



Keegan & Coppin
COMPANY, INC.

FOR SALE

CODDINGTOWN PLAZA BUSINESS PARK
1400-1450 GUERNEVILLE RD. &
2097 & 2099 RANGE AVE.
SANTA ROSA, CA

MULTI-TENANT INVESTMENT
OPPORTUNITY



DIVERSE
TENANCY



EXCELLENT
LOCATION



GOOD CASH
FLOW

Go beyond broker.

PRESENTED BY:

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EXECUTIVE SUMMARY



1400-1450 GUERNEVILLE RD
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MULTI-TENANT INVESTMENT

Coddington Plaza Business Park presents an opportunity to acquire a multi-tenant commercial asset in one of Santa Rosa’s most established service and retail corridors. Coddington Construction developed and built the buildings and Coddington Enterprises has been the only owners of the property. The property consists of multiple buildings with a diverse mix of office, service, and institutional tenants, providing strong in-place income with additional upside through lease rollover and vacancy absorption.

The project consists of 67,610 Sf of building situated on 5.63 acres. The rent roll consists of a total of 26 tenants anchored by four major tenants Social Security, WIC, Prime Time Nutrition, and Band of Kashia Pomo Indians. These major tenants account for 60% of the leasable area, creating a stable income base that is not reliant on traditional retail performance. A portion of the tenancy remains month-to-month or nearing expiration, offering a clear path to increase rents and improve overall cash flow.

Positioned directly adjacent to Coddington Regional Shopping Center and within close proximity to Highway 101, the SMART station and with a city bus stop adjacent to the property, The property benefits from strong accessibility, consistent tenant demand, and long-term relevance within the Santa Rosa market.

OFFERING

Sale Price	\$10,200,000
Price PSF	\$150.86+/-
Annual NOI	\$740,024
Cap Rate	7.25%



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PROPERTY DESCRIPTION



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MULTI-TENANT INVESTMENT

INVESTMENT HIGHLIGHTS

- Anchored by institutional and service-based tenants
- Irreplaceable location
- Diverse rent roll reduces reliance on any single tenant
- 4,400 SF of vacancy provides immediate upside
- Single ownership & management since property was built
- Additional upside through mark-to-market lease rollover
- Large-scale asset with institutional-quality income profile
- Located adjacent to Coddington Regional Shopping Center and major retail anchors such as: Whole Foods, Target, Nordstrom Rack, Macy's, Old Navy, JC Penny, BJ's Restaurant, Chipotle, Starbucks, & more
- Strong access to Highway 101, SMART rail station, and the city bus stop



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BUILDING SIZES

2097 Range Avenue:	N/A
2099 Range Avenue:	14,520+/- sq. ft.
1400 Guerneville Road:	8,640+/- sq. ft.
1410 Guerneville Road:	8,400+/- sq. ft.
1420 Guerneville Road:	12,000+/- sq. ft.
1440/1450 Guerneville Road:	24,050+/- sq. ft.
Total:	67,610+/- SF

COMBINED LOT SIZE

5.63+/- Acres

NUMBER OF UNITS

31

YEAR BUILT

1979

ZONING

TV-MU (Transit Village Mixed Use)



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FINANCIAL OVERVIEW: INCOME AND EXPENSES



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INCOME SUMMARY		2025 EXPENSE SUMMARY ESTIMATE		FINANCIAL SUMMARY	
Scheduled Gross Income	\$1,153,096	CAM Landscaping	21,297.52	Sales Price	\$10,200,000
Expense Reimbursements	\$141,059	CAM Parking Lot Lighting	2,664.73	Cap Rate	7.25%
Adjusted Gross Income	\$1,294,155	CAM Building Repairs and Maintenance Ext.	14,510.49	Net Operating Income	\$740,024
Less Expenses	\$554,132	CAM Parking lot sweep/clean	14,452.91		
Net Operating Income	\$740,024	Fire Alarm Monitoring	2,300.38		
		Janitorial Service Interior	73,420.78		
		Buidling repairs & Maintenance Int.	15,701.68		
		HVAC Preventative Maintenance & Repairs	9,292.51		
		Roof/Drain Cleaning	15,273.31		
		Utilities/Gas & Electric	183,813.41		
		Refuse Disposal	57,818.28		
		Water/Sewer to building	21,629.31		
		Property Tax (Current)	78,577.77		
		Insurance	43,379.00		

