



FOR SALE – WAREHOUSE / OFFICE

320 PROFESSIONAL CENTER DRIVE
ROHNERT PARK, CA 94928

Northern California's Premier Commercial Real Estate Firm



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PROPERTY DESCRIPTION



320 Professional Center Drive

North Bay Property Advisors is pleased to present 320 Professional Center Drive, Rohnert Park for sale. This multi-tenant, warehouse and office building, consisting of 18,340 +/- SF was constructed in 1992 specifically for Rohnert Park Gymnastics. The asset is configured with 11,282 +/- SF of warehouse and 5,615 +/- SF of office. The building has ample power with 1,000 Amps, 3 Phase Wiring. The warehouse area has three grade level 12' by 12' roll up doors, with an interior clear height of 18' at the glulam and 20' to the ceiling. The Lessee's are all month-to-month except for one office tenant occupying 1,297 +/- SF. If the Buyer intends to occupy the asset, the anchor Lessee, Rohnert Park Gymnastics, will need ample notice to move.

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PROPERTY DETAILS

PRICING

| | |
|------------------------|-----------------|
| Asking Price: | \$3,995,000 |
| Price per Square Foot: | \$217.83 per SF |

BUILDING

| | |
|-----------------------------|---|
| Construction / Siding: | Concrete Tilt Up / Metal Frame |
| Stories: | 2 |
| Approximate Building SF: | 11,282 +/- Warehouse SF 5,615 +/- Office SF <hr/> 18,340 +/- Total SF |
| Power: | 1,000 Amps / 3 Phase |
| Grade Level Roll Up Doors : | Three 12' by 12' to Warehouse Only |
| Warehouse Clear Height: | 18' to the Glulam 20' to the Ceiling |
| Fire Suppression: | Yes |
| Warehouse Insulation: | Ceiling Only |
| Internet: | Optical Fiber |
| Constructed: | 1992 |
| Roof | Elastomeric Roof Coating 2013 |
| HVAC | Heat Only in Warehouse Fully Air Conditioned in Office |



SITE

| | |
|----------------|-----------------------------------|
| APN: | 143-490-023 |
| Size: | 1.17 +/- Acres or 50,921 SF |
| Zoning: | I-L (Limited Industrial District) |
| Parking: | 69 Paved and Striped |
| Water & Sewer | City of Rohnert Park |
| Gas & Electric | PG&E |

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RENT ROLL

| Tenant | Suite | Space Type | Suite SF | % of SF | Current Mo. Rent | Current Mo. Rent / SF | Lease End | Lease Status |
|----------------------------|-----------|------------|---------------|----------------|--------------------|-----------------------|------------|----------------|
| ****VACANT**** | 100 | Office | 1,443 | 7.87% | \$- | \$- | ---- | Vacant |
| Owner Personal Storage | 110 | Office | 236 | 1.29% | \$- | \$- | ---- | Month-to-Month |
| Global Partners | 120 & 135 | Office | 1,319 | 7.19% | \$1,050.00 | \$0.80 | 5/31/2022 | Month-to-Month |
| Owner Maintenance | 130 | Office | 73 | 0.40% | \$- | \$- | ---- | Month-to-Month |
| Rohnert Park Gymnastics | 140 | Office | 201 | 1.10% | \$- | \$- | ---- | Month-to-Month |
| Rohnert Park Gymnastics | 150 | Warehouse | 11,282 | 61.52% | \$12,000.00 | \$1.06 | ---- | Month-to-Month |
| Bay Area Digital Solutions | 200 | Office | 1,297 | 7.07% | \$1,491.55 | \$1.15 | 3/31/2024 | Leased |
| Speech Pathology | 210 | Office | 708 | 3.86% | \$780.00 | \$1.10 | 12/31/2021 | Month-to-Month |
| Edd Clark & Associates | 215 | Office | 1,781 | 9.71% | \$2,700.00 | \$1.52 | 12/31/2021 | Month-to-Month |
| TOTALS | | | 18,340 | 100.00% | \$18,021.55 | | | |

