

Downtown Stand Alone Office Building for Sale

208 E Street | Santa Rosa | CA

1,757± sf Office Building



EXCLUSIVELY OFFERED BY:

Kevin Doran

Partner

KDoran@KeeganCoppin.com

Lic# 01704987

Keegan & Coppin Company, Inc.

ONCOR INTERNATIONAL

1355 N. Dutton Ave, Santa Rosa, CA 95401

707-528-1400 | www.KeeganCoppin.com



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein. Keegan & Coppin Company, Inc. 2015.

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INVESTMENT HIGHLIGHTS

- ◆ Asking price - \$575,000
- ◆ 1,757± sf stand alone office building for sale
- ◆ 7-Space parking lot on site
- ◆ High identity building on E Street between 3rd Street and 4th Street
- ◆ Former Optometry office and currently Chiropractic office that can also be general office
- ◆ Building signage available
- ◆ Open space, private offices/exam rooms, reception area with new flooring, lighting and paint
- ◆ Can be delivered vacant to an owner/user or as a medical leased investment for an agreed upon lease term; comparable to the current rent (\$2.00 psf gross)



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Property Description:

High-identity single-story Downtown building. The building offers excellent single tenant stand alone identity on E Street between 3rd and 4th Streets. The property has its own parking lot with approximately 7 on-site parking spaces. Highly visible tenant signage available on building exterior. Excellent identity for architects, engineers, attorneys, financial advisors, CPA's and other professional uses.

The space is currently used as a chiropractic office and includes private offices/exam rooms, open space, and reception area.



Demographics	1 Mile	3 Miles	5 Miles
Population	19,271	146,632	200,774
Average HH Income	\$68,324	\$77,445	\$83,064

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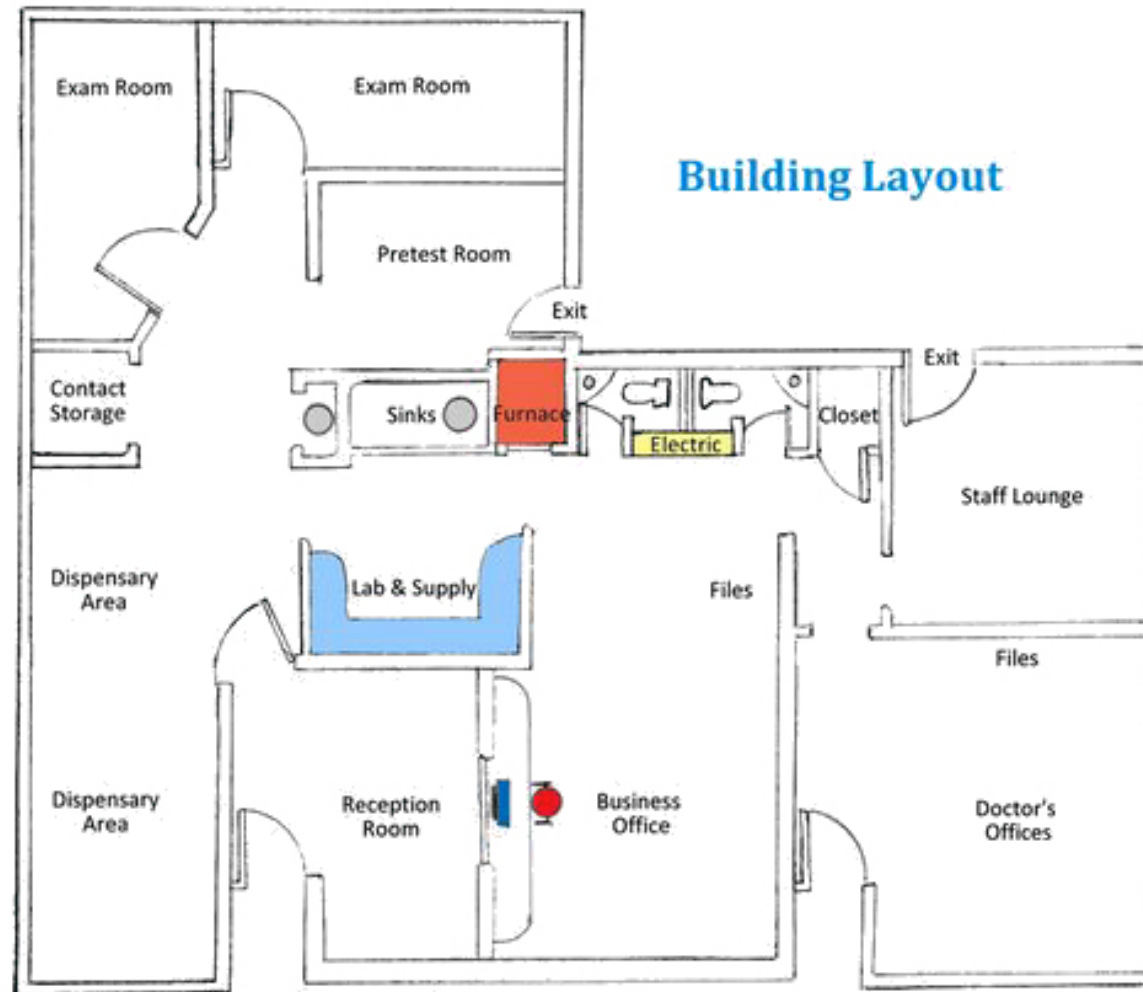


