







**PRIORITY INVESTMENTS**





Type	Name/Location	Description	Size Price	Contact
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SONOMA COUNTY				
OF	728 Mendocino Avenue Santa Rosa 	728 MENDOCINO AVENUE: 1,750± sf freestanding office use is occupied by All Pro Bail Bonds through 3/2020. Office building is on approximately 8,097± sf parcel. (APN: 180-780-025) Existing zoning "PD" zoned - Planned Development. 728 MENDOCINO AVENUE (UNITS A - D): Five (5) residential units on separate back parcel. (APN: 180-780-026).	4,100 sf \$1,300,000 3.50% Cap	Dino D'Argenzio  Erlina Othman  (707) 528-1400
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 \$3,150,000 7.78% Cap	Kevin Doran  (707) 528-1400
OF	879 2 <sup>nd</sup> Street Santa Rosa 	The offering is a 100% single tenant quasi-medical office/retail building for sale. The tenant is CVS Pharmacy occupying 4,266± sf on an 8,500± sf lot. The HVAC system has been recently upgraded. The office has a new roof and has upgrades to the mechanical/HVAC. The construction type is cylinder block/pour and concrete. There is a grade level roll-up door on the west side of the building convenient for unloading/distribution. The site is currently used as a wholesale manufacturing of medicine pharmacy. The original operator/owner was Omnicare.	4,265 sf \$900,000 5.21% Cap	Kevin Doran  (707) 528-1400
OF	448 Sebastopol Avenue Santa Rosa 	This historic building was completely redone in 2004, and it is truly a Pride of Ownership building ;GROUND FLOOR offices and urban 2000 sft Flat on the second floor. There are two parcels in this offering; the building and a 5227 sf corner lot/Owners would like to lease back for 3 to 5 years at \$7000 a month NNN absolutely fantastic corner in Best SOFA area; directly across from Spinster Sisters and the new hotel. This offering includes both 448 Sebastopol RD and 400 South A	4,400 sf \$1,200,000	Annette Cooper  (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
OF/RET	7611 Redwood Drive Cotati 	Subject property is comprised of 2 parcels totaling approximately 70,000 sf parcel plus a 24,000± sf flex warehouse/retail use building located on 7611 Redwood Drive. The area is a unique mixed-use development with great freeway identity.	24,000± sf \$5,100,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400
RET	13647 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 cafe 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. Please do not disturb tenants!	3,350± sf \$2,350,000	Dino D'Argenzio  Erlina Othman  (707) 528-1400
RET	8455 Old Redwood Highway 	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. 8.5% Cap Rate. Zoned General Commercial.	9,000 sf \$1,900,000	Kevin Doran  (707) 528-1400
OF/IND	1003, 1009, 1011 Gravenstein Highway Sebastopol 	The O'Reilly Media Campus consist 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 \$17,750,000  6.48% Cap	Dave Peterson  Peter Briceno  (707) 528-1400

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Type	Name/Location	Description	Size Price	Contact
OF	5880 Commerce Blvd., Rohnert Park 	This 16,302± rentable square foot multi-tenant office investment opportunity is strategically located in the Central Rohnert Park corridor. The property is 80% leased to multiple professional businesses. This property currently has 14 tenants in 17 suites, plus 2 vacant suites. The first floor is comprised of 9 suites in multiple size ranges of 220± rsf - 2,563± rsf and there are two restrooms with high quality finishes. The second floor contains 8 suites with a large common deck area and a large deck designated exclusively for suite 215. The suites on the second floor range from 256± rsf - 1,391± rsf. The second floor also contains two common restrooms. This 1.31± acre (57,064± sf) site has recent parking lot and landscaping improvements.	16,320± sf \$2,200,000 4.40% Cap	Rhonda Deringer  Brian Keegan  (707) 528-1400
RET	5755-5761 Mountain Hawk Santa Rosa 	5755: Mixed-use multi-tenant Restaurant /retail & office 14,100± gross square feet on .46± acres 1 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 2 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