PRO FORMA RENT ROLL

| Tenant | Suite | Space Type | Suite SF | % of SF | Market Mo. Rent | Market Mo. Rent / SF | Market Mo. CAM / SF | Pro Forma CAM/Mo. |
|----------------------------|-----------|------------|---------------|----------------|--------------------|----------------------|---------------------|-------------------|
| ****VACANT**** | 100 | Office | 1,443 | 7.87% | \$1,803.75 | \$1.25 | \$0.33 | \$476.19 |
| Owner Personal Storage | 110 | Office | 236 | 1.29% | \$295.00 | \$1.25 | \$0.33 | \$77.88 |
| Global Partners | 120 & 135 | Office | 1,319 | 7.19% | \$1,648.75 | \$1.25 | \$0.33 | \$435.27 |
| Owner Maintenance | 130 | Office | 73 | 0.40% | \$91.25 | \$1.25 | \$0.33 | \$24.09 |
| Rohnert Park Gymnastics | 140 | Office | 201 | 1.10% | \$251.25 | \$1.25 | \$0.33 | \$66.33 |
| Rohnert Park Gymnastics | 150 | Warehouse | 11,282 | 61.52% | \$11,282.00 | \$1.00 | \$0.33 | \$3,723.06 |
| Bay Area Digital Solutions | 200 | Office | 1,297 | 7.07% | \$1,491.55 | \$1.15 | \$- | \$- |
| Speech Pathology | 210 | Office | 708 | 3.86% | \$885.00 | \$1.25 | \$0.33 | \$233.64 |
| Edd Clark & Associates | 215 | Office | 1,781 | 9.71% | \$2,226.25 | \$1.25 | \$0.33 | \$587.73 |
| TOTALS | | | 18,340 | 100.00% | \$19,974.80 | | | \$5,624.19 |

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FINANCIAL ANALYSIS

Annual Property Operating Data Based on Pro Forma Rents and Historical Data from 2021

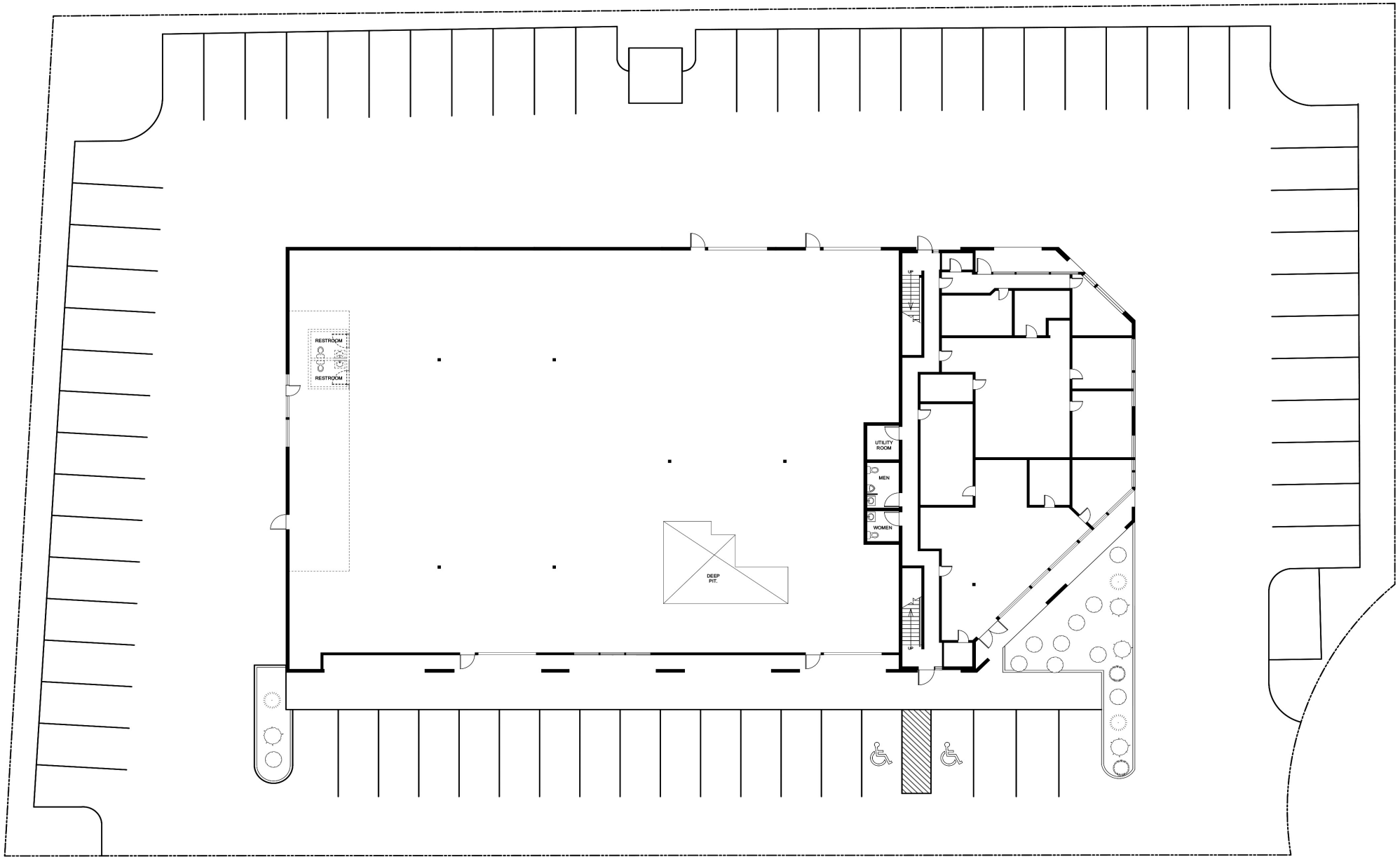
| INCOME | |
|---|------------------------------------|
| Proforma Rental Income | \$239,698 |
| Proforma CAM (affected by vacancy) | \$67,490 |
| Vacancy & Cr. Losses at 3% | \$(9,216) |
| GROSS OPERATING INCOME | \$297,972 |
| OPERATING EXPENSES: | |
| Real Estate Taxes based on Purchase Price at 1.21 % | \$48,340 |
| Property Insurance | \$4,568 |
| Repairs & Maintenance: | \$12,114 |
| HVAC Maintenance | Included in Repair and Maintenance |
| Painting | Included in Repair and Maintenance |
| Utilities: | \$10,266 |
| Water & Sewer | Included in Utilities |
| Garbage | Included in Utilities |
| PG&E Common | Included in Utilities |
| Fire Systems | \$1,492 |
| Landscaping | \$2,400 |
| Supplies | \$184 |
| TOTAL OPERATING EXPENSES | \$(79,364) |

