



Keegan & Coppin
COMPANY, INC.

SALE/LEASE

1330 N. DUTTON AVE.
SANTA ROSA, CA

OWNER-USER OPPORTUNITY
OFFICE BUILDING FOR SALE/LEASE



Go beyond broker.

PRESENTED BY:

ERLINA D'ARGENZIO, SENIOR REAL ESTATE ADVISOR
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1330 N. DUTTON AVE.
SANTA ROSA, CA

**BEST BUSINESS
CENTER LOCATION**





EXECUTIVE SUMMARY



1330 N. DUTTON AVE.
SANTA ROSA, CA

**BEST BUSINESS
CENTER LOCATION**

Unique owner/user opportunity in Santa Rosa Business Park, with strong, long term tenancy and income. The property in approximately 26,336 SF and units of approximately 13,000 SF on each floor. The second floor is available for lease. The expansive glass-line and contemporary finishes remodeled in 2017 reflects the pride of ownership and adaptability for various professional uses. The second floor offers a large span of private offices (18), large conference room, break room, work-share space and restrooms. It can be demised into two separate units (2,278+/- sf and 8,582+/- sf) respectively.

OFFERING

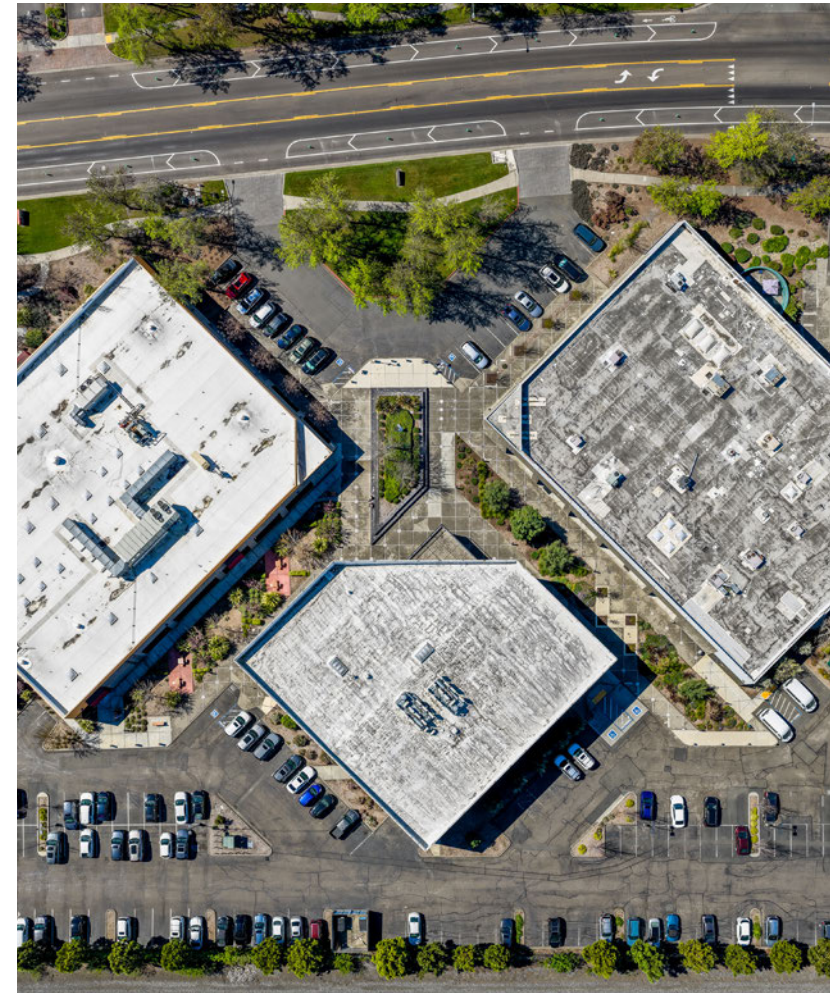
Sale Price **\$4,150,000**

Price PSF **\$157.58+/-**

LEASE TERMS

Rate

\$1.35 PSF/Month/Modified Gross



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PROPERTY DESCRIPTION



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The HVAC system was replaced during the remodel to include highly efficient mini-split HVAC units enabling control for each unit.

This property is one of three properties that makes “park campus”, a commercial office development and shares parking and exterior common areas. There is abundant on-site parking.

