



MID CENTURY MODERN STYLE MULTI TENANT OFFICE

3000 CLEVELAND AVENUE, SANTA ROSA, CA 95403

Presented By:

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Mid Century Modern Style Multi Tenant Office

Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
FINANCIAL ANALYSIS	11
DEMOGRAPHICS	13
ADVISOR BIOS	15

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PROPERTY INFORMATION

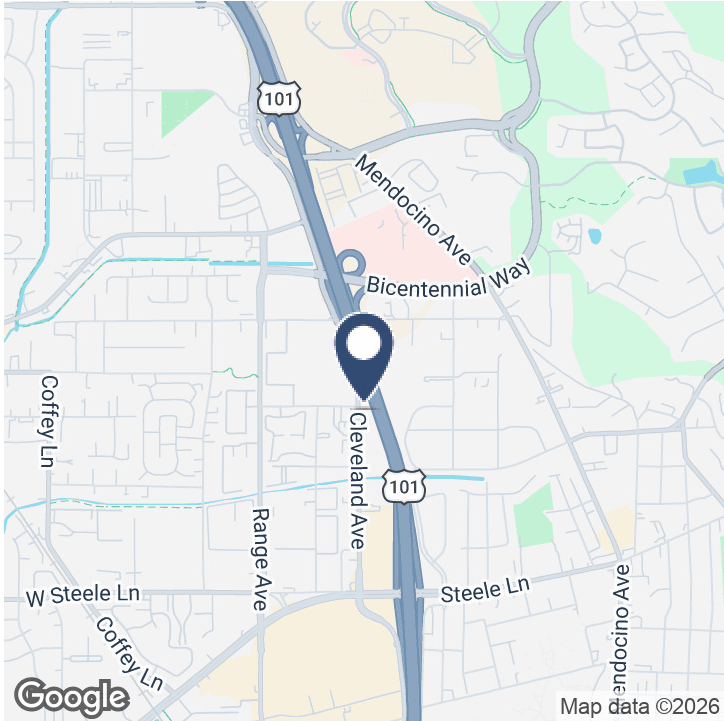
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	6,061 SF
Available SF:	
Lot Size:	0.36 Acres
Number of Units:	18
Price / SF:	\$206.24
Cap Rate:	4.0%
NOI:	\$50,000
Year Built:	1962

PROPERTY OVERVIEW

This building presents a unique opportunity to acquire a well maintained office building with in place income and strong future development potential. The two story property features a functional layout centered around multiple private interior courtyards, offering abundant natural light, mature landscaping and a professional campus style setting. Adding to the appeal of this property is the SELLER FINANCING offered and the conceptual plans to convert to apartments. This mid century design and the the versatility of financing and opportunity create a true add value project.

PROPERTY HIGHLIGHTS

- 6,061 SF commercial building
- 18 units for versatile business configurations
- Built in 1962 with solid construction
- Prime location in Santa Rosa area
- Excellent visibility for businesses
- Accessibility to major roadways
- Potential for strong rental income
- Ideal for office or commercial use
- Value-add potential to convert to 14 x 1-bedroom apartments

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Property Description



PROPERTY DESCRIPTION

This building presents a unique opportunity to acquire a well maintained office building with in place income and strong future development potential. The two story property features a functional layout centered around multiple private interior courtyards, offering abundant natural light, mature landscaping and a professional campus style setting. Adding to the appeal of this property is the SELLER FINANCING offered and the conceptual plans to convert to apartments. This mid century design and the the versatility of financing and opportunity create a true add value project.

LOCATION DESCRIPTION

Conveniently located in Santa Rosa, the area is surrounded by a vibrant community and an array of amenities. Nearby, tenants can enjoy easy access to popular shopping centers such as Coddington Mall and restaurants like The Spinster Sisters. The property's proximity to major roadways provides excellent connectivity, and the Santa Rosa Airport is just a short drive away. The area's picturesque surroundings include parks like Howarth Park and Spring Lake, offering recreational opportunities for office occupants. With a blend of urban conveniences and natural beauty, the location presents an attractive setting for businesses seeking to establish themselves in a thriving and dynamic community.