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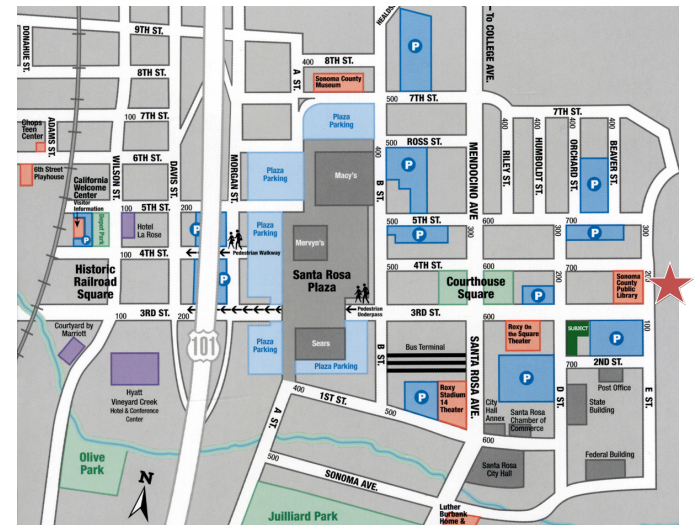


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CAPITALIZATION VALUE MODELING

Property: Single-Story Office Building

Address/Location: 208 E Street, Santa Rosa, CA



DESCRIPTION

Size: 1,757 square feet
 Type: Office Building
 Land:
 Zoning: CD - Downtown Commercial

INPUT

Vacancy Rate:
 CAP Rate 1: 5.75%
 CAP Rate 2: 6.00%
 CAP Rate 3: 6.25%
 CAP Rate 4: 6.50%

Annual Gross Scheduled Income: \$44,500
 Plus Reimbursement:
 Less Vacancy Amt.: \$0
 (Vacancy Rate x GSI)
 Annual Effective Income: \$44,500
 Less Expenses: \$10,000
 Annual Net Operating Income: \$34,500

CAP RATE/VALUE MATRIX

	Annual N.O.I.	Various CAP	Total	Resultant Value	Price PSF
1.	\$34,500	5.75%	\$600,000		\$341.49
2.	\$34,500	6.00%	\$575,000		\$327.26
3.	\$34,500	6.25%	\$552,000		\$314.17
4.	\$34,500	6.50%	\$530,769		\$302.09

The above information and projection is based on data provided by seller and certain assumptions and projections about the future. A prospect should verify information and assumptions to determine applicability and risk.



