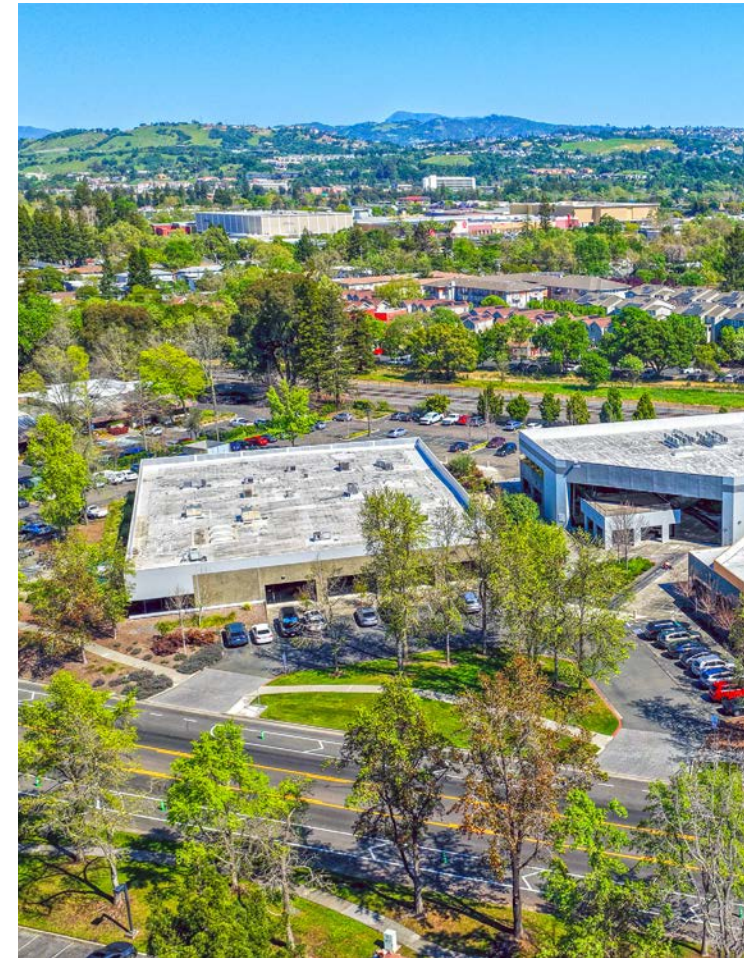
- 21,382 +/- Sq. Ft. concrete tilt-up building on 23,522 +/- Sq. Ft. parcel
- Abundant parking on a shared common parcel
- Six tenants with a stable occupancy
- Centrally located in Santa Rosa Business Park

PROPERTY DESCRIPTION

The office building is divided into six separate suites with a mix of uses. The suites have a mix of open office and private offices and some units have skylights which brings natural light into the suites. This property shares a common parking lot with two other office buildings.

OFFERING

Sale Price	\$3,700,000
Price PSF	\$173+/-
Current Gross Income	\$496,115
Est. Expenses	\$273,575
Projected NOI	\$222,540