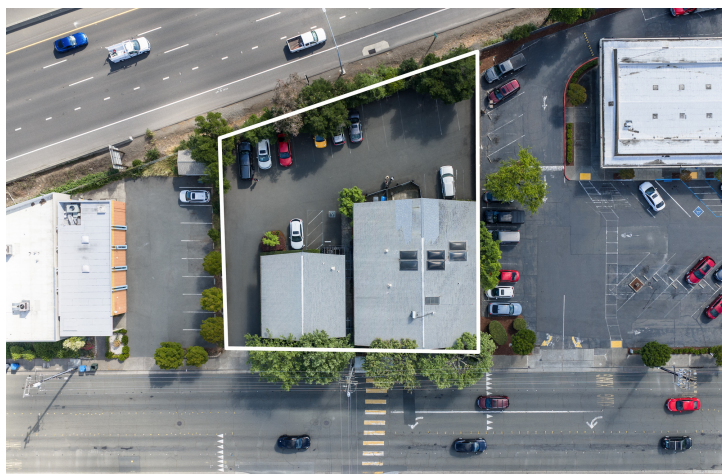
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Complete Highlights



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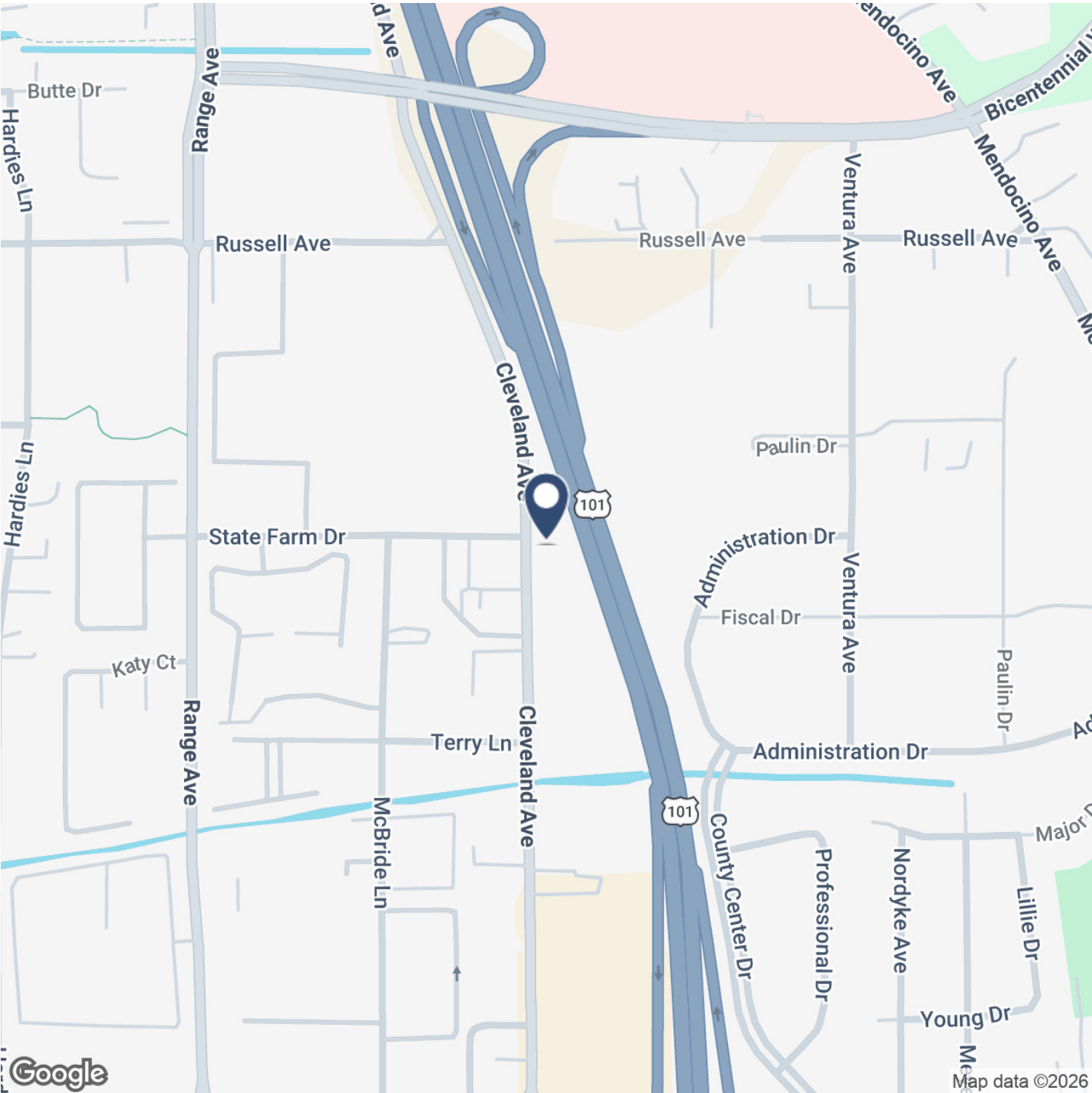
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Regional Map



