



Keegan & Coppin
COMPANY, INC.

SALE / LEASE

1055 BROADWAY
SONOMA, CA

OFFICE CONDO AVAILABLE

RENT PROMOTION!

1055

Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
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CONTENTS

EXECUTIVE SUMMARY	3
FLOOR PLAN	4
PROPERTY PHOTOS	5-7
AREA DESCRIPTION	8
AERIAL MAP	9
MARKET SUMMARY	10
ABOUT KEEGAN & COPPIN	11
DISCLAIMER	12



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**OFFICE CONDO
FOR SALE/LEASE**





EXECUTIVE SUMMARY



1055 BROADWAY
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OFFICE CONDO
FOR SALE/LEASE

HIGHLIGHTS

- Approx. 825 +/- square foot office condo
- Built in 1995
- Subject suite is ground floor and street facing
- 3 private offices
- Kitchenette
- Shared common area restrooms

DESCRIPTION OF PREMISES

The subject condo suite is part of an 8 suite condo development in Sonoma. It is a ground floor unit facing Broadway with street exposure. There is a shared monument sign on Broadway for the condo suites. There are 3 private offices, a kitchenette, and shared common area restrooms. Great suite for a small business!

OFFERING

Lease Rate	-\$2,400/MO-
Sale Price	\$325,875.00
Price PSF	\$395+/-

MOVE IN SPECIAL:
\$1,650/MONTH GROSS
YEAR 1*

*Minimum 3 year lease. Rent increases to \$2,063 in year 2.

Tenant pays monthly HOA/Reserve/Trash/Water. Currently estimated at \$278.

Tenant pays PGE to premises, interior janitorial, phone/internet directly to service provider.

PROPERTY FEES

HOA DUES - Annual total: **\$2,673 (Estimated)**

RESERVE FUNDS - Annual total: **\$495 (Estimated)**

TRASH/WATER DUES - Annual total: **\$163 (Estimated)**

PARKING

2 On-site reserved parking spaces

APN

128-083-038

ZONING

Mixed Use - City of Sonoma

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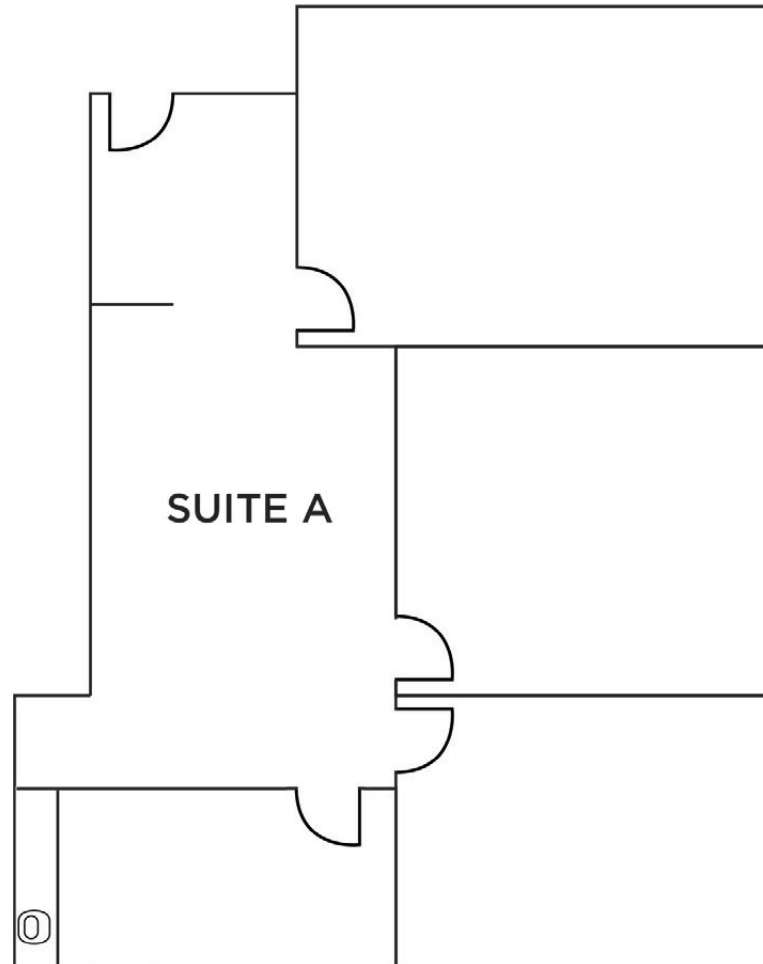


