







PRIORITY INVESTMENTS

Type	Name/Location	Description	Size Price	Contact
SONOMA COUNTY				
OF	1476 Professional Drive Petaluma 	Excellent location on the East side of Petaluma, this office condo is conveniently located in the Park Place Medical Center. Surrounded by other medical uses, this is an ideal location for a dental, medical, or other professional practice. Walking distance to restaurants and other amenities include Lucchesi Park, the new Friedman's, The Habit Burger Grill, Togo's, Mary's Pizza Shack and City Sport Fitness Center.	2,350± sf \$650,000	Sara Wann Gina Motto-Ros (707) 664-1400
OF/IND	737 Southpoint Boulevard Petaluma 	Office/warehouse condominium single story space approximately 2,144 sq. ft. with modern architectural design concrete tilt-up. Attractive recessed glass front wrapping the front corner entry. The office is fully improved including reception area, 3 private offices, one restroom, and warehouse space with 12' x 12' roll-up truck door. The building is fully sprinklered. Easy vehicle and truck circulation around the building, ample on-site parking, and the site is beautifully landscaped with rest areas.	2,144± sf \$600,000 5.44% Cap	Rhonda Deringer (707) 528-1400
OF/R&D	150 & 170 Professional Center Drive Rohnert Park 	Multi-tenant industrial/office/flex investment strategically located in the Central Rohnert Park Corridor. Leased to multiple professional tenants. Comprised of office/warehouse space with suites ranging in sizes from 2,000± sf to 7,000± sf. Built in 1986 and professionally maintained and in excellent condition.	38,540± sf \$5,395,000 5.75% Cap	Kevin Doran (707) 528-1400
OF	3785 Brickway Boulevard Santa Rosa 	Single tenant gross leased investment to WineBooking.com LLC dba Authentic Ireland Travel Agency. 5 year lease with 5 year option to renew. Long term stable cash flow. New improvements built in 2015. 2 private offices, conference room and open work area. High quality building with extensive landscaping and glass line. Avion Place Condominium Project located near the Charles Schulz Sonoma County Airport.	3,513± sf \$813,000 5.75% Cap	Brian Keegan Shawn Johnson (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
RET	2265 Cleveland Avenue Santa Rosa 	3,480± sf paved parcel and expansion area on 16,660± sf lot, plus 12,320± sf adjacent parcel of land at 1135 Steele Lane. 2265 Cleveland Avenue is a free standing building with 16± onsite parking and has been a successful Chinese Restaurant since the 1980s. Kitchen equipment has been removed by previous operator. This is a great opportunity for a restaurateur to rebrand with room for outdoor patio. Liquor license is not available.	3,480± sf \$2,200,000	Dino D'Argenzio Erlina Othman (707) 528-1400
IND	2960 & 2970 Dutton Avenue Santa Rosa 	8.468 acres / 368,853 square feet of land. Build-to-suit opportunity for sale or lease. Building A is 69,920± sf. Building B is 48,992± sf. Sale and lease pricing is subject to the terms of each transaction.	118,912± sf \$4,426,439	Shawn Johnson (707) 528-1400 Russ Mayer (707) 664-1400
RET	111-115 4 th Street Santa Rosa 	The Jacobs Building – a classic vintage retail and office building located in the Historic Railroad Square in Santa Rosa, CA. One of the most prime retail foot traffic locations in Sonoma County near the Smart Train Downtown Station. Built in 1907. The brick building was originally built with steel enforced side walls and has been reinforced with steel bracing for seismic structural support.	12,195± sf \$4,350,000 5.07% Cap	Alan Coldiron (707) 664-1400
RET/OF	1418 & 1422 Fourth Street plus 115 Talbot Avenue Santa Rosa 	This is a three building development at the corner of 4 th Street and Talbot Avenue. Building 1422 4 th Street has been substantially improved by the Landlord and the current Tenant. 115 Talbot Avenue has been substantially renovated. This is an area with numerous office buildings, along 4 th Street, plus retail businesses, in a high-medium density residential area not far from downtown Santa Rosa.	5,975± sf \$1,300,000 4.91% Cap	Marshall Kelly (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
OF	4710 Hoen Avenue Santa Rosa 	1,505± sf Medical Condo on a ground lease. Current Vacant Built Out with Four Exam Rooms, Two Offices, Lobby, Clerical and Storage Areas. The sale of 4710-B Hoen is for 50% interest in the 4710 Hoen building. 4710 Hoen is sitting on a ground lease expiring in 2078, with no ground lease payments. The Buyer will have a Tenants in common interest in the building and have shared expenses with both the adjacent owner in the building as well as the common parking and landscape areas of the whole project.	1,505± sf \$225,750	Shawn Johnson (707) 528-1400
OF	4730 Hoen Avenue Santa Rosa 	1,568± sf Medical Condo on a ground lease. Current Vacant Build Out with Three Exam Rooms, Two Offices, Lobby, Clerical and Storage Areas. The sale of 4730-A Hoen is for 58% interest in the 4730 Hoen building. 4730 Hoen is sitting on a ground lease expiring in 2078, with no ground lease payments. The Buyer will have a Tenants in common interest in the building and have shared expenses with both the adjacent owner in the building as well as the common parking and landscape areas of the whole project.	1,568± sf \$235,000	Shawn Johnson (707) 528-1400