Calculations

| | |
|---|------------------|
| Net Operating Income | \$218,609 |
| Cap Rate at Market Price | 5.5 % |
| Operating Expenses per a SF Monthly | \$0.36 |
| Operating Expenses % of Gross Operating Income | 26.6 % |



SITE PLAN



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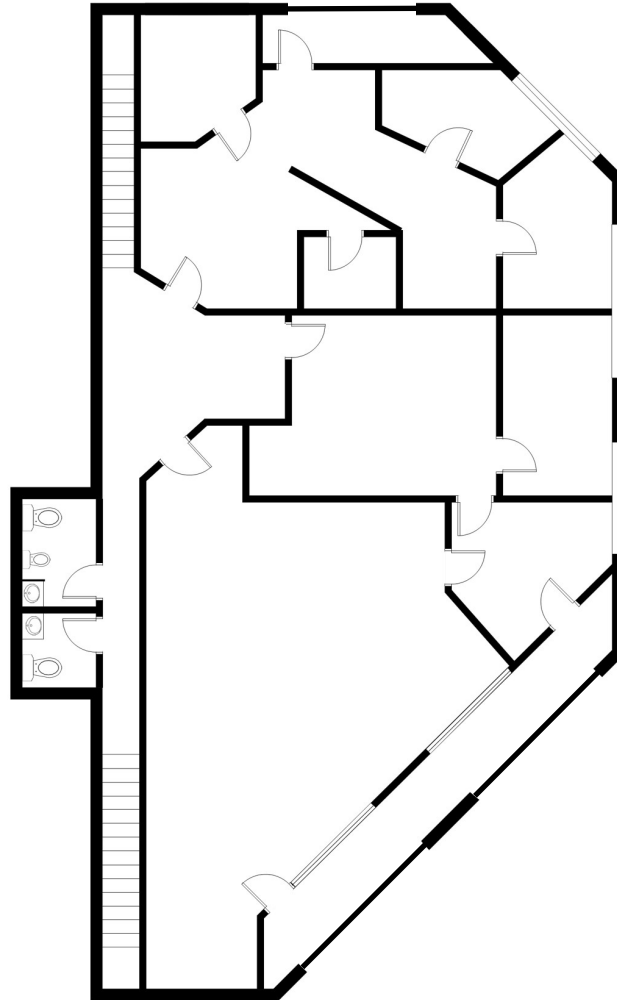
FLOOR PLAN - FIRST FLOOR