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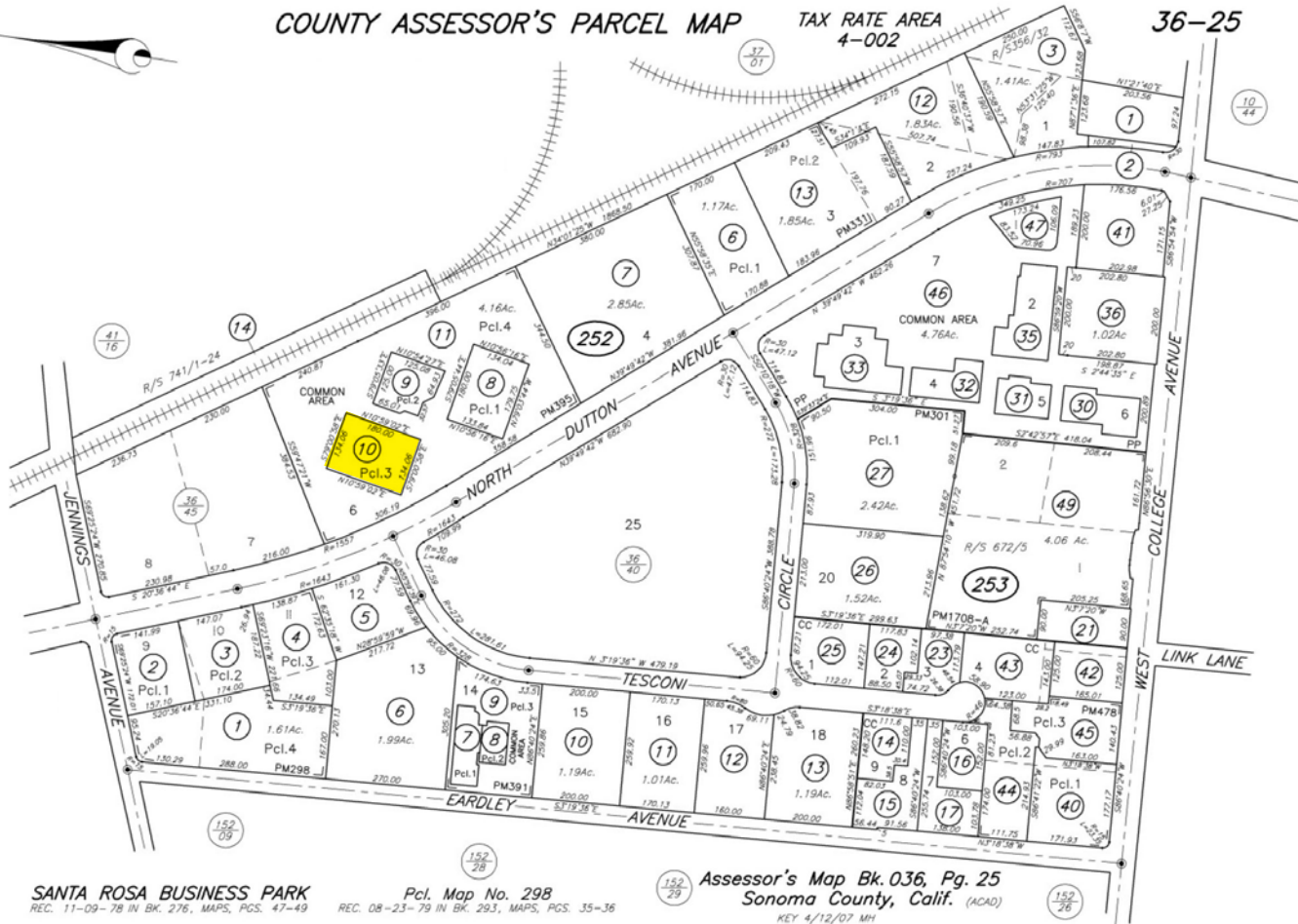
PROPERTY OVERVIEW



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COUNTY ASSESSOR'S PARCEL MAP TAX RATE AREA 4-002 36-25



SANTA ROSA BUSINESS PARK
REC. 11-09-78 IN BK. 276, MAPS, PGS. 47-49

Pcl. Map No. 298
REC. 08-23-79 IN BK. 293, MAPS, PGS. 35-36

Assessor's Map Bk. 036, Pg. 25
Sonoma County, Calif. (ACAD)
KEY 4/12/07 MH

APN#
036-252-010
036-252-011 (Common Interest)

BUILDING SIZE
23,909+/- SF
21,382+/-SF (Rentable SF)

