



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

6301 STATE FARM DR.  
ROHNERT PARK, CA

Bank of the West  
BNP Paribas



Go beyond broker.

REPRESENTED BY:

**THEO BANKS, PARTNER**  
LIC # 01359605 (415) 461-1010, EXT 130  
TBANKS@KEEGANCOPPIN.COM





# NNN INVESTMENT FOR SALE BANK OF THE WEST, BNP PARIBAS



6301 STATE FARM DRIVE  
ROHNERT PARK, CA

IDEAL LOCATION FOR  
FINANCIAL SERVICES

## PROPERTY INFORMATION

### HIGHLIGHTS

- Fully leased to a single tenant
- Excellent visibility and access
- Well maintained
- Located on a signalized corner
- Immediately off Highway 101
- Adjacent to a major shopping center

### BUILDING DESCRIPTION

Bank of the West signed a new lease at this location starting on 7/1/2019, and has approximately 5 years of lease term remaining, with 2 x 5 year options to extend the term. The building was built in 1978, and provides an efficient floor plan for a financial services business. This property has been impeccably maintained and is a must-see opportunity for any investor!

### SITE DESCRIPTION

**APN:** 143-051-041-000

**Parcel size:** 42,688+/- SQUARE FEET

**DO NOT DISTURB TENANT**

**Contact Agent**

### OFFERING TERMS

**Sale price**

\$2,550,000

**Building size**

4,463+/- sq ft

**Current rent**

\$10,711 per month

\$128,532 per year

**Terms**

NNN

Leased through 12/31/2025

2 x 5 year options

**Cap rate**

5.04%

**Price per sq ft**

\$571

Keegan & Coppin Co., Inc.  
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Larkspur, CA 94939  
www.keegancoppin.com  
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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## DESCRIPTION OF AREA

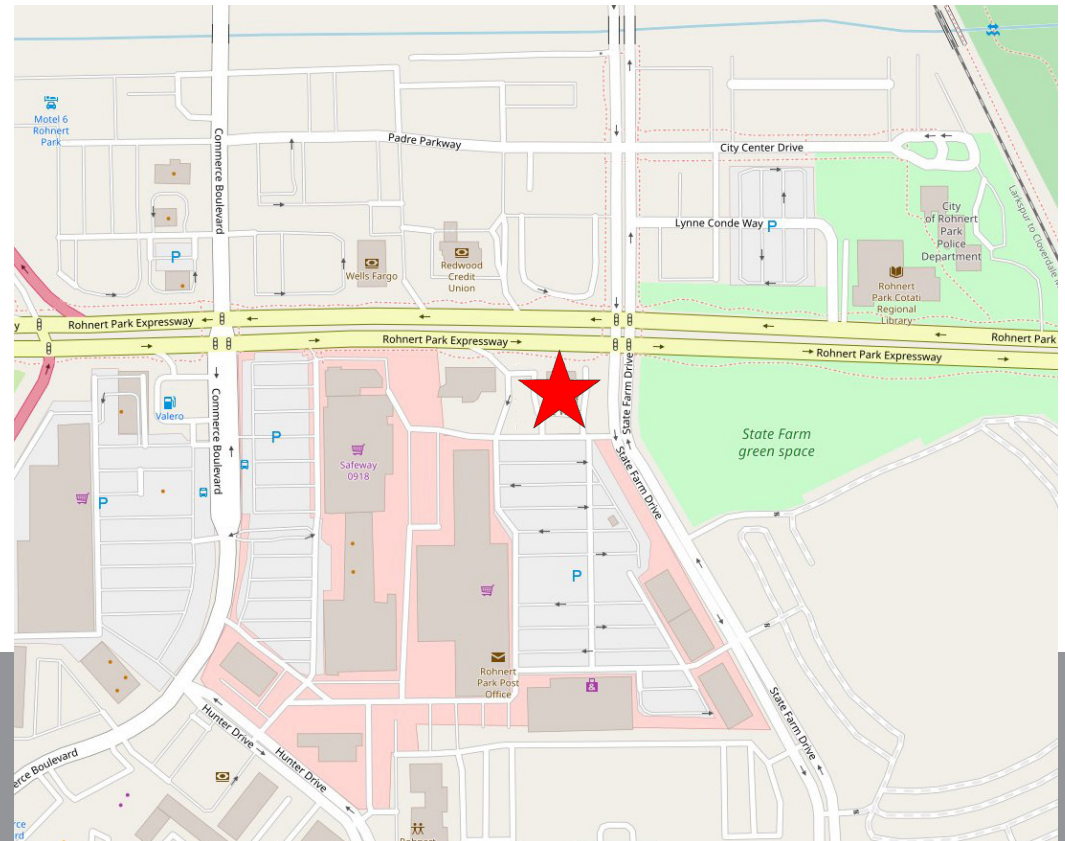
This property is located at the corner of one of the busiest intersections in Rohnert Park, and is an ideal location for financial services, adjacent to a major shopping center. Rohnert Park is home to Sonoma State University, situated a few blocks east. Rohnert Park is a growing suburban area of Sonoma County with excellent demographics.