OF	520 Mendocino Avenue Santa Rosa 	Fully leased investment property. 3 story, elevator served office building located in Downtown Santa Rosa. Occupied by three tenants with County of Sonoma as the primary occupant. The County has been a tenant of the building since 1998 and has expanded over time. Other tenants include Reservation Key and Sprint. Constructed in 1983 and recently remodeled Tenant Improvements in 2014. New roof with warranty in 2016.	47,110± sf \$9,150,000 6.54% Cap	Shawn Johnson Dave Peterson (707) 528-1400
RET	1250 Mendocino Avenue Santa Rosa 	0.97± acre parcel with an 8,850± sf income producing tenant, plus multi-residential development potential on excess land. High traffic regional retail location across from Santa Rosa Junior College & High School. Mixed Use Zone: General Commercial (Mendocino Avenue) and R-3-15 Zoning (Slater Street). Current income is \$13,000± per month Gross – tenant is month-to-month.	8,800± sf \$3,400,000 4.47% Cap	Dino D'Argenzio Erlina Othman (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
RET	5755 & 5761 Mountain Hawk Way Santa Rosa 	Skyhawk Village is a two-story multi-tenant building mixed-use shopping center. The building is approximately 14,100± sq. ft. on approximately .46 acre parcel, plus parking. This property has been owned and managed by the current partnership since construction in 2006 and has been very well maintained showcasing a "Pride of Ownership." The quality of construction, design elements inside and out, and professional management and maintenance should all be taken into account when considering this rare mixed-use investment opportunity.	30,900± sf \$9,000,000 5.25% Cap	Shawn Johnson Rhonda Deringer (707) 528-1400
OF/RET	3855 & 3895 Princeton Drive Santa Rosa 	Two buildings on a 27,000± sf "CN" zoned parcel with 28 onsite parking. East Santa Rosa location with close proximity to amenities. Well suited for various uses. Freestanding corner with abundant on and off site parking. High traffic count.	6,577± sf \$2,400,000 5.10% Cap	Dino D'Argenzio Erlina Othman (707) 528-1400
Other	1 Santa Rosa Avenue Santa Rosa 	Irreplaceable location. Compelling mixed use development opportunity. Pedestrian and Transit oriented development. Allows for multifamily housing including for rent, for sale, and senior residential housing. Price and terms are negotiable with the Seller/Partner preferring to participate in the project. Vacant and underutilized with the City encouraging redevelopment.	8,566± sf Price not Disclosed	Joel Jaman (707) 528-1400
RET	1924 Sebastopol Road & 960 Stony Point Road Santa Rosa 	First time on the market in years! Estate planning dictates the sale of these four prime retail properties with seasoned tenants and extensive retail development opportunity in prime area of Santa Rosa. Approximately 76,428 sf includes bar, restaurant, Laundromat and convenience store. CG zoning allows for broad retail opportunities.	6,800± sf \$3,500,000 5.00% Cap	Annette Cooper Mike Flitner (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
RET	3851 Sebastopol Road Santa Rosa 	Signage available. On a prominent corner location. Excellent business location. Potential residential conversion. Ample exterior windows.	800± sf \$250,000	Robby Burroughs (707) 664-1000
OF	5355 Skylane Boulevard Santa Rosa 	Unit A is leased to Venture Design, whose lease will expire in 2020. The lease has fixed annual increases. They currently have their suite on the market for sublease. Unit B is leased to State of CA Fish & Wildlife. Lease will expire in 2018, but tenant has indicated that they will likely exercise option to terminate prior to lease expiration.	15,000± sf \$2,550,000 7.59% Cap	Shawn Johnson Brian Keegan (707) 528-1400
OF	3750 Westwind Boulevard Santa Rosa 	Multi-tenant leased office investment or owner/user. An attractive two-story office building fronting Airport Boulevard and constructed in 2000. The build-out is 95% office/R&D and 5% shipping/warehouse. Direct access to the subject site is permitted from Westwind Boulevard or Copperhill Parkway.	70,281± sf \$11,500,000 8.17% Cap	Michael Flitner Kevin Doran (707) 528-1400
OF/IND	1003, 1009, 1011 Gravenstein Highway Sebastopol 	The O'Reilly Media Campus consists of approximately 88,234 square feet of office and industrial buildings (90,026 square foot gross building area). Owner occupied by O'Reilly Media, Inc., an integrated media company. Comprised of two, three-story office buildings totaling 83,274 square feet, and a third, single story 4,960 square foot warehouse building (with a loft not included in square footage). The offering also consists of two adjacent vacant parcels immediately east of the improved site - a 3.01 acre site and a 3.09 acre site - for a total of 6.10 acres.	157,793± sf \$16,000,000 6.95% Cap	Dave Peterson Peter Briceno (707) 528-1400