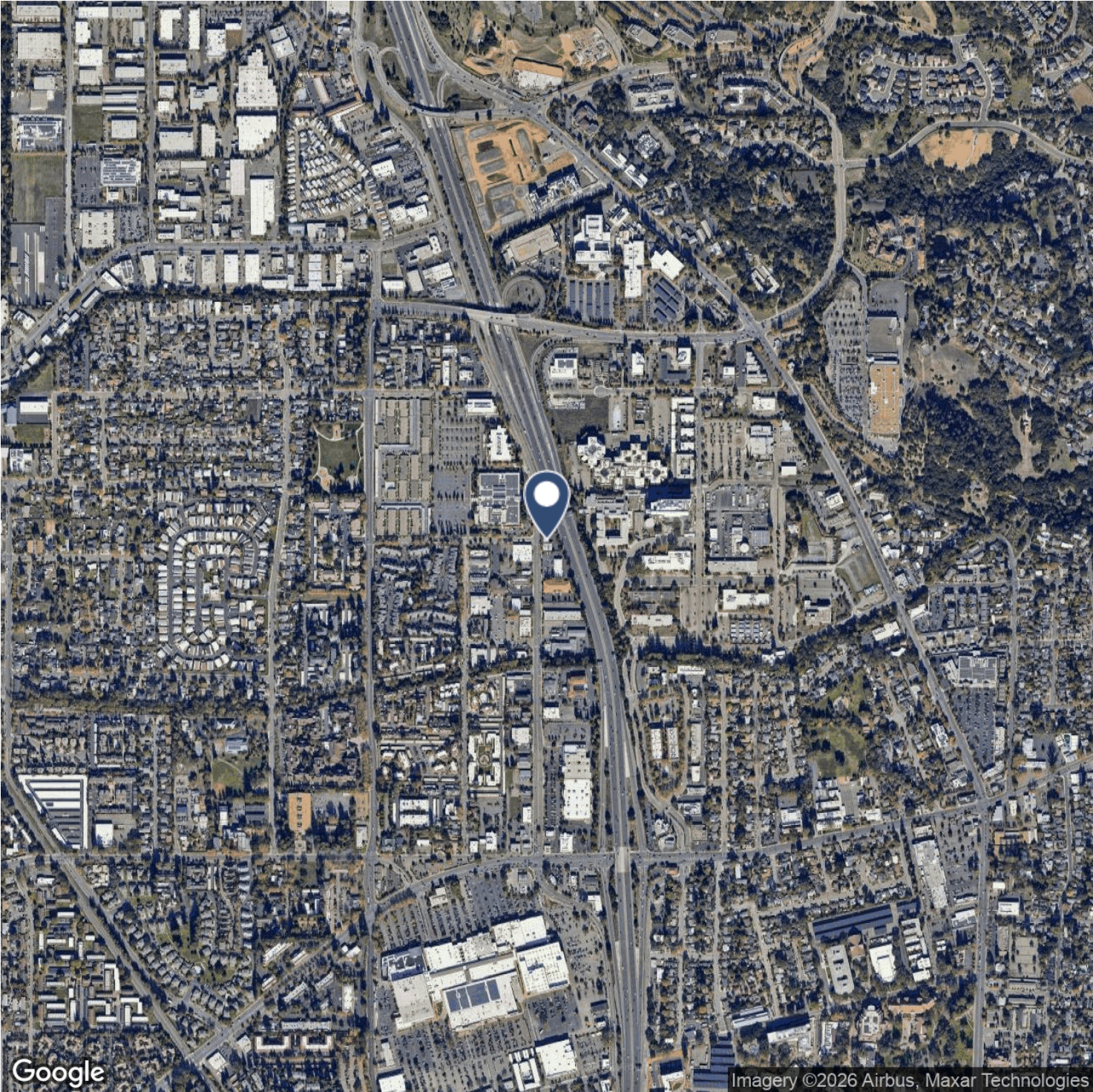
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Location Map