LOT SIZE
23,522+/- SF

CONSTRUCTION
Concrete tilt-up

YEAR BUILT
1983

ZONING
PB Business Park

STORIES
Single

PARKING
Shared/Common

FIRE
Fully sprinklered

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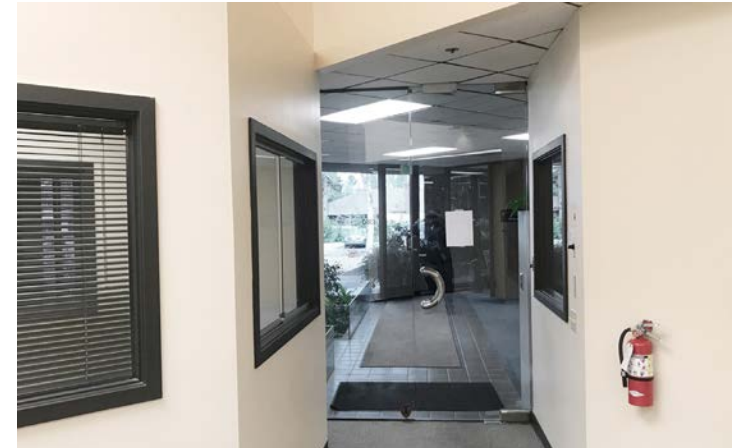
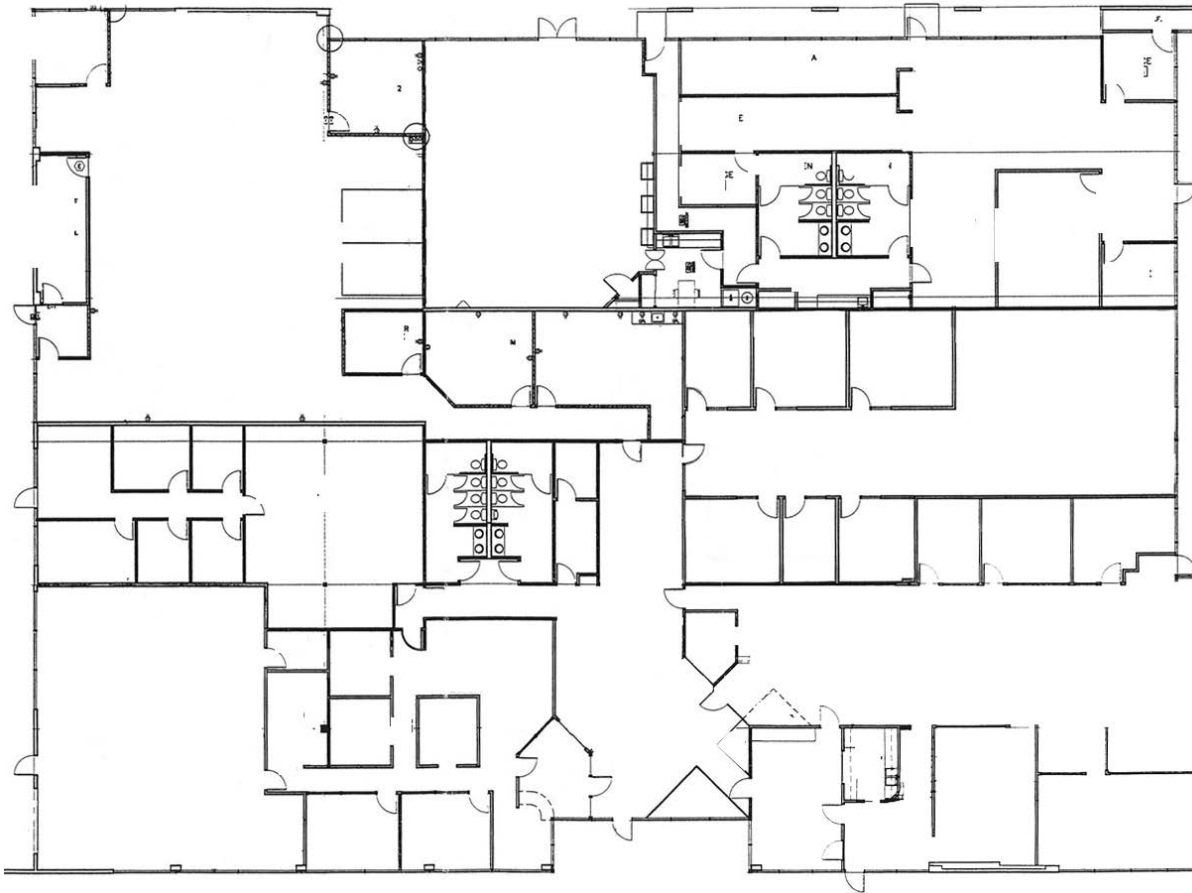


