

Santa Rosa

2208 Olivet Road



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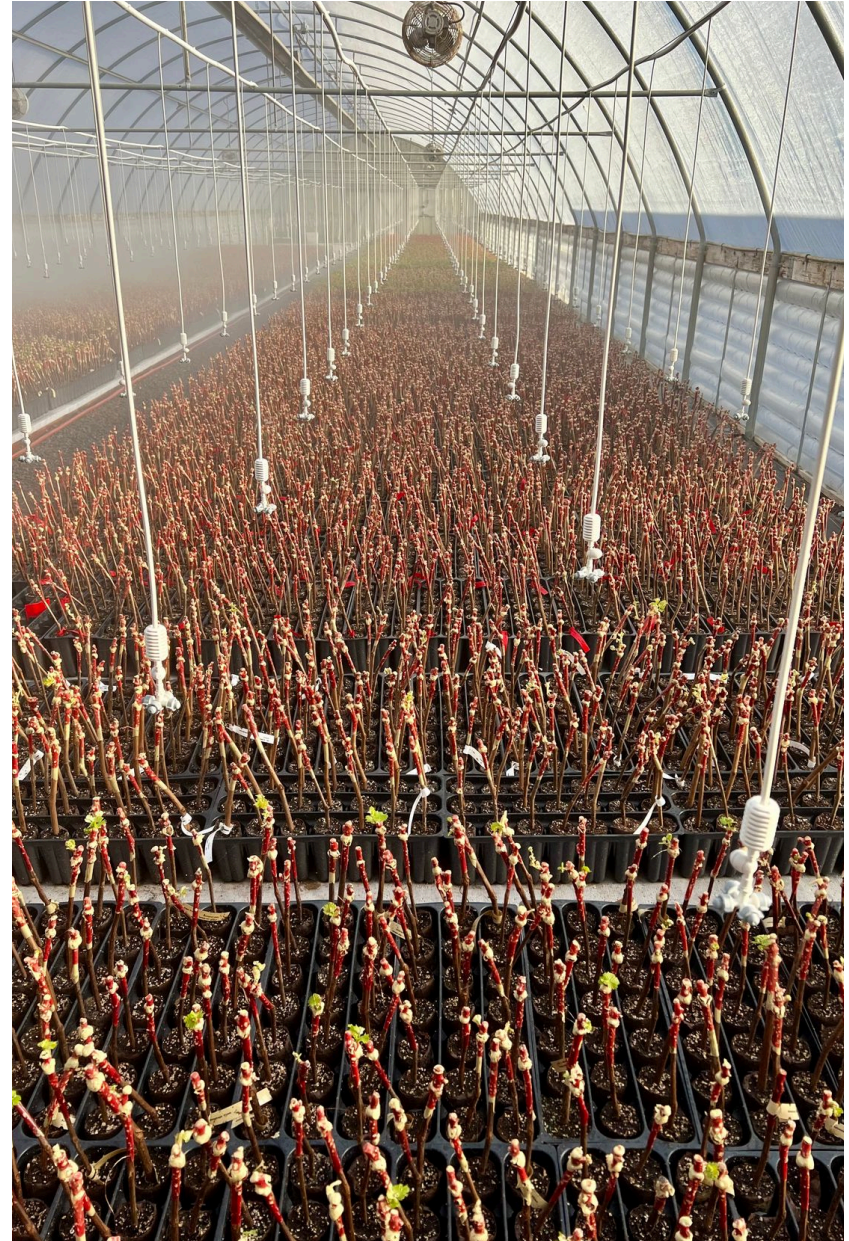
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Prime Mixed-Use Agricultural Income Property in Santa Rosa, CA

Discover an exceptional investment opportunity in the heart of Sonoma County with this expansive 12+ acre mixed-use agricultural property. 2208 Olivet Road is a 12.11 acre parcel that consists of 12 improvements totaling 85,000+/- square feet. The property is primarily leased to a nursery and farming headquarters company in picturesque Russian River Valley. This property offers a unique blend of ag related infrastructure with a residence, making it an ideal addition to your investment portfolio.