FLOOR PLAN



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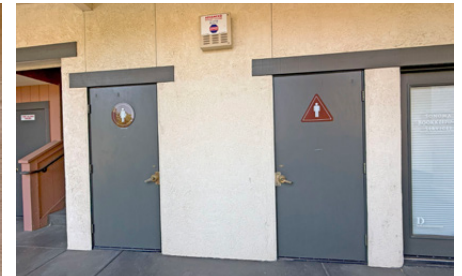


PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

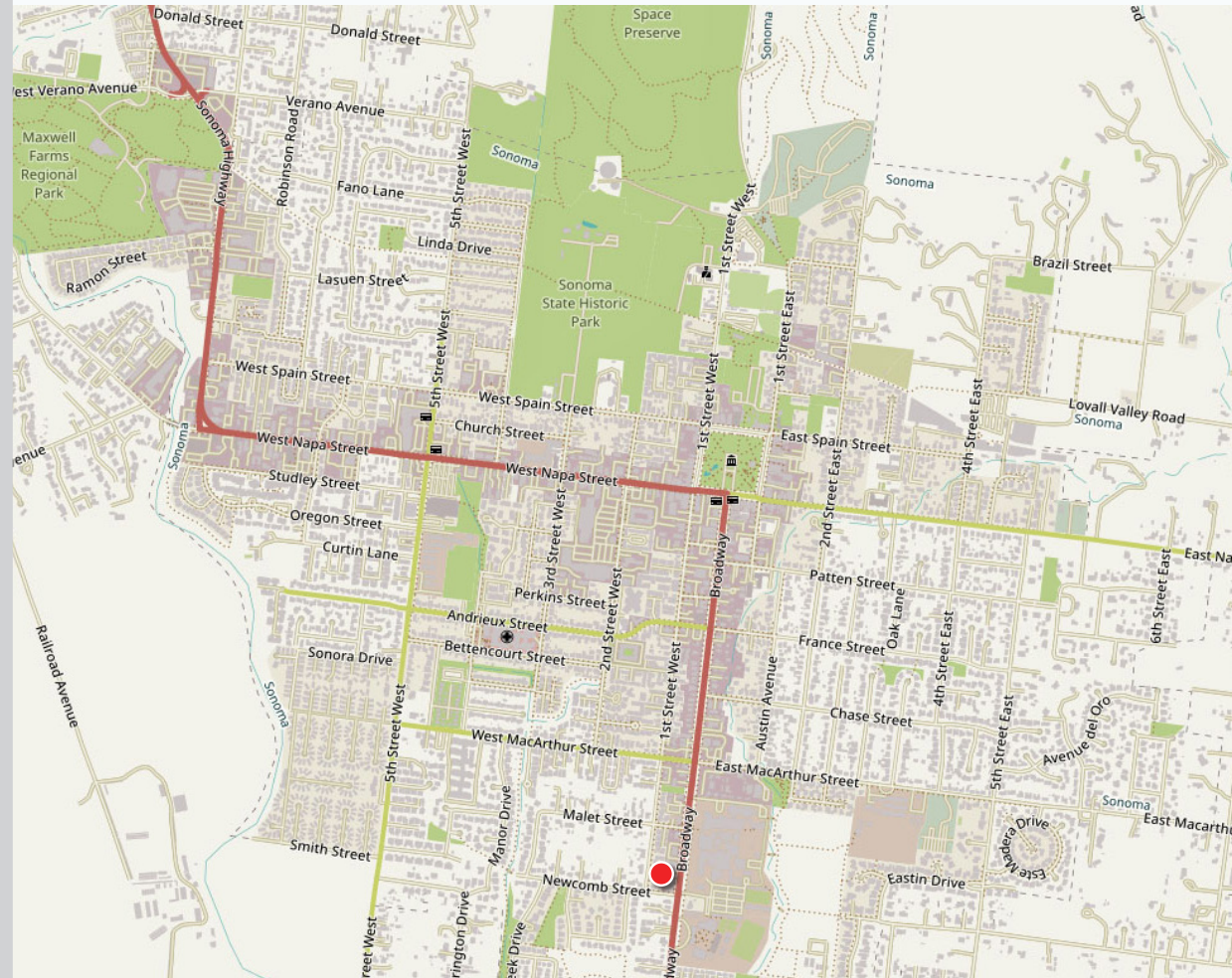
An excellent location just blocks from the Sonoma square, the property offers a high identity location on Broadway which also serves as Highway 12. It is conveniently located near downtown Sonoma, Highway 12, and public transportation. The area is known for having strong demographics, plentiful amenities, and beautiful surroundings.