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Type	Name/Location	Description	Size Price	Contact
RET	3660 Gravenstein Highway South Sebastopol 	Expansive opportunity. 1,700± square foot remodeled building with full kitchen. 600± square foot storage shed. Fenced .41± acres of land. L/C Zoning is the County. Located in rural West County in Sebastopol on Gravenstein Highway (Hwy 116) South.	1,700± sf \$795,000	Annette Cooper (707) 528-1400
RET	138 N. Main Street Sebastopol 	Consists of approx. 7,280 sf floor areas comprised of 4,760 sf ground floor and 2,520 sf mezzanine on a 8,352± sf lot located in the heart of Sebastopol, CA. The building consists of a large retail space with second story office spaces; part of the offices overlook the retail portion of the premises. High ceilings and exposed wood and brick structure. Current lease with Copperfield's Books through December 2018.	7,270± sf \$2,075,000 4.54% Cap	Dino D'Argenzio Erlina Othman (707) 528-1400
RET/OF	8465 Old Redwood Highway Santa Rosa 	9,000± sf fully leased retail/office investment with 7 years remaining on the lease term. Single-tenant retail/office condo located in a neighborhood strip center. The entire second floor space is for sale. The Offering is a condominium with an established "association." Current tenant/operator owns two local health facilities. Zoned General Commercial.	9,000± sf \$1,900,000 8.50% Cap	Kevin Doran (707) 528-1400



OTHER AREAS

RET	39251 S Highway 1 Gualala 	100% leased multi-tenant – multi-building grocery anchored shopping center (not including management office/apartment). Five (5) buildings totaling approximately 32,250± sf – wood frame construction improved with a rough hewn stained redwood exterior siding and tile roofing – comprised of an array of standalone pad structures, a two level multi-tenant multi-use retail building, and the US postal service building, with a one bedroom, one bath residential apartment on the 2nd level.	32,250± sf \$5,250,000 6.79% Cap	Rhonda Deringer Dave Peterson (707) 528-1400
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Type	Name/Location	Description	Size Price	Contact
RET	4 & 18 Bayview Street San Rafael 	The Historic Panama Restaurant and Hotel, originally founded in 1926, is located in the Gerstle Park neighborhood of San Rafael. It is one of Marin County's treasured boutique inn and restaurants, offering 14 rooms and a full service restaurant. With its proximity to San Francisco and the wine country, walking distance to booming downtown San Rafael, it is perfect for a weekend getaway, business travel and for hosting out of town guests. The restaurant features a historic dining room, bar and a charming garden patio; serving Lunch, Dinner and Sunday Brunch. The restaurant is the Go To spot in Marin for casual meals and for life events such as: weddings, receptions and private parties. The ambiance and surroundings are truly unmatched, giving the restaurant a top 50 ranking for outdoor dining in the country by OpenTable. It has been an innovator and a destination for midweek live music nights for over three decades.	4,241± sf \$3,300,000	Matt Storms (415) 461-1010
RET/OF	2920 Main Street Susanville, CA 	Multi-tenant retail investment strategically located in the commercial and cultural center of the county seat, Lassen County in northeastern California. Currently 4 spaces, with 3 tenants occupying 4,723± sf of the total 6,500± sf. One vacancy. Built in 1997 and professionally maintained and in excellent condition.	6,500± sf \$750,000 7.22% Cap	Gil Saydah (707) 528-1400

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