***Current ownership manages property.**

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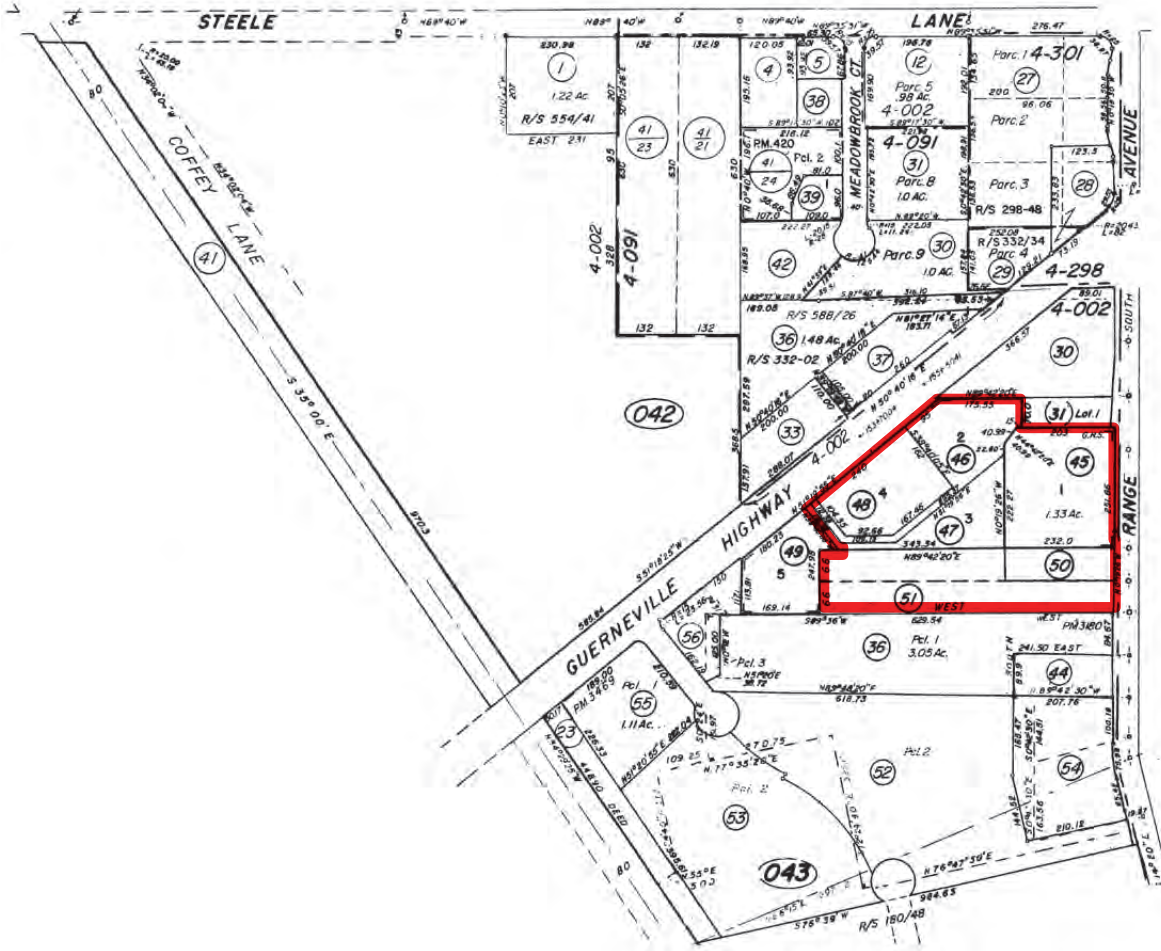


PARCEL MAP & INFORMATION



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BUILDING	YEAR BUILT	APN #
2097	N/A	041-043-050
2099	1977/78	041-043-045
1400	1979/89	041-043-046
1410	1978/79	041-043-047
1420	1979/80	041-043-048
1440	1980/81	041-043-051
1450	1980/81	041-043-051

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PROPERTY PHOTOS



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1400



1410



1420



1440



1450



2099

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MAJOR TENANTS



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U.S. SOCIAL SECURITY ADMINISTRATION

The Social Security Administration (SSA) is an independent agency of the United States federal government responsible for administering Social Security, one of the nation’s largest and most essential public programs. Established in 1935, the SSA provides retirement, disability, and survivor benefits to over 70 million Americans, serving as a critical component of the country’s social safety net. With a nationwide network of field offices, the SSA maintains a long-term occupancy model driven by consistent public demand and the necessity of in-person services. As a federal government tenant, the SSA represents a highly secure credit profile, with lease obligations supported by the full faith and credit of the United States. SSA has been a tenant at 2099 Range Avenue for over 40 years.



