



Keegan & Coppin  
COMPANY, INC.

FOR SALE

500 TESCONI CIRCLE  
SANTA ROSA, CA

FULLY LEASED NNN INDUSTRIAL  
INVESTMENT



Go  
beyond  
broker.

PRESENTED BY:

**MIKE FLITNER, PARTNER**  
LIC # 00840890 (707) 528-1400, EXT 239  
[MFLITNER@KEEGANCOPPIN.COM](mailto:MFLITNER@KEEGANCOPPIN.COM)





# EXECUTIVE SUMMARY

## NEW 10 YEAR TRIPLE NET LEASE INVESTMENT OPPORTUNITY (SEE ATTACHED RENT ROLL)

- 35,000/- sf footprint light Industrial R&D building – concrete tilt-Up construction with fire sprinklers
- Plus 7,000+/- sf 2nd floor office, lab, lunchroom and stock room
- Built in 1979 and Renovated in 2024
- Situated on a level 1.99+/- acre parcel parking lot and yard area located in high quality business park
- 100% Leased to ITT Cannon LLC through April 2037
- 16'-18'+/- Clear Height in the Warehouse Area and three (3) grade level roll-up doors
- Public Utilities to site – PG&E and water and sewer
- 73+/- Onsite Parking Stalls
- Building has a Fire Protection System
- 1,200 Amp Main Electrical Panel
- Zoned BP-SA (Business Park - Station Area) in the City of Santa Rosa
- Located on the in the prestigious Santa Rosa Business Park; close proximity and easy access to Downtown Santa Rosa and Highways 12 and 101
- Fenced yard/parking area - ample room

### OFFERING

|                             |             |
|-----------------------------|-------------|
| Sale Price                  | \$6,705,882 |
| Price PSF on Bldg Footprint | \$191.60+/- |
| Cap Rate                    | 5.95%       |
|                             | YEAR 1 CAP  |



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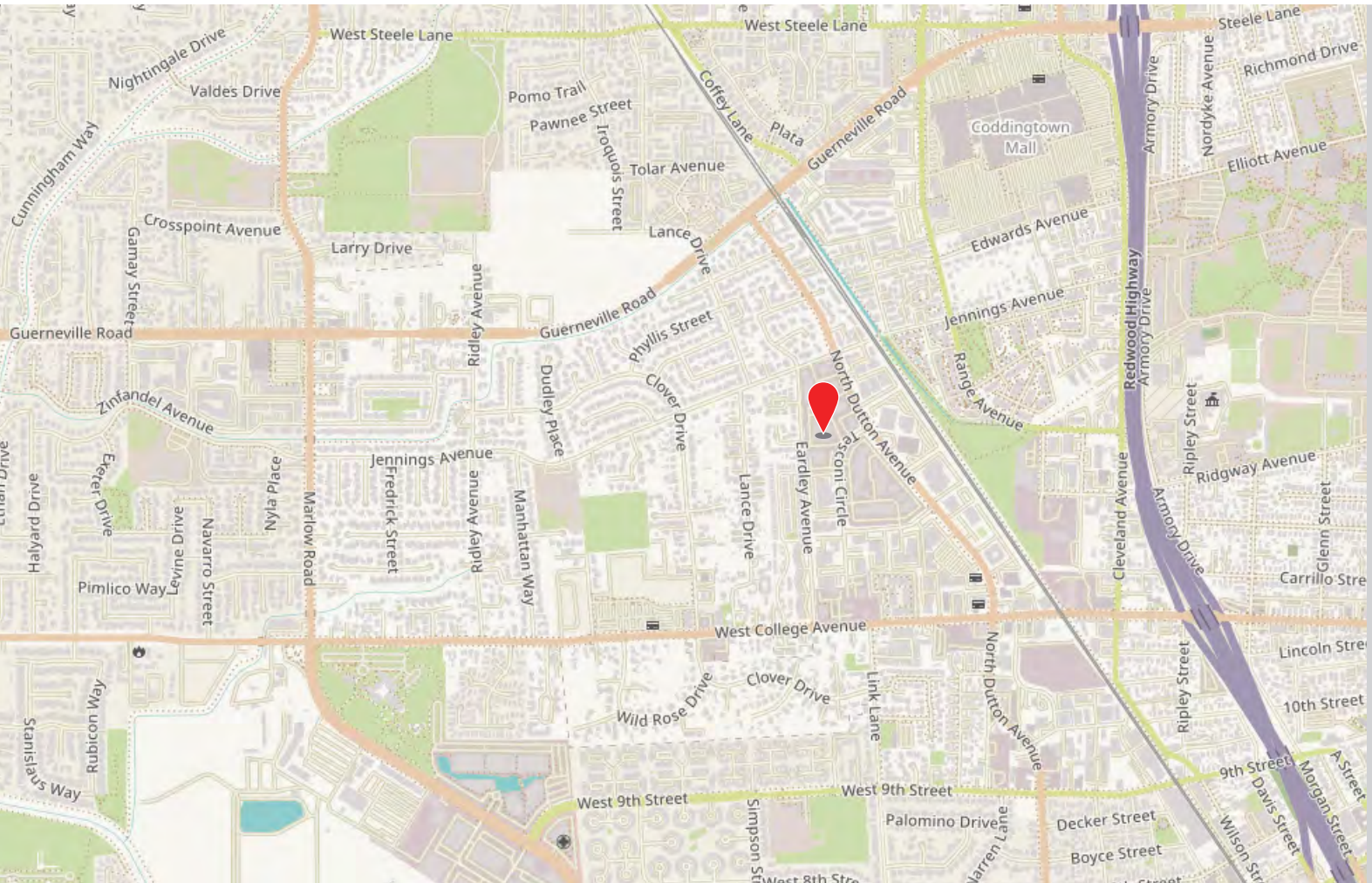