This property is located in Santa Rosa Business Park, minutes to US Highway 101, centrally located near Coddington Mall and numerous amenities within minutes.

PROPERTY HIGHLIGHTS

- 26,336+/- SF; Two-story building 13,000+/- on each floor
- Elevator served
- Remodeled 2017
- Long term tenants on first floor (income)
- Centrally located in Santa Rosa Business Park

SECOND FLOOR HIGHLIGHTS (FOR LEASE)

- Elevator served
- Efficient HVAC system with mini split units
- Expansive glass-line
- 18 private offices, break area, conference room, co-share space, additional room
- Can be demised into two units (2,278+/- SF and 8,582+/- SF)
- Abundant natural light

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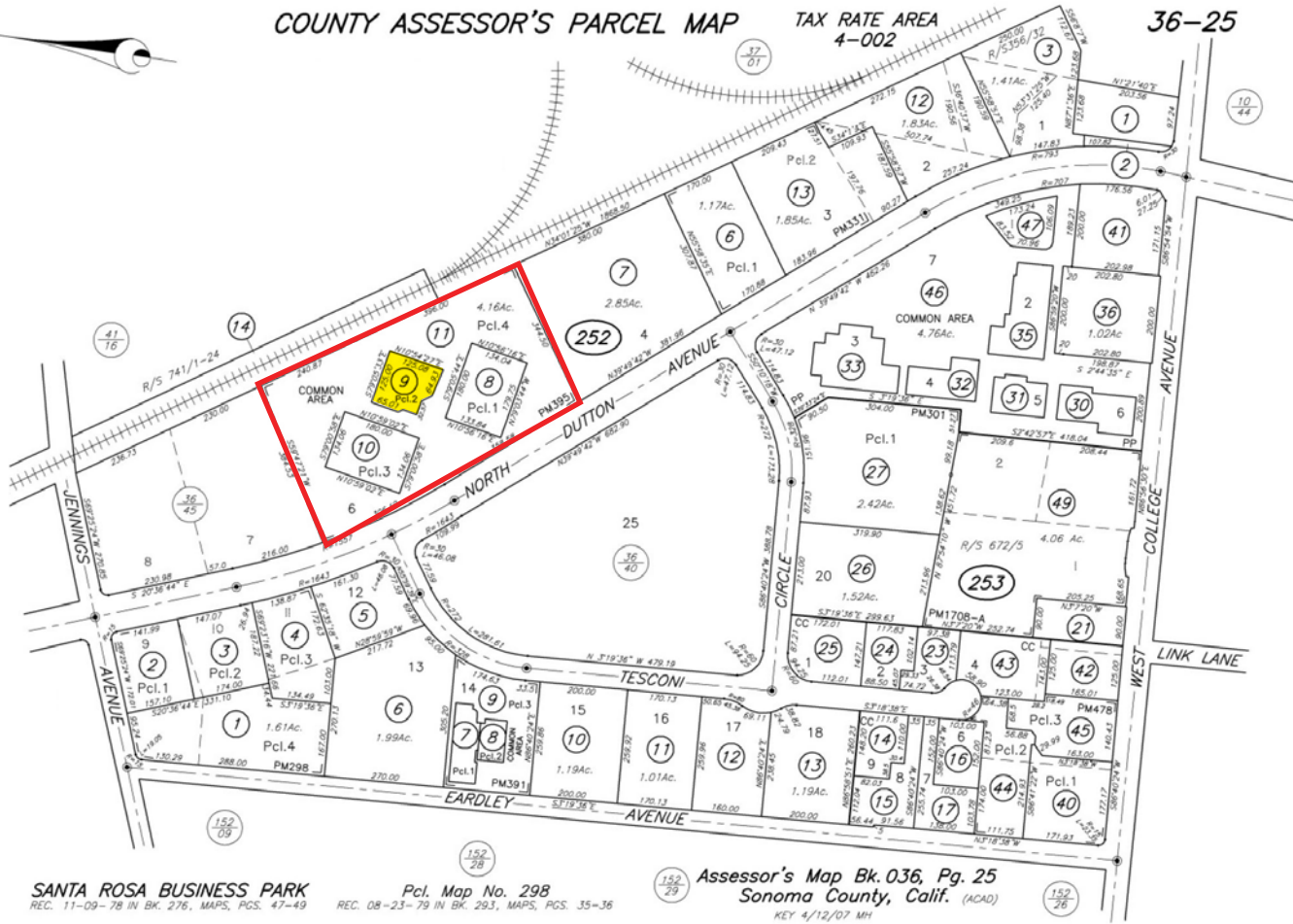
PROPERTY DESCRIPTION