KASHIA BAND OF POMO INDIANS

The Kashia Band of Pomo Indians is a federally recognized Native American tribe based in Sonoma County, with ancestral lands along the Northern California coast. The Tribe operates a range of governmental, cultural, and community-focused programs, including housing, healthcare, education, and environmental stewardship initiatives that serve its members and the broader regional community. As a sovereign tribal government, the Kashia Band maintains a stable operational structure supported by diversified funding sources, including federal programs, grants, and tribal enterprises. Their long-term presence in the region and ongoing investment in community infrastructure contribute to a consistent and reliable occupancy profile. Tenancy by the Kashia Band of Pomo Indians offers investors the benefit of a mission-driven occupant with deep local roots, a commitment to long-term planning, and a track record of maintaining facilities that support essential services for its members.



WIC PROGRAM

The Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) is a federally funded nutrition program administered by the United States Department of Agriculture and operated at the state and local level. WIC provides essential nutrition assistance, education, and healthcare referrals to low-income pregnant women, new mothers, infants, and young children across the United States. Serving millions of participants annually, WIC plays a critical role in public health infrastructure, with consistent demand driven by ongoing community need.



PRIME TIME NUTRITION

Prime Time Nutrition is a private enterprise that redeems vouchers from participants in the federal supplement nutrition program for woman, infants, and children (WIC). As such, and for convenience to WIC customers, it makes sense for Prime Time Nutrition to locate as close as possible to WIC; in this case Prime Time Nutrition is nextdoor to WIC. WIC and Prime Time Nutrition lease a combined total of 10,400 square feet, or 15.38% of the total leaseable square feet within the Coddington Plaza Business Park, since 2010.





AREA DESCRIPTION



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DESCRIPTION OF AREA

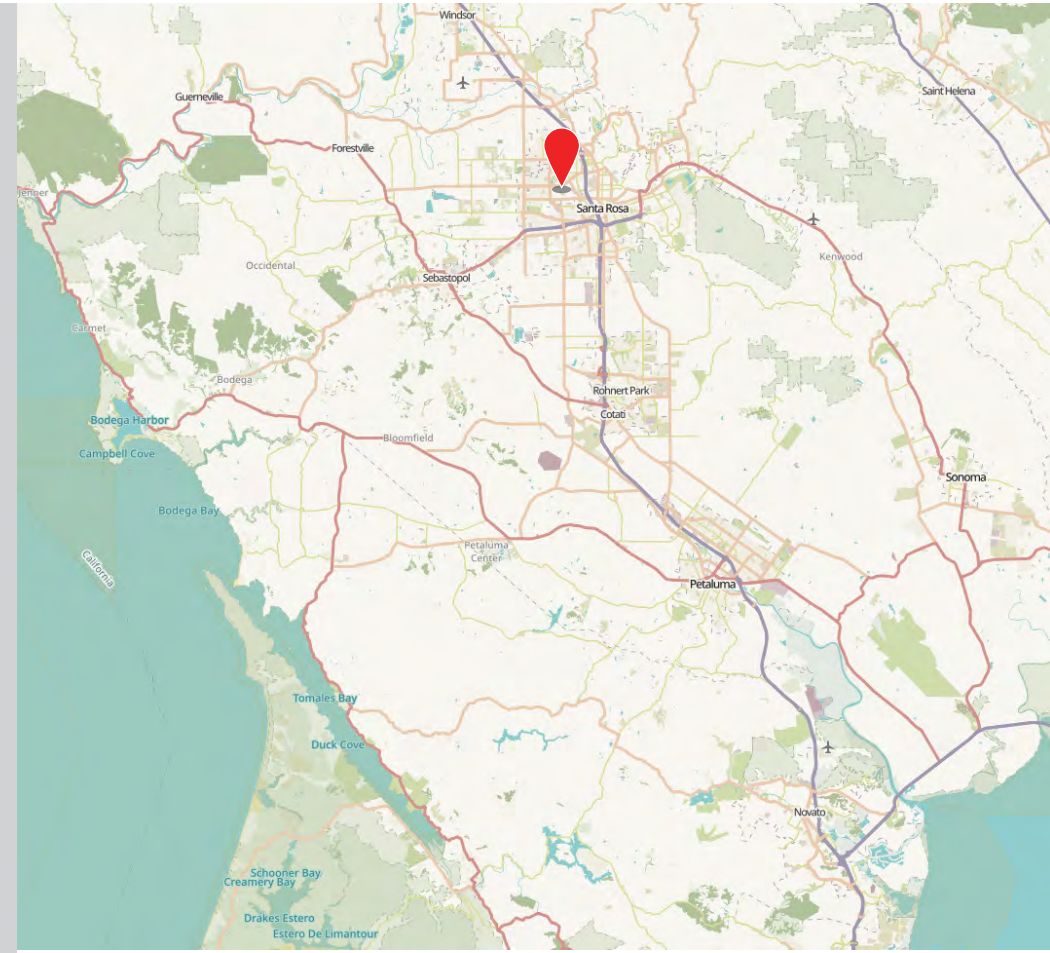
Located at Guerneville Road and Range Avenue, the property sits directly adjacent to the Coddington Regional Shopping Center, one of Santa Rosa's primary retail and service hubs. The area benefits from strong daily traffic, immediate access to Highway 101, proximity to the SMART rail station and the city bus stop. Co-tenants within Coddington include: Whole Foods, Target, Nordstrom Rack, Macy's, JC Penny, Old Navy, Ulta, BJ's Restaurant, Starbucks, Chipotle, the new United State Post Office location, and more.