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Type	Name/Location	Description	Size Price	Contact
RET	589 Mendocino Avenue Santa Rosa 	Existing 2 story building currently includes a single yoga studio, occupying the entire first floor and a mix of small offices, with common area restrooms and kitchen, on the second floor. This centrally located property offers a multitude of opportunity. Owner/User, use a portion and lease out the balance, investment opportunity with upside, live work opportunity, or potential redevelopment.	8,242± sf \$1,350,000	Sara Wann (707) 664-1400
RET	540 Lakeville Street Petaluma 	Highly desirable and profitable car wash located in close proximity to freeway and downtown Petaluma Business District. The car wash is full serve & self serve with a total of eight wash bays, five wand self-serve wash bays, one wand truck self-serve wash bay with card lock payment system, and two automated touch less self-serve wash bays. All bays are drive through. High traffic location.	7,000± sf \$2,395,000 11% Cap	Kevin Doran (707) 528-1400  Allan Montonen (925) 330-1880
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. <b>Can be purchased separately:</b>  <b>150 Professional Center Dr: \$3,243,069</b> <b>170 Professional Center Dr: \$2,315,600</b>	Total: 38,540± sf \$5,395,000 5.80% Cap <b>150- 22,000± sf</b> 6.20% Cap  <b>170- 16,540± sf</b> 5.0% Cap	Kevin Doran (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

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Type	Name/Location	Description	Size Price	Contact
APT	303 Farmers Lane Santa Rosa 	The Farmers Lane Apartments consist of one (1) 2-story building with (9) - 1bedroom, 1 full bath units and (1) - 2bedroom, 1 full bath unit located in a stable high demand rental area. Built in 1956, the property features and offers residents the benefits of 2-story construction. Unit sizes range in size from 460± sf to 560± sf with a kitchen, living room, full bathroom and bedroom. There is also a 100± sf laundry room and a 12' x 20' enclosed garage on-site. The building has a flat composition roof, covered and uncovered parking spaces. Each unit has a gas wall heater and is separately metered for gas & electric. Rent includes water and garbage, and all units have smoke detectors.	7,808± sf \$1,750,000	Michael Flitner 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 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 \$235,200	Shawn Johnson (707) 528-1400
RET	3395 Santa Rosa Avenue Santa Rosa 	State of the Art facility – 8,000 sf. car wash. Property has well and city water. Total wash cycles rank 5th in the country.	8,000± sf \$3,016,088 8% Cap	Kevin Doran (707) 528-1400
OF/IND	5355 Skylane Blvd. Santa Rosa 	A premiere two tenant office building, partially leased to Venture Design. Consisting of 15,000± sf, single-story building situated on 1.73± acres in the Airport Business Center.	15,000± sf \$2,363,000 7% Cap	Shawn Johnson Brian Keegan (707) 528-1400

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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. A few blocks away from the new SMART train Airport depot. Easy access to the Hwy 101 corridor. Avion Place Condominium project located near the Charles Schultz Sonoma County Regional Airport.	3,513 SF± sf  \$813,000	Shawn Johnson  Brian Keegan  (707) 528-1400
<b>MARIN COUNTY</b>				
OF	100 Tiburon Blvd. Mill Valley 	100 Tiburon Blvd. represents a unique opportunity for an investor to acquire a high-profile, well-positioned building in the heart of Marin County. Its exceptional location at the gateway to the Tiburon peninsula, its strong identity and its immediate access to transportation and amenities make it a desirable location for tenants, and a stable asset for an investor. Decker Bullock Sotheby's International Real Estate, Marin County's premier residential brokerage for luxury properties, occupies the ground floor. World Wide Women, a global resource center for women and girls, occupies the second floor. The property has 23 parking spaces, 22 of which are covered. The property has been maintained to the highest standard, with a new roof, and impeccable building systems.	9,705± sf  \$7,500,000  4.4% Cap	Vesa Becam  (415) 461-1010
<b>OTHER AREAS</b>				
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  \$1,166,600  5.80% Cap	Annette Cooper  (707) 528-1400

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# KEEGAN & COPPIN CO., INC.

ONCOR INTERNATIONAL

1355 N. Dutton Avenue  
Santa Rosa, CA 95401  
(707) 528-1400  
(707) 524-1419 (Fax)  
www.keegancoppin.com

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Type	Name/Location	Description	Size Price	Contact
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 \$975,000 4.3% Cap	Gil Saydah (707) 528-1400

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