







PRIORITY INVESTMENTS





Type	Name/Location	Description	Size Price	Contact
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SONOMA COUNTY				
RET/RES	13645-13649 Arnold Drive Glen Ellen 	Rare, prime Glen Ellen, California mixed-use investment property at 4% cap rate on improvements plus developable land parcel area; property includes leased café with long history, winery tasting room, small laundry space (former Kenwood Inn use), 3 residential units; all on 10,000± sf land parcel plus a vacant 2,600± sf parcel on Railroad Ave. Commercial space offer possible owner/user occupancy opportunity for hospitality, brewery or winery tasting room uses.	3,350± sf \$2,195,000 4.30% Cap	Dino D'Argenzio Erlina Othman (707) 528-1400
OF/R&D	150 & 170 Professional Center Drive Rohnert Park 	Premiere office project, this multi-tenant office/flex investment opportunity is strategically located in the Central Rohnert Park corridor. Thirteen units total. Suites range from 2,000-7,000± sf. Built in 1986, the building is professionally maintained and in excellent condition. Can be purchased separately: 150 Professional Center Dr: \$3,243,069 170 Professional Center Dr: \$2,315,600	Total: 38,540± sf \$5,395,000 5.75% Cap 150- 22,000± sf 6.20% Cap 170- 16,540± sf 5.0% Cap	Kevin Doran (707) 528-1400
OF	3785 Brickway Blvd., Suite 110 Santa Rosa 	Single tenant gross leased investment to WineBooking LLC dba Authentic Ireland travel agency. 5 year lease with a 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.	3,513 SF± sf \$813,000	Shawn Johnson Brian Keegan (707) 528-1400
OF	333 South E Street Santa Rosa 	Stand alone office building near downtown Santa Rosa. Property has a long term Tenant who recently extended for an additional five years. South of Downtown Santa Rosa. Short distance from Highway 101 and downtown amenities.	2,333± sf \$500,000 6.42% Cap	Peter Briceno (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
OF	431 E Street Santa Rosa 	High-identity renovated two-story Downtown office building. The building offers a new facade, new large windows, new HVAC system, new entry with formal lobby on E Street plus new side entry on 7th Street. Several private offices and several (breakout) small conference rooms or larger offices. Complete network wiring, CAT-6 wiring in place. Highly visible tenant signage available on building exterior at the corner of E Street and 7th Street. Excellent identity for architects, engineers, attorneys, financial advisers, CPA's and other professional uses.	14,374 sf \$2,700,000	Kevin Doran (707) 528-1400
OF	4730 - A Hoen Avenue Santa Rosa 	Medical condo currently vacant 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 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 \$235,200	Shawn Johnson (707) 528-1400
RET	3515 Industrial Drive Santa Rosa 	Two story concrete tilt-up commercial building with approximately 13,650± sf 1st floor showroom/warehouse space and 5,850± sf 2nd floor showroom area. 2nd floor showroom is serviced by a freight elevator. The building features attractive glass store fronts (1st and 2nd floors) and 53± parking spaces on-site. The tenant is a seasoned tenant in the project.	19,500± sf \$2,895,000 5.40% Cap	Michael Flitner (707) 528-1400
OF	525 Mendocino Avenue Santa Rosa 	Owner/User opportunity with flexibility of mixed use commercial/residential zoning. Newer construction: built in 2006. Low supply and high demand for office/business service buildings. Perfect for all professional services, retail and office. Great downtown location with excellent visibility. Signage on both sides of the building.	1,200± sf \$399,000 5% Cap	Kevin Doran (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
RET	5755-5761 Mountain Hawk Santa Rosa 	5755: Mixed-use multi-tenant Restaurant /retail & office, 14,100± gross square feet on .46± acres. One building that is a 2-story restaurant/retail/office building, wood & steel frame construction with wood & stucco exterior. 14 units consisting of 3 restaurant/cafe/food production spaces and 11 professional office suites. Zoned CN - Neighborhood Commercial 5761: Mixed-use retail & residential. Two Buildings: Ground Floor Retail with Luxury Apartments above. 7 Garages. 16,800± gross square feet on 1.21± acres. 100% occupied 2-Story Retail / Residential Building & one single level building with 7 single car garages. Wood & Steel Frame construction with Wood & Stucco Exterior. 10 units (3 retail & 7 residential)	30,900 sf \$9,000,000 5.25% Cap	Rhonda Deringer Shawn Johnson (707) 528-1400
RET	5761 Mountain Hawk Way Santa Rosa 	Keegan & Coppin Co., Inc is pleased to present this opportunity to acquire the fee simple interest in the Skyhawk Village, a two-story multitenant building mixed-use shopping center. The building is approximately 16,800 sq. ft. on approximately 1.2 acre parcel. 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. This property is a class A gem in the Sonoma County marketplace.	16,800± sf \$6,250,000 5.50% Cap	Shawn Johnson Rhonda Deringer (707) 528-1400
RET	3395 Santa Rosa Avenue Santa Rosa 	Beautifully maintained property with a 7-bay wash including 6 self service bays, one of which is a truck/RV bay, and one automatic wash bay. There are 8 vacuum stations, a small on-site office, trash enclosure and enough spare parts to maintain the car wash for approximately a year. The monument sign, the quality products and the many amenities make this a choice carwash for auto enthusiasts.	8,000± sf \$3,016,088 8% Cap	Kevin Doran (707) 528-1400
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 7.74% Cap	Shawn Johnson Brian Keegan (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
OF	3725 Westwind Boulevard Santa Rosa 	Two story office property located in the Westwind Business Park. The building is 96% leased to the County of Sonoma and the Federal Bureau of Investigation. There is one vacancy of 4,161 square feet on the second floor in a warm shell condition, with an entrance located just off the second floor lobby.	67,015± sf \$17,000,000 6.24% Cap	Jeffrey Wilmore Dave Peterson (707) 528-1400
OF	7064 Corline Court Sebastopol 	One parcel with four commercial buildings and 27+ parking stalls and easement parking lot/stalls. Building A: 2,713± rsf of office/medical building with multiple private offices and exam rooms, waiting/reception room, 3 restrooms. Building may be divisible. Building B: 7,718± rsf of building with multiple suites. Currently occupied by two Tenants. Building C: 3,374± rsf with two suites. Currently occupied by one Tenant and one vacancy. Building D: 793± rsf with one suite. Currently occupied by one Tenant.	14,598± sf \$1,999,000 6.12% Cap	Rhonda Deringer (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.	88,234± sf \$16,000,000 6.95% Cap	Dave Peterson Peter Briceno (707) 528-1400
OF	200 South Main Street Sebastopol 	Downtown Sebastopol two-story multi-tenant mixed-use building on two parcels totaling approximately .65 acres. The property has been owned and managed by the current ownership since construction in 2002 and has been well maintained. The property has 4 tenants located in 11 spaces. 78% of the building is leased to the Sebastopol Independent Charter School and three other retail/commercial uses occupy 22% of the building.	11,299± sf \$2,800,000 6.40% Cap	Rhonda Deringer Dave Peterson (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
RET	8455 Old Redwood Highway Windsor 	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 8.5% Cap	Kevin Doran (707) 528-1400
OTHER AREAS				
RET	2344 N. Cedar Avenue Fresno 	Long established 2 tenant retail center on prime BUSY corner in Fresno, both right and left turn access and permitted pole sign.	3,750± sf \$1,100,000 5.80% Cap	Annette Cooper (707) 528-1400
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 \$880,000 4.40% Cap	Gil Saydah (707) 528-1400

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