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FLOOR PLAN - SECOND FLOOR





WAREHOUSE PHOTOS



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OFFICE PHOTOS



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EXTERIOR PHOTOS



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AERIAL PHOTOS



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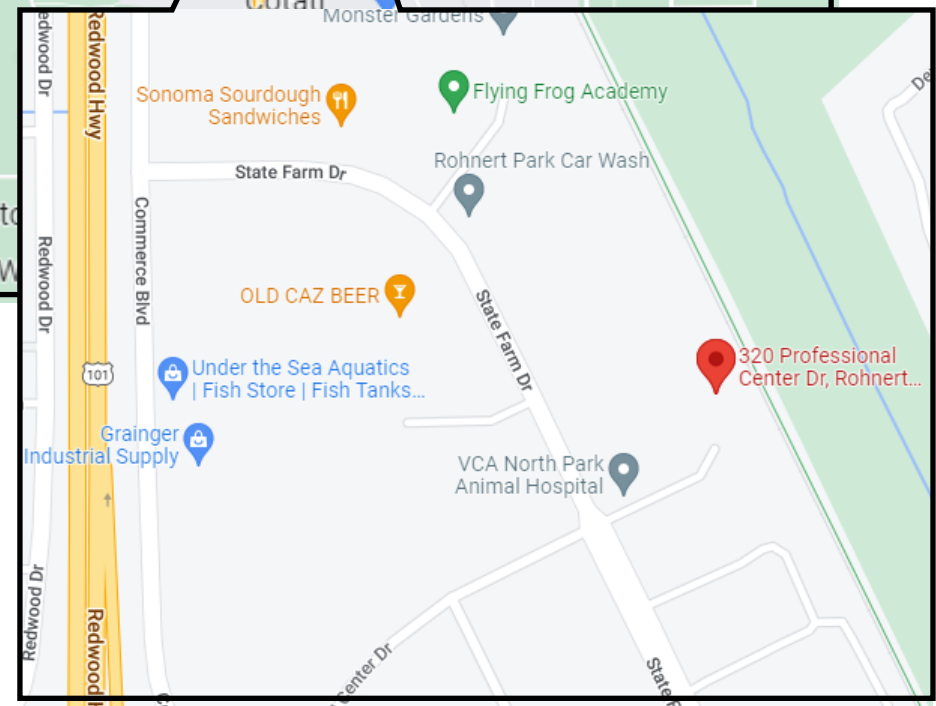