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Aerial Map





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Financial Summary

INVESTMENT OVERVIEW		3000 CLEVELAND
Price		\$1,250,000
Price per SF		\$206
Price per Unit		\$69,444
CAP Rate		4%
OPERATING DATA		3000 CLEVELAND
Net Operating Income		\$50,000
FINANCING DATA		3000 CLEVELAND
Financing Type		Seller Financing Available
Down Payment (20%)		\$250,000
Seller-Financed Loan (80%)		\$1,000,000
Interest Rate		6.0% (Interest-Only)
Term		5 Years
Monthly Payment (Interest-Only)		\$5,000 / mo



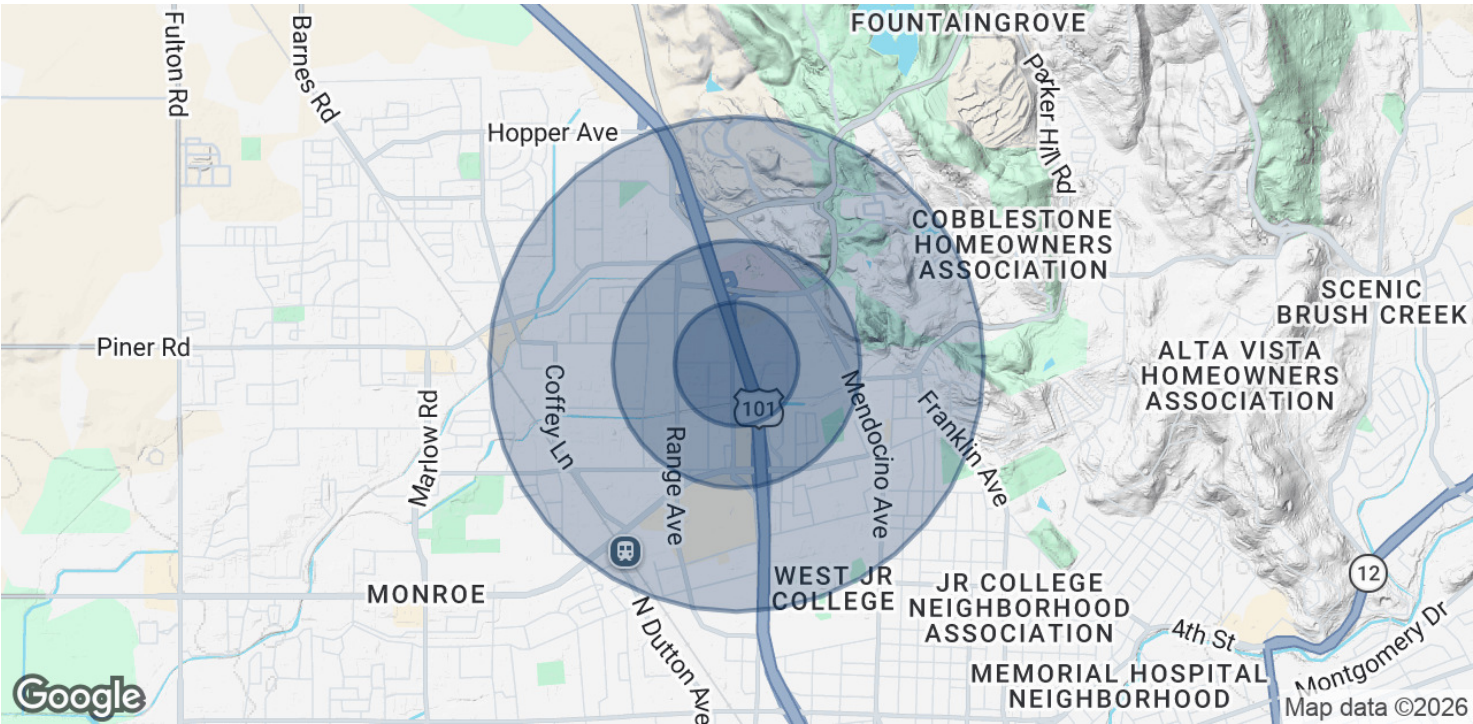
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,461	5,273	16,491
Average Age	34.5	33.9	35.8
Average Age (Male)	35.6	34.4	35.1
Average Age (Female)	28.1	29.4	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	583	1,942	5,983
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$80,115	\$87,911	\$100,319
Average House Value	\$574,306	\$493,793	\$610,584