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**BEST BUSINESS
CENTER LOCATION**

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

	PER PUBLIC RECORD	PER REWORKED PARCEL MAP OWNER ESTABLISHED
Lot Size	12,682+/- SF	14,362+/- SF
36% Ownership in common parcel (18,209+/- SF)	65,235+/- SF	65,235+/- SF
Approximate total lot, plus share of common area	77,917+/- SF	79,597+/- SF
BUILDING SIZE 26,336+/- SF 24,289+/-SF (Rentable SF)		STORIES 2
APN 036-252-009		PARKING 107 Spaces
YEAR BUILT 1983 / Renovations in 2017		HVAC Ductless
ZONING BP-SA		

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FINANCIAL OVERVIEW

INCOME & EXPENSES



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**BEST BUSINESS
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CURRENT - INCOME & EXPENSES

TENANT	SUITE	SF	TYPE	RENT/MO	RENT/SF/MONTH	% SHARE OF BLDG.	LEASE TERM		ANNUAL INCREASES	OPTIONS
							START	END		
BC Foods Inc.	100	7,302	Mod. Gross	\$13,388.28	\$1.65	30.06%	11/1/25	11/30/28	CPI	60-Month Option to Extend
Ed Ritch	103	484	Mod. Gross	\$1,007.08	\$2.08	1.99%	1/1/17	-	CPI	N/A
Granite Construction Co.	104/101	3,487	Mod. Gross	\$6,126.16	\$1.71	14.36%	6/1/21	5/31/28	2026-2027: \$5,811.67 2027-2028: \$5,956.96	12-Month Option to Extend
Vacant	200/105	13,016	Mod. Gross	-	-	53.59%	-	-		
Monthly Total Actual				\$20,521.52/Month						

PROFORMA - INCOME & EXPENSES

TENANT	SUITE	SF	TYPE	RENT/MO	RENT/SF/MONTH	% SHARE OF BLDG.	LEASE TERM		ANNUAL INCREASES	OPTIONS
							START	END		
BC Foods Inc.	100	7,302	Mod. Gross	\$12,078.86	\$1.65	30.06%	11/1/25	11/30/28	CPI	60-Month Option to Extend
Ed Ritch	103	484	Mod. Gross	\$1,007.08	\$2.08	1.99%	1/1/17	Mo/Mo	CPI	Mo/Mo
Granite Construction Co.	104/101	3,487	Mod. Gross	\$1,976.74	\$1.71	14.36%	6/1/21	5/31/28	2026-2027: \$5,811.67 2027-2028: \$5,956.96	12-Month Option to Extend
Proforma	200/105	13,016	Mod. Gross	\$19,524.00	\$1.50	53.59%	Proforma	-	Proforma	
Monthly Total Proforma				\$40,045.52/Month						

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FINANCIAL OVERVIEW

INCOME & EXPENSES



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INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE/YR		FINANCIAL SUMMARY	
Gross Income (Proforma)	\$480,546.24	Property Taxes (NEW)	\$49,800.00	Sales Price	\$4,150,000.00 \$158+/- PSF
Less Expenses	\$164,617.36	Insurance	\$9,386.00	Cap Rate	7.9%
Adjusted Gross Income	\$315,928.86	Water / Sewer	\$8,400.00	Net operating Income	\$327,504.86
Vacancy Allowance (2.5%)	(\$11,576.00)	Utilities	\$43,095.24	Cash on Return	6.8%
Adjusted NOI	\$327,504.86	Recology	\$8,406.12	25% Cash	\$1,037,500.00
		Property Management	\$9,000.00	\$3,112,500 Loan	\$12,970/Mo
		HOA	\$21,600.00		
		Maintenance (Janitorial/ Pest Control)	\$14,930.28		
		Total Expenses	\$164,617.36		
				*Seller Financing @ 5% interest only due in 3 years	