NEARBY AMENITIES

- 5 blocks from Sonoma square
- Various restaurants, retail shopping, banks, lodging, and gas stations

TRANSPORTATION ACCESS

- Immediate access on Highway 12
- Sonoma County Transit – Line 32 – Sonoma Valley



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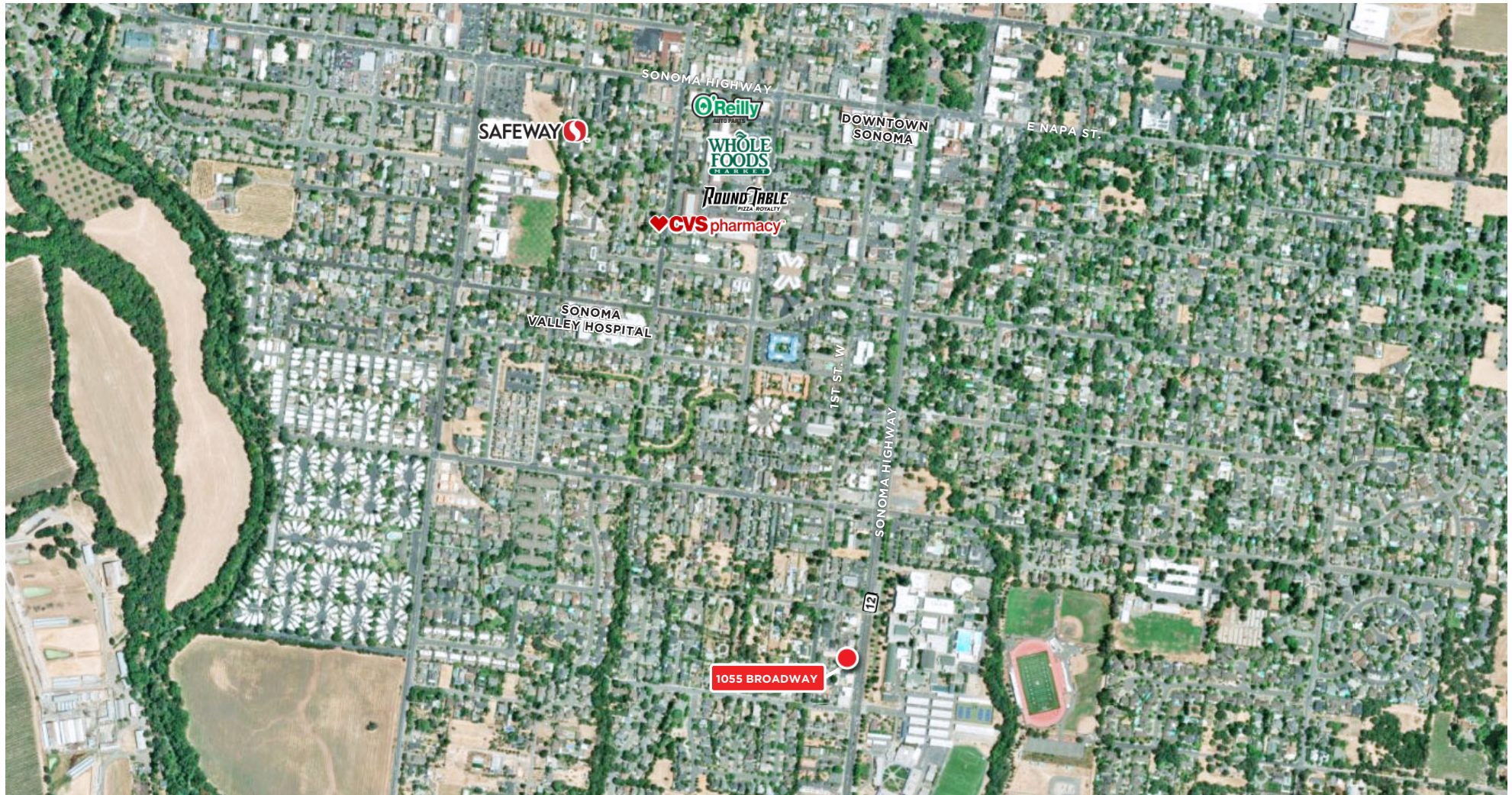


AERIAL MAP



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MARKET SUMMARY



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ECONOMIC DEVELOPMENT

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 and hospitality sector, August marked the 28th consecutive month of year-over-year increases. 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 for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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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 over 50 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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