## PROPERTY DESCRIPTION



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### BUILDING SIZE

35,000+/- SF Footprint  
Plus 7,000 SF 2nd Level

### LOT SIZE

1.99+/- Acres

### APN

36-253-006

### YEAR BUILT

1979

### ZONING

BP-SA

### ROLL-UP DOORS

Three (3) Grade Level Doors

### PARKING

73 Parking Stall On-site

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# FINANCIAL OVERVIEW: INCOME AND EXPENSES



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| Tenant         | Suite# | Sq. Ft. | Lease Type | Rent      | Rent psf             | Lease Exp. | % share of building | Option(s) |
|----------------|--------|---------|------------|-----------|----------------------|------------|---------------------|-----------|
| ITT Cannon LLC | A      | 35,000  | NNN        | \$33,250* | \$0.95               | 04/30/2037 | 100%                | None      |
|                |        |         |            |           | *3% Annual Increases |            |                     |           |

\* Lessee has one-time cancellation right effective May 1, 2034 with not less than six (6) months' notice and payment of \$122,590.00.

| INCOME SUMMARY         |           | EXPENSE SUMMARY ESTIMATE    |            | FINANCIAL SUMMARY |                 |
|------------------------|-----------|-----------------------------|------------|-------------------|-----------------|
| Scheduled Gross Income | \$399,000 | Property Taxes              | Tenant     | Sales Price       | \$6,705,882     |
| Less Expenses          | \$0       | Insurance                   | Tenant     | Cap Rate          | 5.95%<br>Year 1 |
| Net Operating Income   | \$399,000 | Utilities                   | Tenant     |                   |                 |
|                        |           | Repairs/Maintenance         | Tenant     |                   |                 |
|                        |           |                             |            |                   |                 |
|                        |           |                             |            |                   |                 |
|                        |           | <b>Total Owner Expenses</b> | <b>\$0</b> |                   |                 |