2023 American Community Survey (ACS)



ADVISOR BIOS

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Advisor Bio 1



ROSEMARIE CORRIGAN



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CalDRE #00880048

PROFESSIONAL BACKGROUND

Rosemarie has sold investment real estate in California since 1985. She has consistently been a top producing agent at various brokerages. In the early 1990's she obtained the CCIM designation from the National Association of Realtors, based on rigorous coursework and extensive production requirements. Rosemarie has unique experience with business properties and hospitality properties. Among the Inns she has represented are: The Applewood Inn to the current owner, The Thistle Dew Inn in Sonoma, The Sonoma Cottage Inn and Spa, The Parkside Inn in Sacramento, The Elk Cove Inn in Mendocino, and the Bay Hill Mansion in Bodega Bay. Rosemarie Has sold mult family, industrial, office and corporate headquarters throughout the North Bay.

EDUCATION

BS in Speech Communication from Emerson College, Boston MA
MA in Rhetoric from the University of Wisconsin-Milwaukee

MEMBERSHIPS

National Association of Realtors
California Association of Realtors
North Bay Association of Realtors

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Rent Roll

3000 Cleveland Avenue, Santa Rosa, CA 95403 | As of June 2026 | Prepared by Artisan | Sotheby's International Realty

TOTAL BUILDING SF	OCCUPIED SF / RATE	TOTAL MONTHLY INCOME	TOTAL ANNUAL INCOME
5,903 SF	4,651 SF 78.8%	\$7,575.66	\$96,052.00

Suite	Tenant Name	Use	Sq.Ft.	Mo. Rent	Ann. Rent	Lease Type	Expiry
101	North Bay Cabinets - Cavi	Office/Retail	314	\$450.00	\$5,400.00	Month-to-Month	—
102/103	Lisa Freeborn - Tax & Bookkeeping	Office	570	\$428.66	\$10,288.00	Annual	Pays Annually
104	Channel Witterhouse LMFT, ATR	Therapist	281	\$675.00	\$8,100.00	Annual	7/31/2026
105/106	Technical Imagery / Julie Hughes	Photography Studio	761	\$1,197.00	\$14,364.00	Month-to-Month	Pending MM
107	Puro Movimiento LLC - Vigil	Office	462	\$900.00	\$10,800.00	Annual	7/31/2026
108	Gold Ridge Appliance	Office/Retail	378	\$700.00	\$8,400.00	Month-to-Month	—
200	VACANT	—	894	Vacant	Vacant	—	—
201	Freely Blossoming Esthetics - Castaned	Esthetics	335	\$650.00	\$7,800.00	Month-to-Month	—
202	Sleepy Gorgon LLC - Walker	Office	126	\$285.00	\$3,420.00	Month-to-Month	—
203	VACANT	—	248	Vacant	Vacant	—	—
204	Preston Gannaway	Photography Studio	517	\$650.00	\$7,800.00	Month-to-Month	—
205	Jacobson Fencing - Ingram	Office	305	\$550.00	\$6,600.00	Month-to-Month	—
206	ATGroup Inc - Miranda	Office	155	\$350.00	\$4,200.00	Annual	2/28/2027
207	VACANT	—	110	Vacant	Vacant	—	—
208	Preston - Frugge Storage	Storage	98	\$240.00	\$2,880.00	Annual	—
209	JMA Storage	Storage	139	\$200.00	\$2,400.00	Annual	—
210	La Wardia Enterprises - Woodard	Building Storage	210	\$300.00	\$3,600.00	Month-to-Month	—
TOTAL — 14 Occupied / 3 Vacant			5,903 SF	\$7,575.66	\$96,052.00		