FLOOR PLAN



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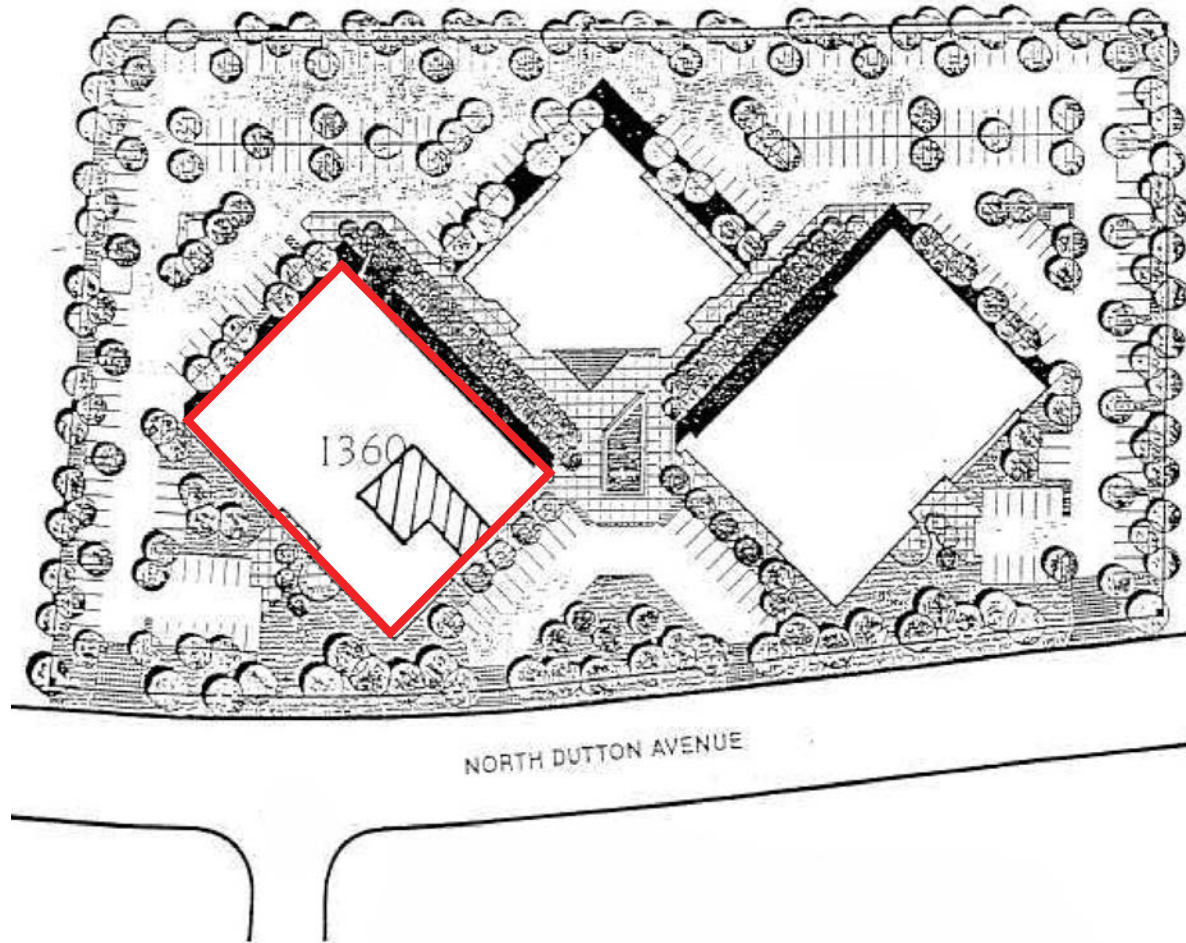


SITE PLAN



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FINANCIAL OVERVIEW



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**OFFICE SPACE
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EXPENSE PROFILE (POST-SALE)	
GROSS ANNUAL IN-PLACE INCOME	\$496,115
EXISTING PROPERTY. TAXES	\$39,723
INSURANCE (Includes Earthquake)	\$31,723
MANAGEMENT	\$24,055
UTILITIES	\$102,737
PROPERTY ASSOCIATION DUES	\$19,200
MAINTENANCE	\$18,120
COMMON AREA INCL JANITORIAL	\$38,017
TOTAL EST. EXPENSES	\$273,575
PROJECTED NOI	\$222,540
PROJECTED RETURN	6%

TENANT	UNIT	SF	LEASE TERM		TERM
			START	END	
Galt Advocacy, LLC	100	4,134+/-	04/01/2023	06/30/2028	63
CINQUINI & PASSARINO, INC.	150A	5,565+/-	06/01/1995	09/30/2026	376
MICHAEL GERMANI	200	2,681+/-	10/15/2013	01/31/2027	160
PAUL AND TIM BURNS DBA REBELS GLAM SALON	B	1,650+/-	01/01/2024	12/31/2026	36
SIDE BY SIDE	C	2,622+/-	11/01/2014	12/31/2026	146
M3 DAY PROGRAM	D	4,730+/-	12/01/2018	11/30/2028	120
Total Current		21,382+/-			