NEARBY AMENITIES

- Coddington Mall - Target, Whole Foods, Chipotle, etc.
- Bank of America, Exchange Bank, & other financial services
- Staples, TJ Maxx, & Dick's Sporting Goods

TRANSPORTATION ACCESS

- SMART Train Station
- Easy access to Highway 101
- Santa Rosa City Bus Stop



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SMART ACCESS



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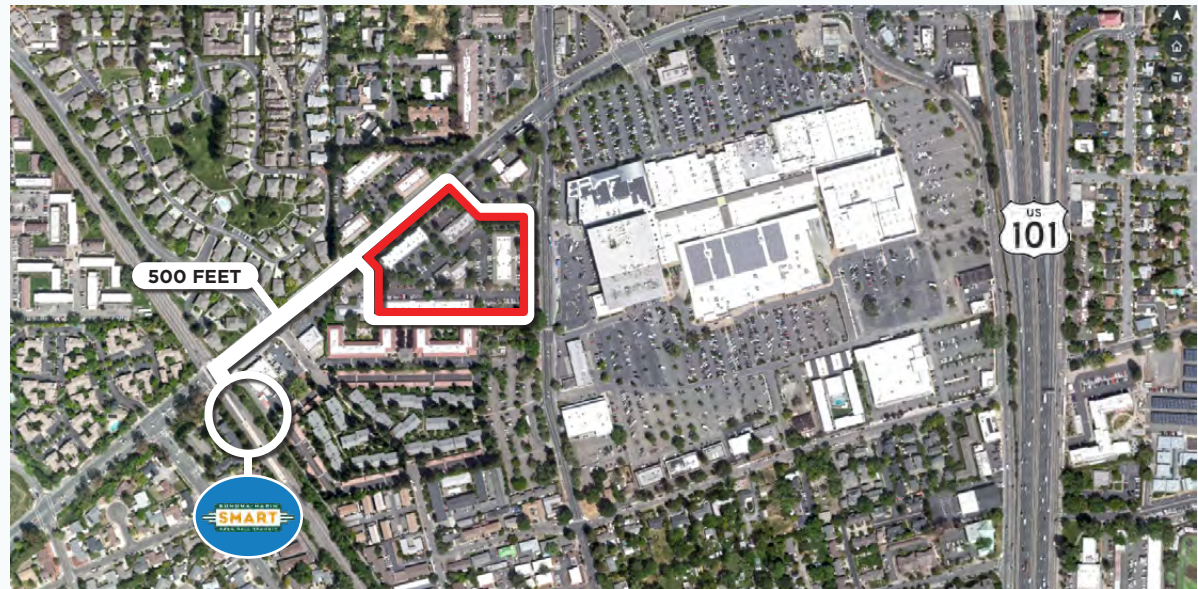
MULTI-TENANT INVESTMENT



WALKING PROXIMITY FROM PROPERTY

SMART continues to serve as a go-to transit option for commuters, students, and recreational users, with roughly 15% of passengers bringing bicycles on board. Daily ridership has steadily increased, now exceeding pre-2019 levels. Future extensions to Windsor, Healdsburg, and Cloverdale are planned, along with improved bicycle and pedestrian infrastructure to strengthen first- and last-mile access to stations. The Santa Rosa North SMART Station is located just 500 feet from the subject property, providing immediate connectivity to the broader regional rail system.

In addition, the pedestrian/bicycle access bridge over US Highway 101 linking Santa Rosa East and West from the northeast Santa Rosa Junior College area to the westside, is currently under construction. It will drop onto Edwards Avenue, approximately one(1) block from the Coddington Plaza Business Park.



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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 Coddington Regional Shopping Center, 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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