Property Highlights

- **Income Stability** - The property boasts two long-term anchor tenants, each with 7-8 years remaining on their leases and a willingness to sign new 10-year agreements. Enjoy a robust 9.15% cap rate based on actual numbers, ensuring a steady income stream.
- **Extensive Upgrades** - Recently, over \$300,000 has been invested in upgrades, enhancing the property's value and appeal.
- **Versatile Space** - The property features approximately 20,000 sq.ft. of shops, offices, and warehouse space, complemented by over 65,000 sq.ft. of greenhouse space. This versatility allows for diverse business operations and potential expansion.
- **Residential Comfort** - A charming 3-bedroom, 2-bathroom residence provides additional rental income.
- **Expansion Potential** - With open ground available for further development, there is significant upside in rental income and property value.
- **Strong Financials** - The property generates a Net Operating Income of \$456,850, offering a solid foundation for growing your investment portfolio.



2208 Olivet Road | Santa Rosa

Salient Facts

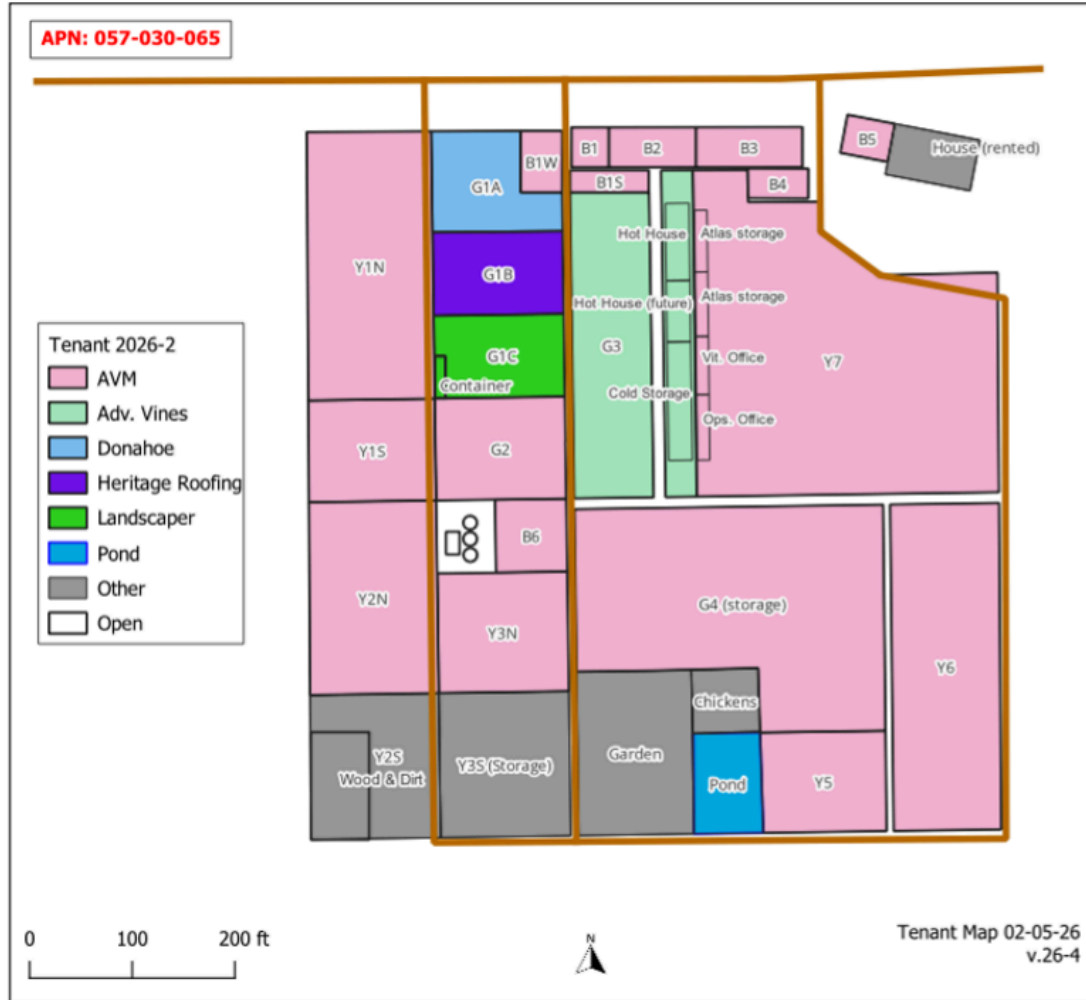
- **Address:** 2208 Olivet Road, Santa Rosa, CA 95401
- **Assessor Parcel # :** 057-030-065
- **County:** Sonoma
- **Zoning:** LIA-Land Intensive Agriculture
- **AVA:** Russian River
- **Parcel Size:** 12.11
- **Water:** Two On-Site Wells 87 GPM and 25 GPM with a Total of 15,000 Gallons Storage
- **Septic:** Two On-Site Septic In-Ground Septic Systems
- **Improvements:** Greenhouse(s) 65,755 Sq.Ft, 20,000+/- Sq.Ft. of Office/Shop/Mechanical/Mechanic/Warehouse Space, 3 bedroom 2 bathroom 2,100 Sq.Ft. Residence