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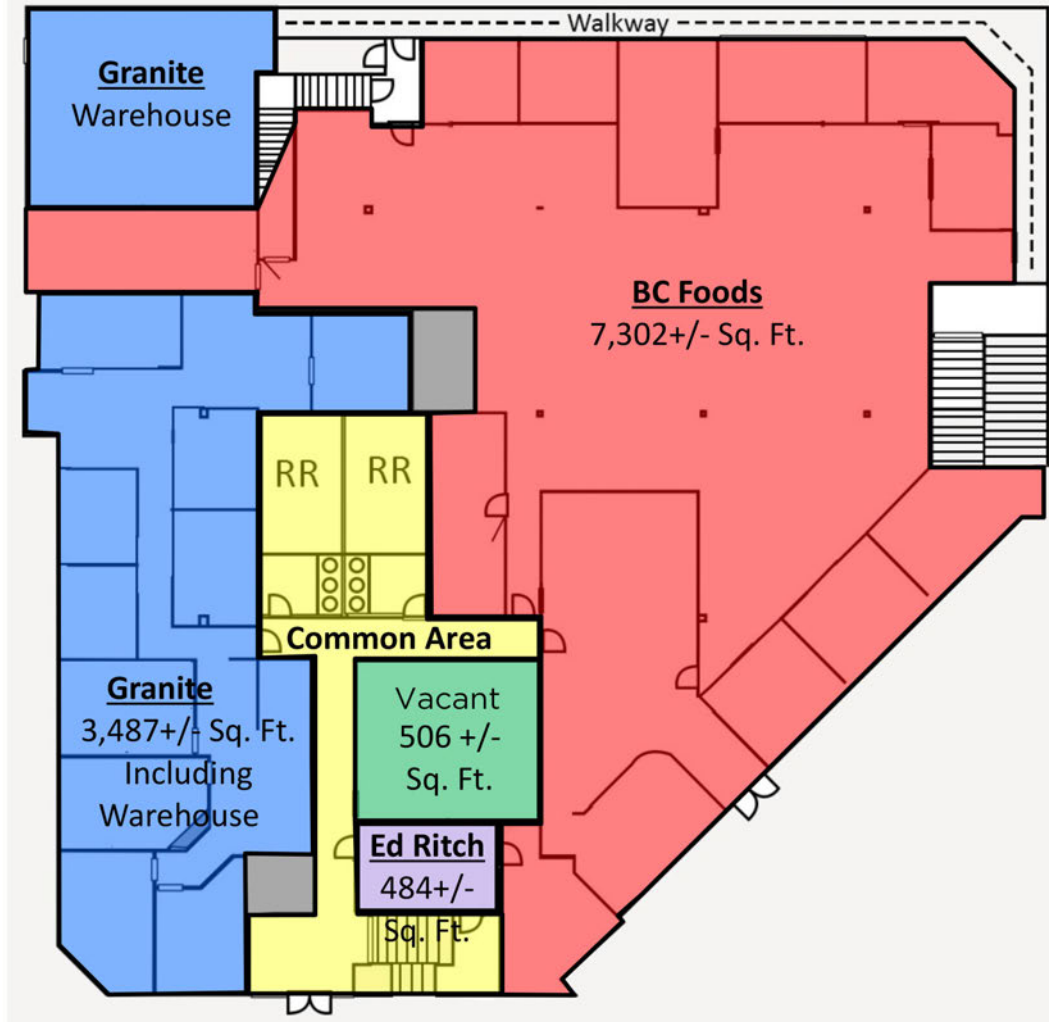
FLOOR PLAN

1ST FLOOR



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Tenant:	Sq. Ft.
BCFoods, Inc.	7,302+/- Sq. Ft.
Ed Ritch	484+/- Sq. Ft.
Granite Construction	3,487+/- Sq. Ft.
Vacant	
Common Area	