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## PROPERTY PHOTOS



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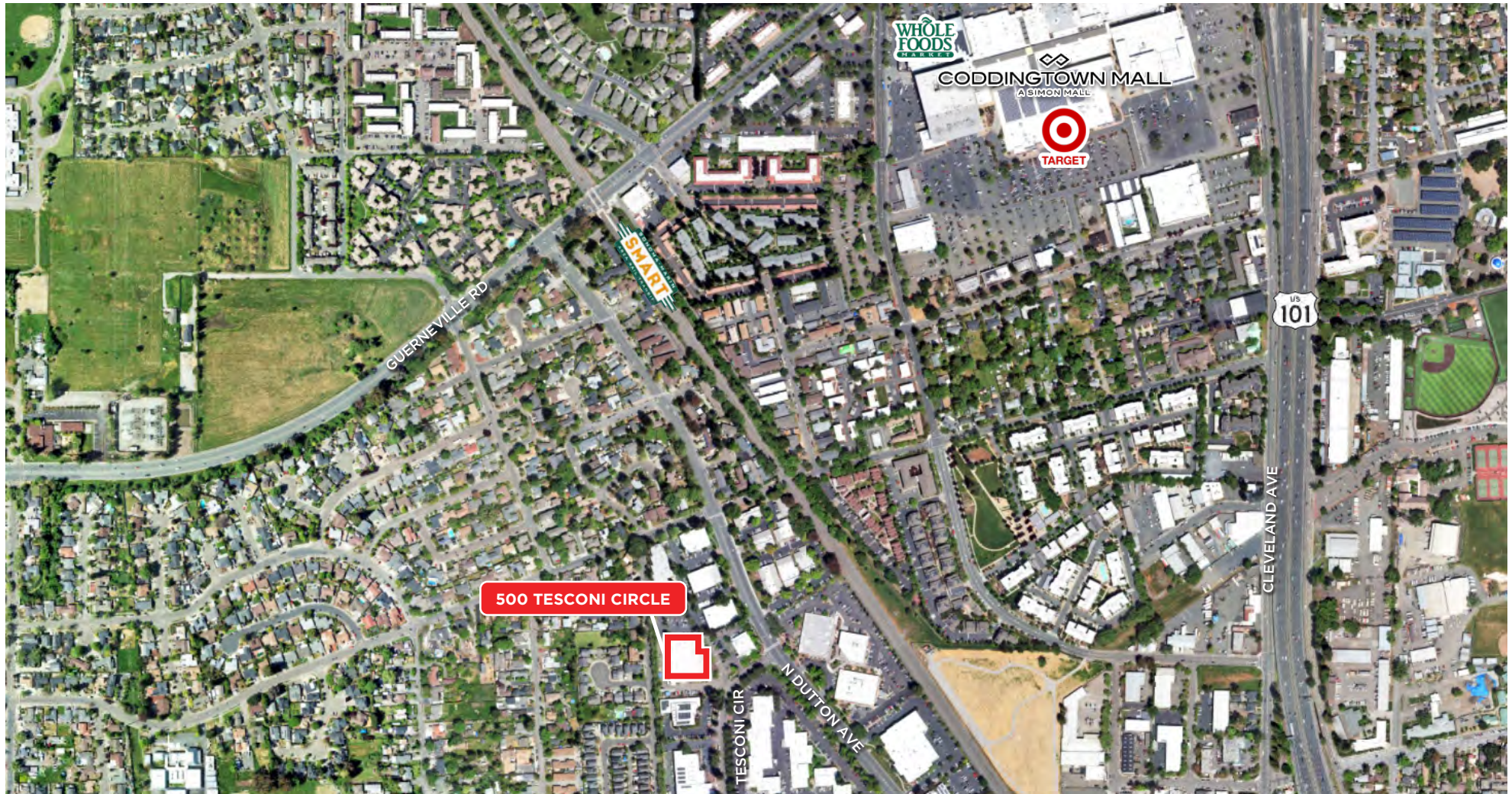


## AERIAL MAP



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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.

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