

Cannabis | Real Estate | Licensing | Advocacy

PRICE REDUCED

Industrial Sale: Investment or Owner/User 3005 Wiljan Ct. Santa Rosa, CA

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3005

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ALEMBIC INC.

WeCann is proud to present this unique opportunity to acquire a 27,827 SF industrial property with strong cash-flow and vacancy for increased investment or owner occupant. **Massive \$900K in total price drop. All written offers will be considered**. Priced at vacant value (PSF) but with approximately \$1,000,000 in lease income over the next 20 months from a strong tenant, in addition to a lot more upside (value add lease-up, approx \$2m of improvements). VACANT SUITE: Buyer may either increase cash-flow through a new lease or occupy the unit LEASE-TO-OWN OPTIONS ARE ON THE TABLE (SEE BELOW).

10.6% CAP at \$192/SF

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	16,300 SF
-	LEASED

Property Highlights:

- 27,827 SF Building
 - 11,527 SF Vacant
- 1.28 Acre Lot
- Multiple Units
- 50+ Parking Spaces
- 1,000 AMPs buyer to verify
- 18' Clear Height
- 5 Roll-Up Doors

Co-Brokered with Ben Goldman

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Jason Piazza

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Zoning and Site Plan



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Depending on what a buyer is looking to accomplish, this property is a safe bet due to the strong existing tenant which is a well respected multi-state cannabis operator. An owner-occupant may occupy the 11,527 SF vacant unit and maintain a strong 10.06% CAP rate, or lease the building to a new operator which, depending on the use, can increase CAP returns over 14% based on the reduced asking price of \$5,350,000

10.6% CAP at \$192/SF

Financial Summary:

<u>RENT ROLL vs</u> <u>PROFORMA</u>	<u>CAP Rate</u>	<u>Current</u> Monthly Rent	Vacant Suites	<u>Monthly NOI</u>	<u>Annual NOI</u>
Current or Owner- Occupant	10.60%	\$47,237.52	\$0.00	\$47,237.52	\$566,850.24
Vacant Unit w/Cannabis Tenant*	14.47%	\$47,237.52	\$17,290.50	\$64,528.02	\$774,336.24
Vacant Unit w/Standard Tenant**	13.18%	\$47,237.52	\$11,527.00	\$58,764.52	\$705,174.24

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* Cannabis Tenant assumes \$1.50/SF/Mo NNN Base Rent

** Standard Tenant assumes \$1.00/SF/Mo NNN Base Rent

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Vacant Unit Now Available For Lease: FLEX-INDUSTRIAL SPACE | 11,527 SF Available for Immediate Occupancy

Contact Agents for Pricing

HIGHLIGHTS:

- Modern Mixed-Use Configuration:
 - 4,327 SF Premium Office Space
 - 4,370 SF Warehouse Space (20' Clear Height)
 - 2,830 SF Mezzanine Level
- Full Building Amenities:
 - 4 Restrooms (2 Office, 2 Warehouse)
 - Extensive On-Site & Street Parking

- Versatile Zoning for Multiple Uses Including:
 - Cannabis Operations (Distribution/ Manufacturing/Retail)
 - Fitness Facilities
 - Light Manufacturing
 - Warehousing & Distribution
 - And More

UNIQUE LEASE-TO-OWN OPPORTUNITY:

24-Month Purchase Option 100% of Lease Payments Applied to Purchase Price Ideal for Growing Businesses Seeking Future Ownership

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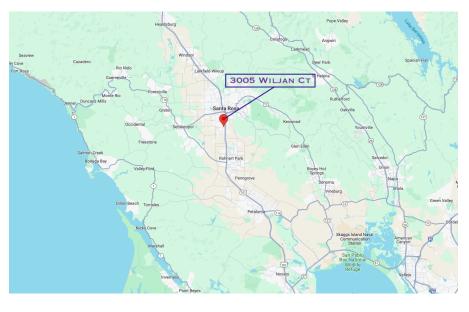


Discover the Potential of this 27,827 SF Industrial Building in Santa Rosa, CA

Located just 55 miles north of the Golden Gate Bridge along Highway 101, Santa Rosa offers a thriving environment with a population of approximately 177,000 and a median household income of \$91,000. The city is home to the esteemed Santa Rosa Junior College and boasts a vibrant, diverse community.

Santa Rosa enjoys a comfortable climate with long, warm, and clear summers, complemented by cool nights. Winters are short, cold, wet, and partly cloudy, making the overall weather moderate and pleasant.

Sonoma County is famed for its wineries, and Santa Rosa has earned a reputation as the "Craft Brew Capital of the US," thanks to its burgeoning craft beer scene. The renowned Russian River Brewery is a must-visit destination for beer enthusiasts.



The city features a bustling downtown area with a weekly farmers' market, a lively arts and cultural scene, and a rich array of outdoor adventures. Food lovers will appreciate the diverse culinary landscape, offering many ethnic cuisines. Santa Rosa is a fantastic place to live or visit, with top-tier live performances frequently taking place at the Luther Burbank Center and other local venues. Nearby cities also host live music events, including at the state-of-the-art Green Music Center at Sonoma State University.

Cultural attractions in Santa Rosa include the fine art museum, the Charles M. Schulz Museum, and the renowned Luther Burbank Botanical Gardens. Travel to and from the city is convenient, with a rapidly growing regional airport.

Santa Rosa is both business-friendly and cannabis-friendly, offering an ideal environment for various enterprises. Seize the opportunity to invest in this prime industrial building in a dynamic and flourishing city.

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