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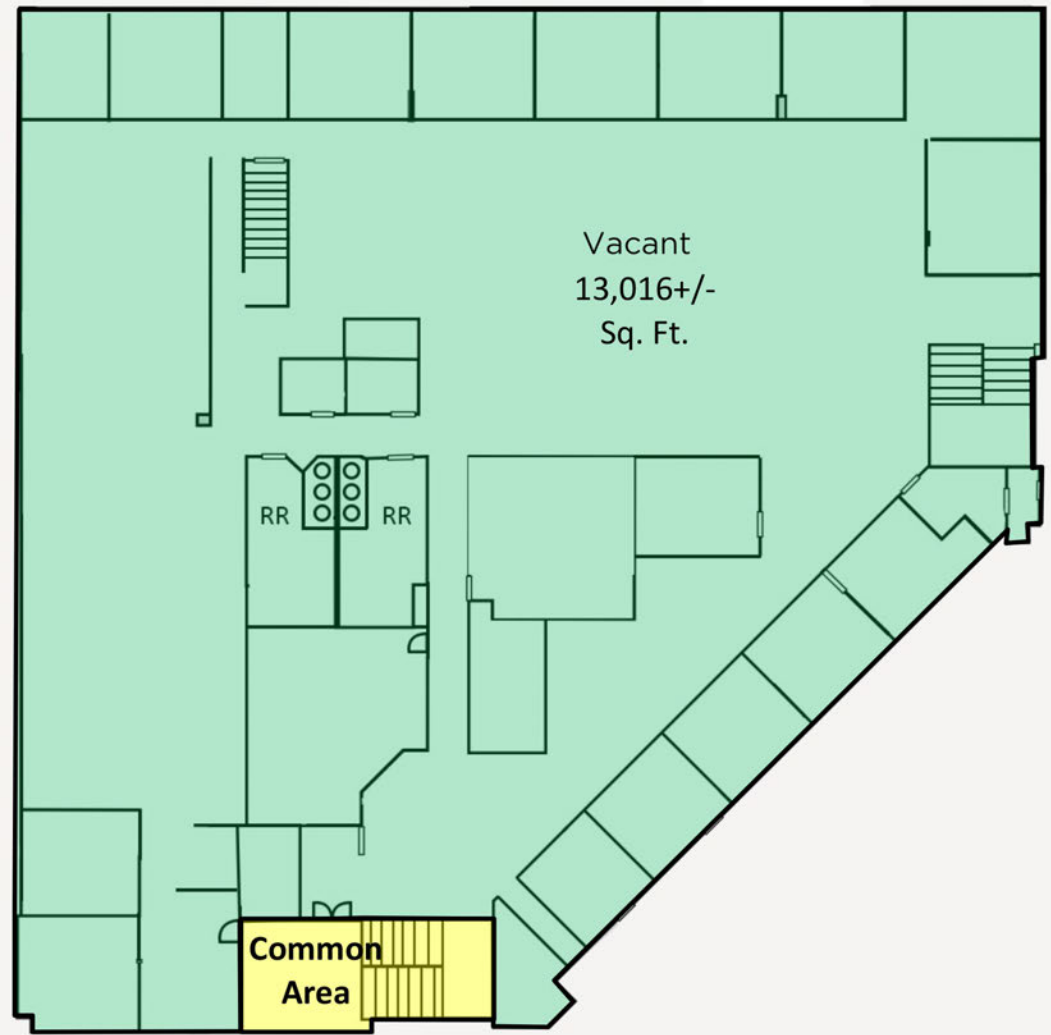
FLOOR PLAN

2ND FLOOR



1330 N. DUTTON AVE.
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Tenant:	Sq. Ft.
Vacant	13,016+/- (2nd Floor)
Common Area	