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OFFERING SUMMARY

OFFERING PRICE	\$575,000	ADDRESS	208 E Street Santa Rosa, CA Sonoma County
		PROPERTY TYPE	Office Building
SQUARE FOOTAGE	1,757± sf	LEASE TYPES	Gross Lease
		TENANT MIX	Chiropractic/Medical
PRICE PER SQ. FT.	\$327±	PROPERTY IMPROVEMENTS	Freestanding single-story office building
		RESTROOMS	Two (2)
NOI (ANNUAL)	\$34,500±	PARKING	7 on-site parking spaces
		ZONING	CD - Downtown Commercial
		PARCEL NUMBER	009-061-045

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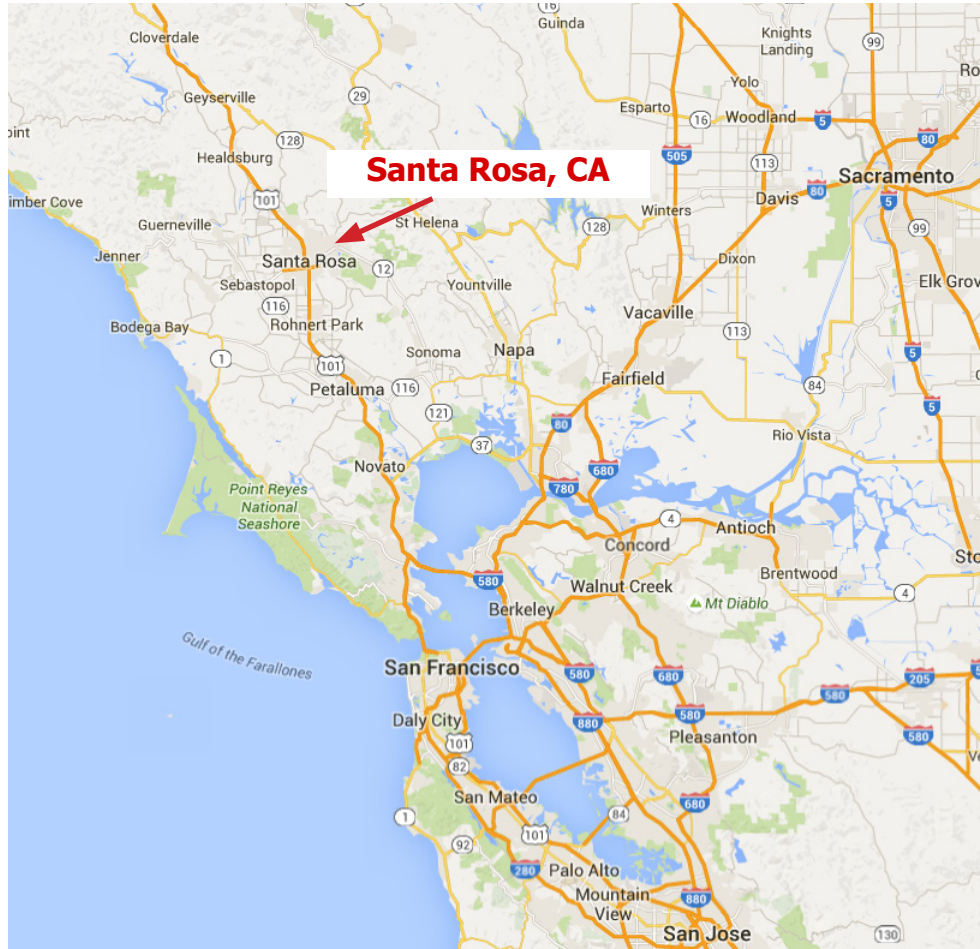
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Bay Area Map