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PROPERTY PHOTOS



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PROPERTY AERIALS



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PROPERTY VICINITY



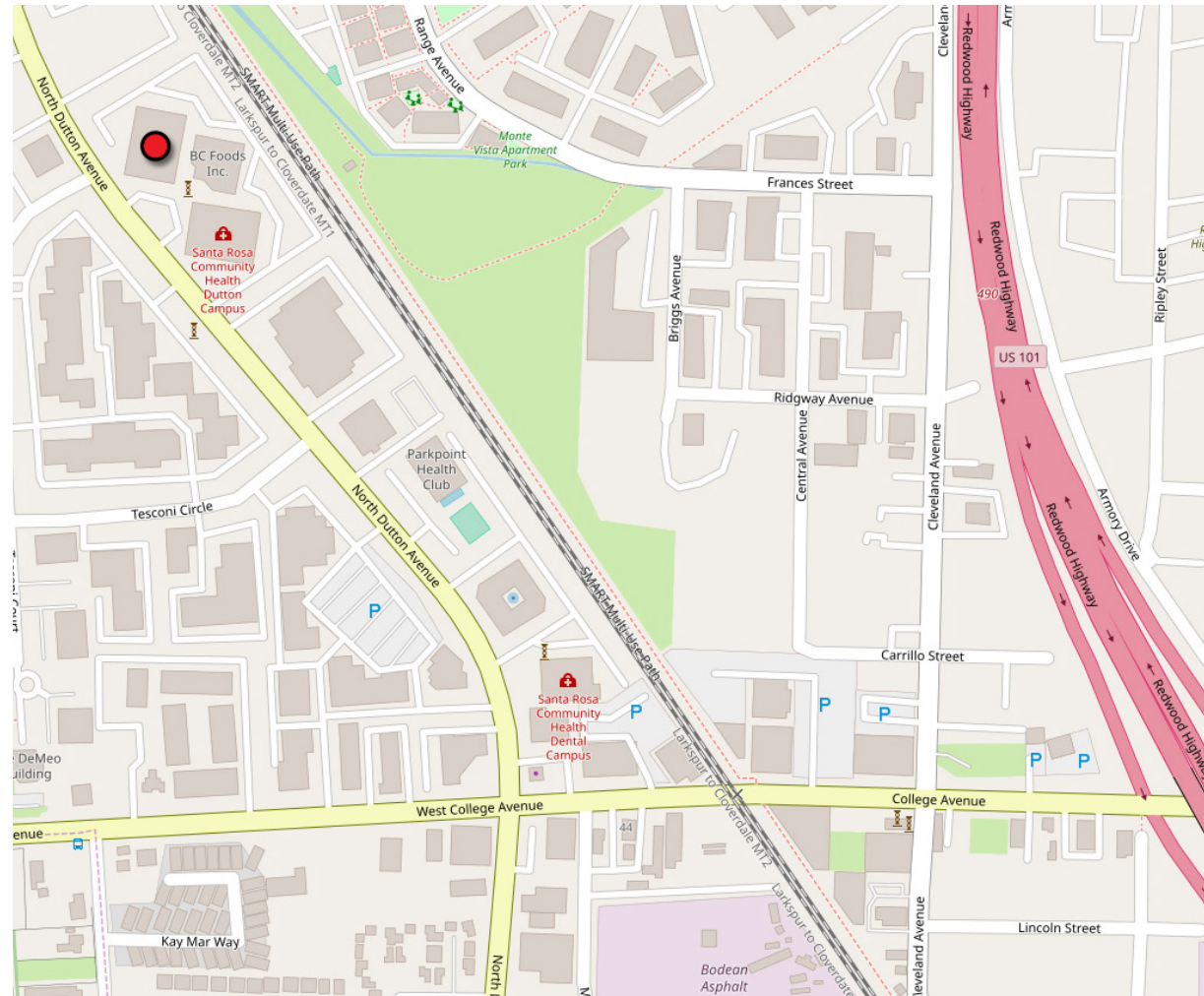
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DESCRIPTION OF AREA

This office building is three blocks north of College Avenue in the Santa Rosa Business Park. The location is great for access to Highway 101 and Highway 12 interchanges via Dutton Avenue. Santa Rosa Business Park features mature landscaping, attractive building design, and a health club, restaurant, and deli. The Business Park accommodates insurance, accountants, attorneys, and other service-oriented businesses.

This northwest area of Santa Rosa is a well established commercial district located west of Highway 101 and north of Highway 12. The area is anchored by the Coddington regional shopping center and includes a variety of neighborhood retail, professional offices, and service oriented businesses serving the surrounding residential communities. Convenient access to Highway 101 and major corridors such as Guerneville Road and Range Avenue provide strong connectivity throughout the city. Nearby amenities, parks, and restaurants help support steady daily activity for businesses in the area.



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

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, hospitality, 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. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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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.

Keegan & Coppin Co., Inc.
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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