Salient Facts Cont..

- **Tenant:** 2 Anchor Tenants Generating Monthly Income of \$49,320
- Property has Undergone Tenant Improvements of \$250,000+/-.
- **Leases:** Advantage Vines and AVM - Currently Under Lease Term to 2032 and 2033
Would Consider A New 10 Year Lease or Possible 5 Year Option (Similar Lease Rate)
- **Utilities:** Electric, Propane, On-Site Septic and On-Site Wells. Currently, The Landlord Pays for the Utility Expense Which has Average Around \$1,000/Month (Would Consider Modification to Tenant Responsibility Upon Serious Consideration).
- **Property Taxes:** Standard Sonoma County Tax Rate of Approx 1.125% of Assessed Value (Value Changes Upon Market Sale). Landlord Responsibility.
- **Insurance:** Tenant's are Required to Maintain Their Own Insurance Policy, In Addition to the Landlord Policy (See Income and Expense).

Map of Improvements

Lease Areas by Tenant 2208 Olivet Rd., Santa Rosa, CA



Unit	Desc.	Area (ft.)	Unit	Desc.	Area (ft.)
Adv. Vines			Heritage Roofing		
G3	Greenhouse	34401.7	G1B	Yard	10266.2
		34401.7			10266.2
AVM			Landscaper		
B1	Office	1430.8	Container	Container	432.3
B1S	Yard	1643.2	G1C	Yard	9787.1
B1W	Yard	2424.7			10219.4
B2	Structure	2998.7	Other		
B3	Structure	3012.9	Chickens	Chickens	4020.3
B4	Structure	1722.9	Garden	Garden	17875.9
B5	Structure	1781.7	House (rented)	Structure	4229.5
B6	Structure	4940.8	Y2S	Yard	17751.8
G2	Yard	12599.4	Y3S (Storage)	Storage	17873.1
G4 (storage)	Storage	55130.5	Pond	Pond	6486
Y1N	Yard	31854.4			68236.6
Y1S	Yard	12262			
Y2N	Yard	23395			
Y3N	Yard	14266			
Y5	Yard	11867.4			
Y6	Yard	33557.6			
Y7	Mixed	84630			
		299518			
Donahoe					
G1A	Yard	10051.4			
		10051.4			

Income & Expenses

LEASE TERMS & MONTHLY RENT

AVM / Advantage Vines II Rent \$46,320/month Exp 12/31/2032 (Tenant may sign 5 year extension or reset new 10 year)

Residence Rent \$3,000/month Month to Month (Does not include the RV garage)

\$49,320 Total Monthly Income

Gross Scheduled Income: \$591,850

Annual Expense:

Insurance: \$24,000

New Property Taxes: \$57,000

Repairs & Maintenance : \$30,000

Office Admin/Legal: \$12,000

Utilities: \$12,000

Total Annual Expenses: \$135,000

NET Operating Income = \$456,850

CAP Rate \approx 9%

Offered at \$4,995,000

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Additional Details

RENT AND ASSOCIATION FEES AVM.

Commercial Office B2, covered maintenance areas B3, B4 and B5 (collectively SHOP AREA), partially covered gravel yard area Y7, graveled yard areas Y5 and Y6 (collectively, OPEN YARD, and together with the Office, Shop Area, Covered Yard, together with the underlying portions of the property and related improvements)

RENT ADVANTAGE VINES II

B6 Shop Area of 5,300 SF, Greenhouse G3 (30,927 sq.ft. and cold storage space).