Sonoma County Map



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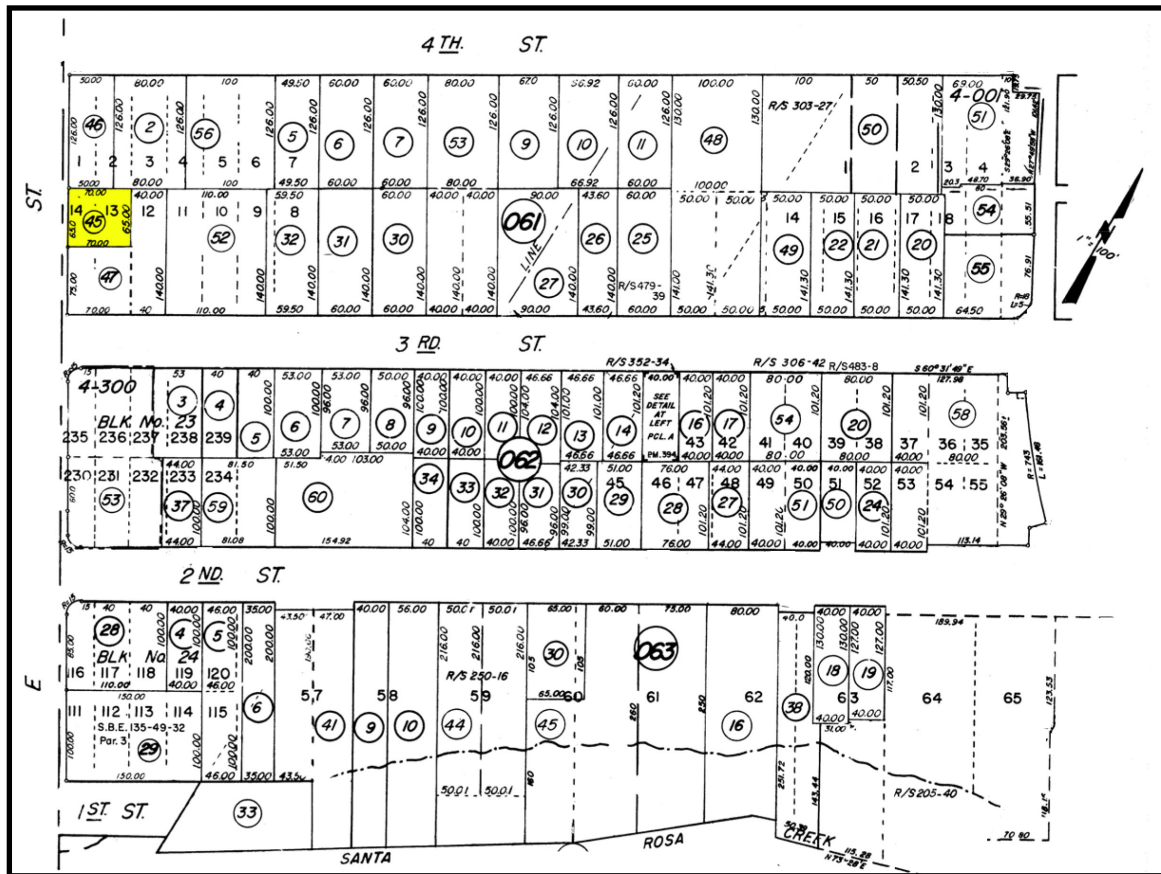
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PARCEL MAP



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CLOSED SALES COMPARABLES

Address	Square Footage	Price	Price/Sq. Ft.	Sale Date
1. 405 Chinn Street, Santa Rosa	1,670± sf	\$534,500	\$320	January 2016
2. 1175 West Steele Lane, Santa Rosa	4,080± sf	\$1,930,455	\$473	December 2015
3. 411 Chinn Street, Santa Rosa	1,054± sf	\$385,000	\$365	June 2015
4. 1207 College Avenue, Santa Rosa	1,090± sf	\$345,000	\$316	March 2015
5. 1150 Montgomery Drive, Santa Rosa	1,727± sf	\$573,500	\$332	October 2015



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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, Kevin Doran of Keegan & Coppin Company, Inc. 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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Contact Information

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