Lease Rate: \$1.35 PSF/Month/Modified Gross



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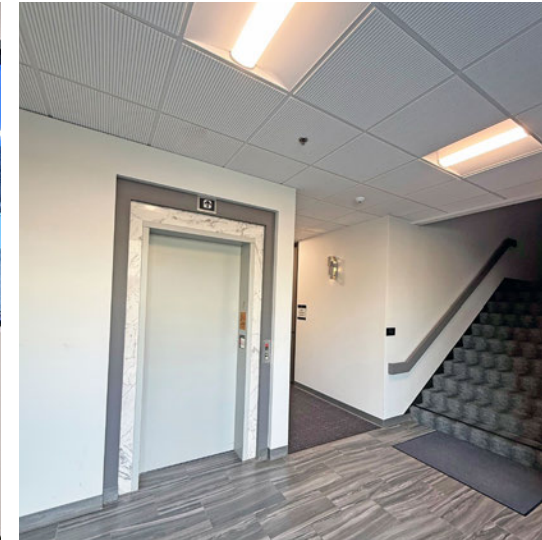
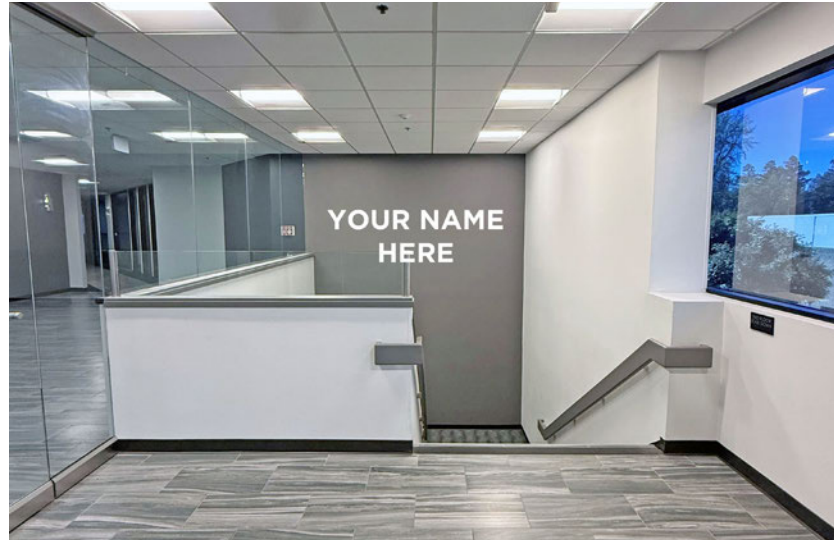


PROPERTY PHOTOS



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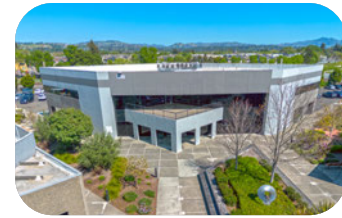
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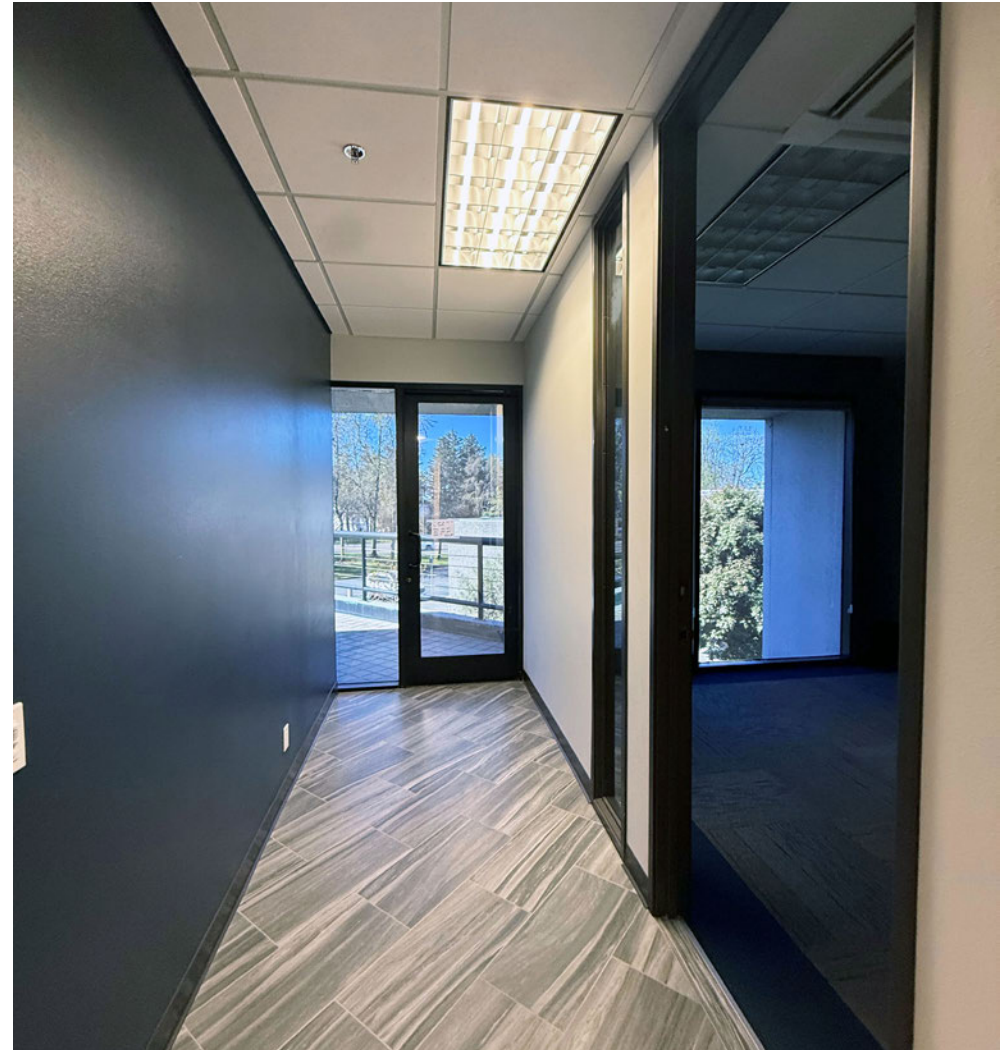