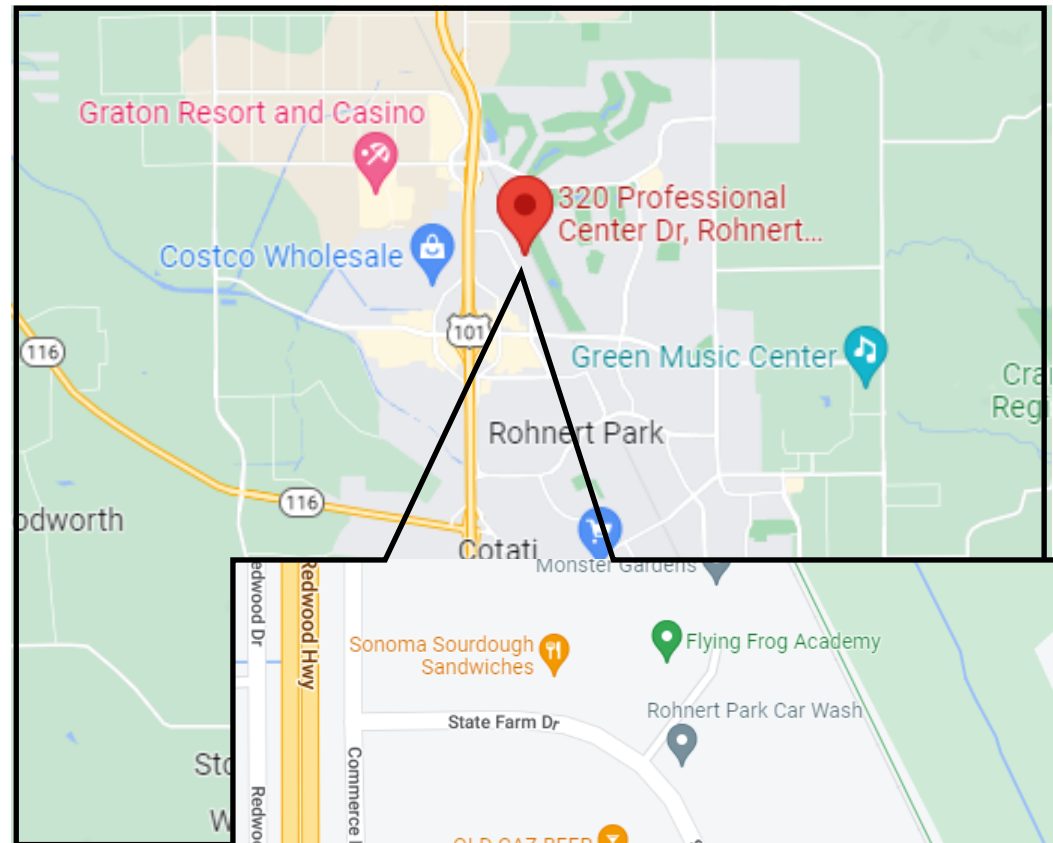
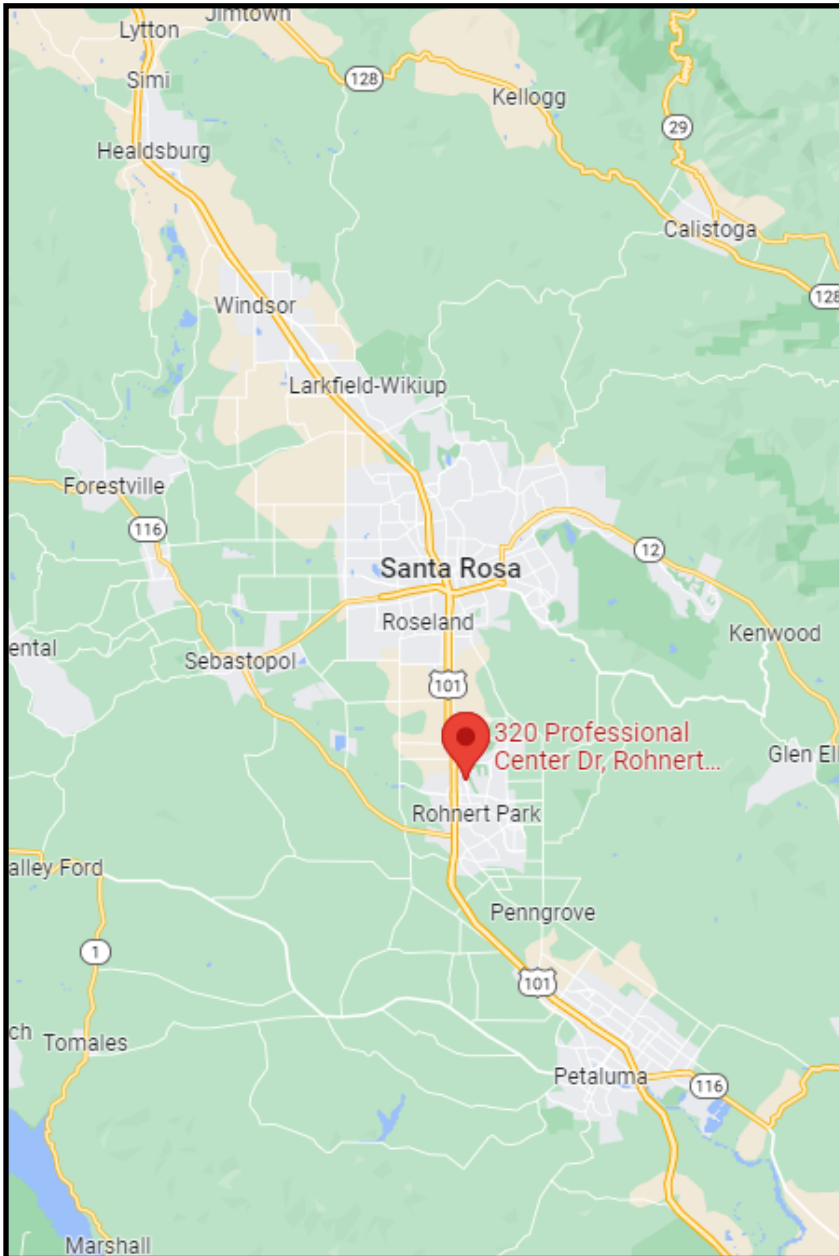
VICINITY MAP



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STREET MAP



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BROKER TEAM



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NORTHERN CALIFORNIA OFFICES

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