Vacant suites represent potential upside income. Note: rent roll reflects 5,903 SF across 17 suites; Property Information (p.4) reflects 6,061 SF / 18 units per assessor/owner records — buyer to verify exact rentable square footage and unit count during due diligence. Information deemed reliable but not guaranteed.

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Pro Forma Rent Analysis

Market rent below is derived from the 13 comparable in-place office / retail / storage suites in the building (excluding Suite 102/103, a legacy annual lease priced well below the building average). This yields a market rate of approximately \$1.85 / SF / month, applied below to the 3 vacant suites and, as a stabilized scenario, to the full building. These figures are estimates for underwriting purposes only — see Confidentiality & Disclaimer, page 2. Rents achievable will depend on market conditions, lease-up timing, and tenant negotiation.

VACANT SUITE LEASE-UP	AT \$1.85 / SF / MONTH
Suite 200 (894 SF)	\$1,653.90 / mo • \$19,846.80 / yr
Suite 203 (248 SF)	\$458.80 / mo • \$5,505.60 / yr
Suite 207 (110 SF)	\$203.50 / mo • \$2,442.00 / yr
Total Vacant Lease-Up (1,252 SF)	\$2,316.20 / mo • \$27,794.40 / yr

PRO FORMA INCOME SUMMARY	ANNUAL
Current In-Place Gross Income (78.8% occupied)	\$96,052.00
Plus: Vacant Suites Leased at Market	+ \$27,794.40
Pro Forma Gross Income — Stabilized (100% Occupied)	\$123,846.40
Full-Market Scenario — All 17 Suites Reset to \$1.85/SF *	\$131,046.60

PRO FORMA NOI — NEW OWNER EXPENSES	AT \$1,250,000 PRICE
Gross Income — Current In-Place (78.8% Occupied)	\$96,052.00
Less: Property Tax — New Basis (1.12% of Purchase Price)	(\$14,000)
Less: Management Fee (4% of Gross Income)	(\$3,842)
Net Operating Income — New Owner Cap Rate	\$32,158 2.57%
Gross Income — Lease-Up Stabilized (100% Occupied)	\$123,846.40
Less: Property Tax — New Basis (1.12% of Purchase Price)	(\$14,000)
Less: Management Fee (4% of Gross Income)	(\$4,954)
Net Operating Income — New Owner Cap Rate	\$51,892 4.15%
Gross Income — Full-Market Stabilized (All 17 Suites) *	\$131,046.60
Less: Property Tax — New Basis (1.12% of Purchase Price)	(\$14,000)
Less: Management Fee (4% of Gross Income)	(\$5,242)
Net Operating Income — New Owner Cap Rate	\$57,004 4.56%

Property tax reflects California reassessment upon sale, estimated at 1.12% of the \$1,250,000 purchase price (general levy only — excludes any Mello-Roos or direct assessments; buyer to confirm final rate with the County Assessor). Management fee assumes 4% of gross income for third-party management (Seller currently self-manages). Seller's current NOI of \$50,000 / 4.00% cap (per OM) reflects the existing ownership's operating basis before these new-owner expenses. Buyer should verify all expenses via the Seller's historical operating statements during due diligence.

*Rent Roll (p. 17) lists 17 suites; assessor/owner records report 18 units for the building (see Property Information, p. 4). Buyer to confirm exact unit count during due diligence.