****AVM has recently undergone a \$250,000 tenant improvement and the owner has spent \$300,000+ in capital improvements to the property in the last 24 months.***

Utilities - Landlord to pay for all water, wastewater, gas, electric and sewer service supplied to the property (see expense statement).

Taxes - Landlords shall pay for all real property taxes.

Insurance - Tenant agrees to a policy of plate glass insurance covering all of the plate glass of the premises, in an amount not less than one million dollars. In addition a general liability policy of not less than one million dollars.

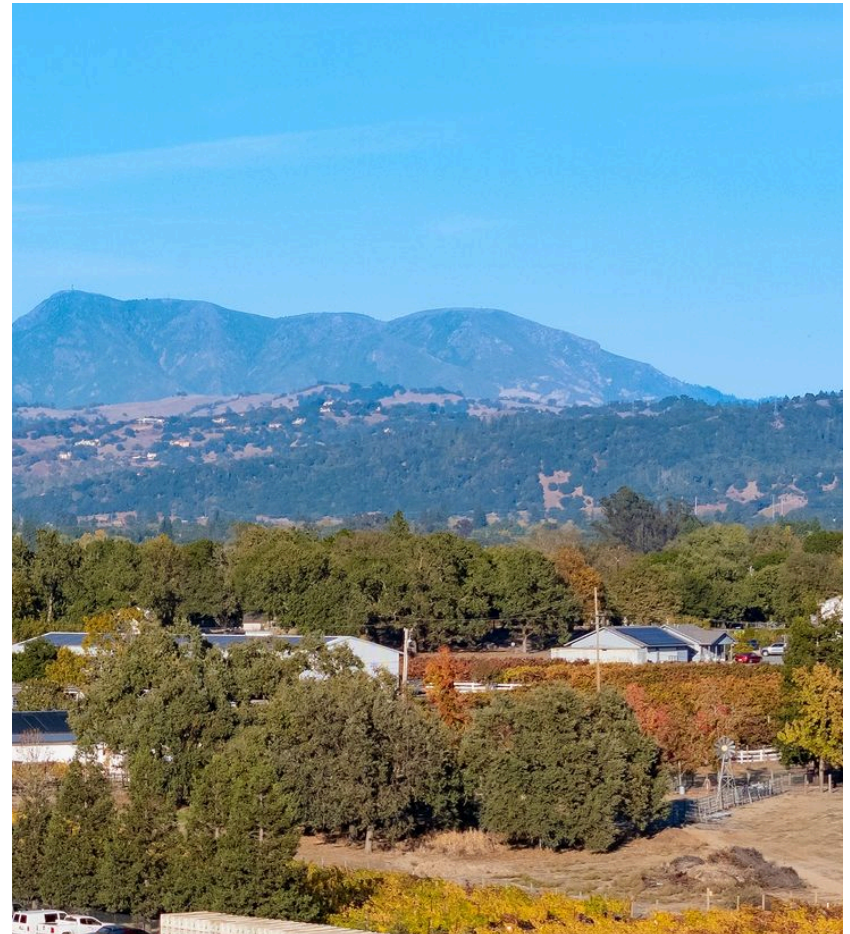


Sonoma County Overview

Sonoma County, located in California's Wine Country, is renowned for its stunning landscapes, diverse ecosystems, and world-class wines. It is part of the larger North Bay region, just north of San Francisco. The county is a prominent agricultural hub, with over 60,000 acres dedicated to grapevines, making it one of the leading wine-producing regions in the United States.

Demographics:

- Population: As of the 2020 Census, Sonoma County has a population of about 500,000 residents.
- Diversity: The county is predominantly white (roughly 70%), but also has a significant Hispanic/Latino population (around 25%), with smaller communities of African American, Asian, and Native American residents.
- Economy: Agriculture is a major part of the local economy, with vineyards and wineries being one of the top economic drivers, alongside tourism, tech, and healthcare industries.



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Looking Ahead

This stable Sonoma County income property is a rare find, combining agricultural charm with commercial viability. Whether you're looking to diversify your investments or expand your real estate holdings, this property offers the perfect vehicle for growth. Don't miss out on this opportunity to secure a prime piece of Sonoma County real estate.

Opportunities for growth

- Additional yard space to lease.
- Upside in appreciation growth when interest rates move lower.



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2208 Olivet Road Photo Gallery



Additional Photos



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2208 Olivet Road - Aerial Map







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