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AREA DESCRIPTION



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DESCRIPTION OF AREA

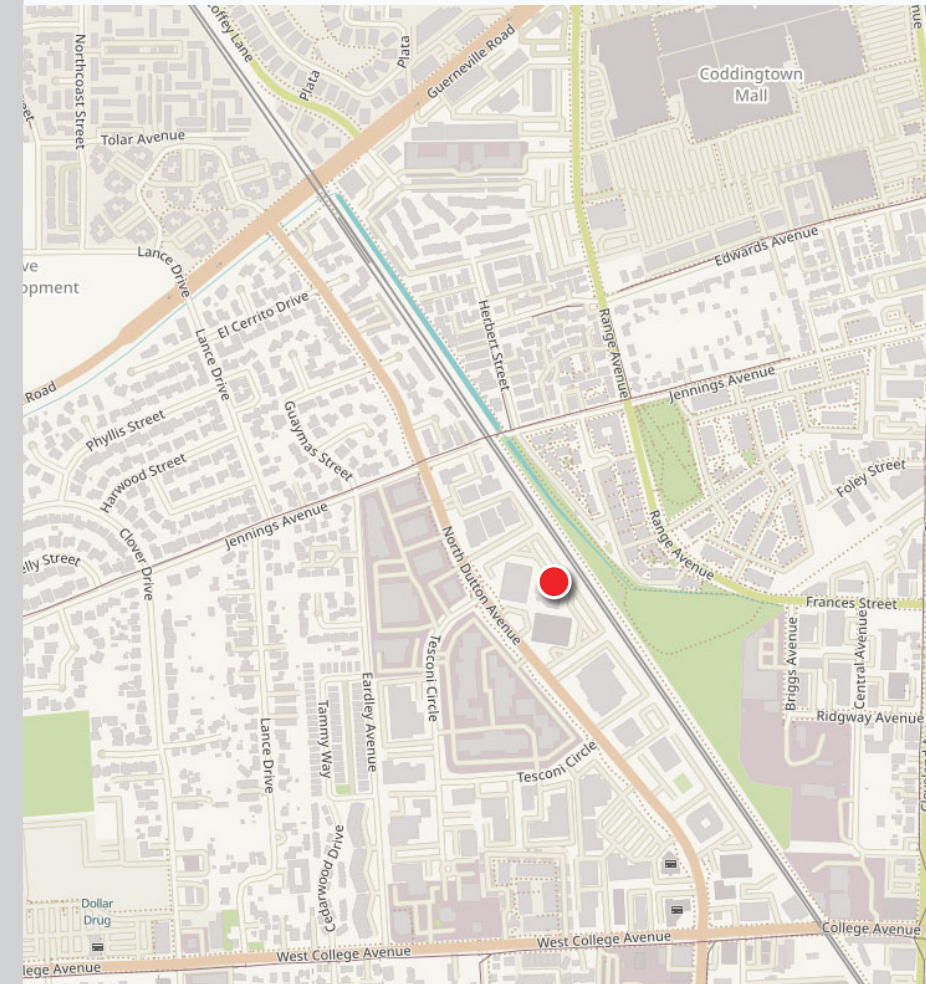
This northwest area of Santa Rosa is a well established commercial district located west of Highway 101 and north of Highway 12. The area is anchored by the Coddington regional shopping center and includes a variety of neighborhood retail, professional offices, and service oriented businesses serving 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.