## NEARBY AMENITIES

- Located next door to the Raley's Town Centre with Raley's, CVS, and Safeway
- Within walking distance to the North Bay Center with many restaurants and services
- Across the street from the Rohnert Park - Cotati Regional Library
- Kaiser Permanente medical offices

## TRANSPORTATION ACCESS

- Highway 101, 0.4 miles
- Rohnert Park SMART Train Station, 0.4 miles
- Golden Gate Transit Bus Pad, 0.4 miles



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# PROPERTY PHOTOS



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# FINANCIAL OVERVIEW: RENT ROLL



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Tenant	Sq. Ft.	Lease Type	Rent	Rent psf	Occupancy	Lease Start	Lease Expiration	Annual Increases	Options
Bank of the West	4,463	NNN	see below	see below	100%	7/1/2019	12/31/2025	see below	2 x 5 years
			\$10,711	\$2.40					
			CPI Increase	TBD					
Option 1			FMR						
Option 2			FMR						
MONTHLY TOTAL			\$10,711						
ANNUAL TOTAL			\$128,532						



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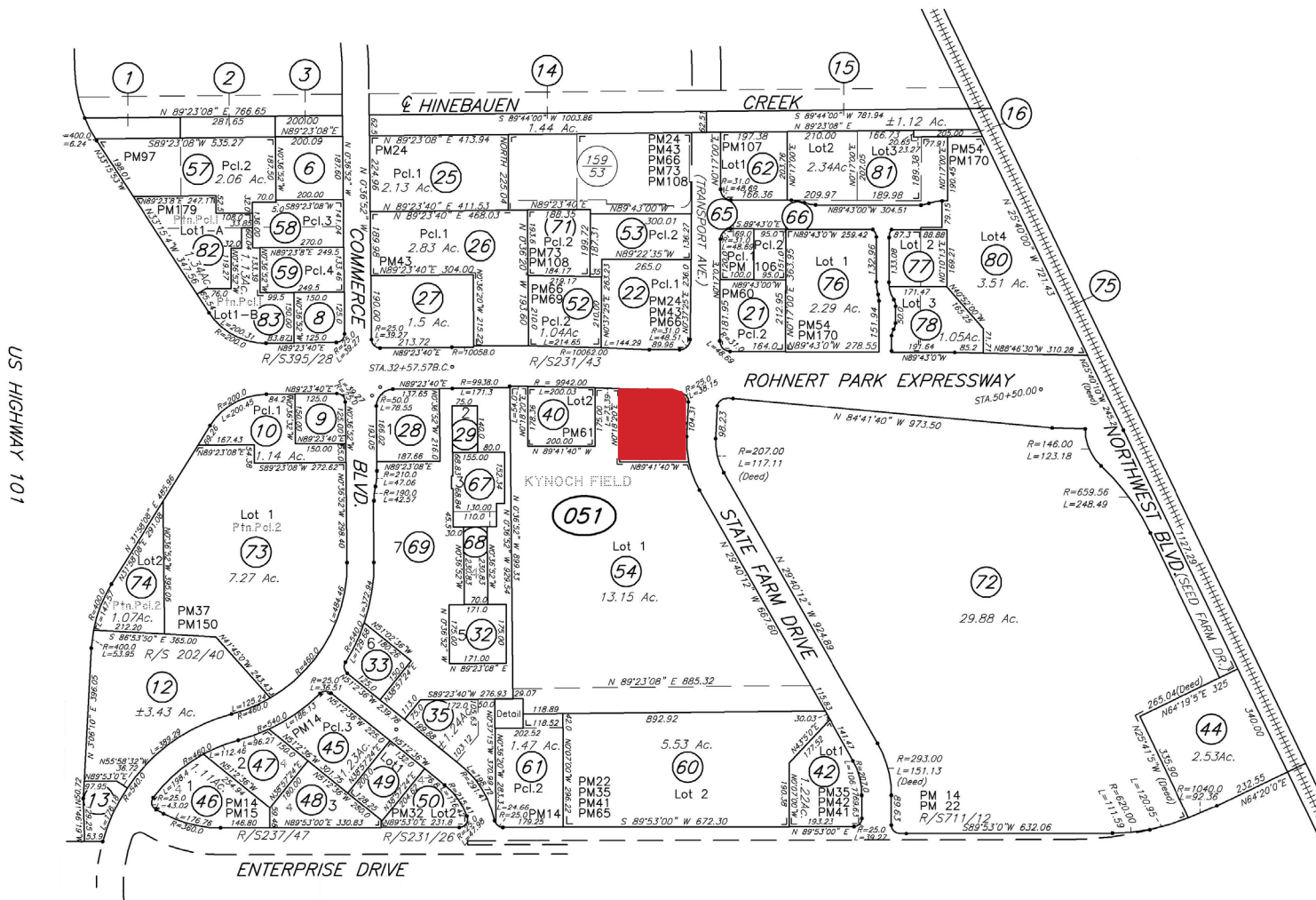


# 6301 STATE FARM DRIVE ROHNERT PARK, CA PARCEL MAP



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