NEARBY AMENITIES

- Coddington Mall

TRANSPORTATION ACCESS

- Easy access to Highway 101



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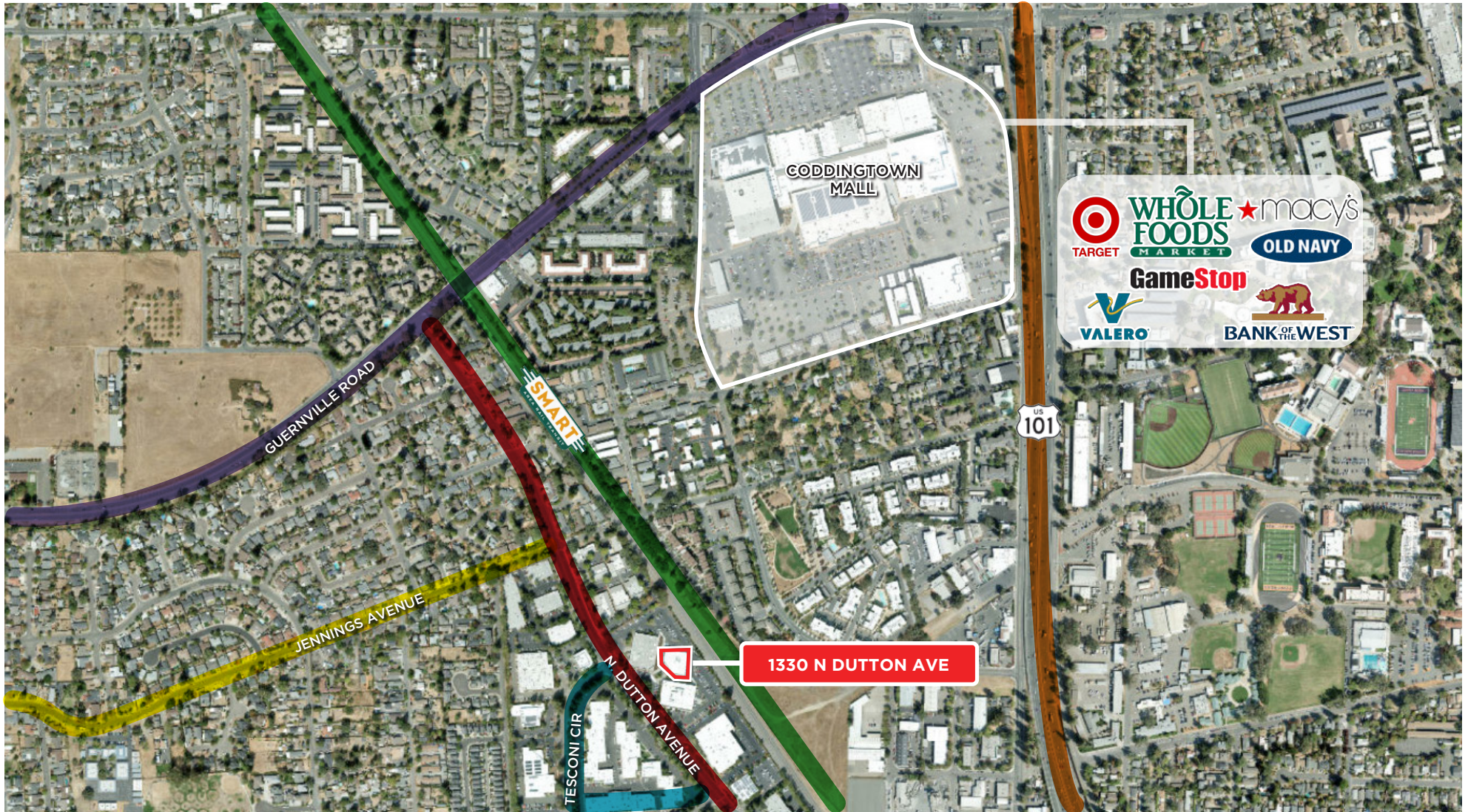


AERIAL MAP



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MARKET SUMMARY



1330 N. DUTTON AVE.
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BEST BUSINESS CENTER LOCATION



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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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 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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