



Keegan & Coppin
COMPANY, INC.

FOR SALE

MIDAS

1797 SOSCAL AVENUE, NAPA, CA 94559

Single Tenant NNN Leased Investment



REPRESENTED BY:

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EXECUTIVE SUMMARY



MIDAS
1797 SOSCOL AVENUE
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FOR SALE

Keegan & Coppin Company, Inc. has been retained as exclusive advisor for the disposition of 1797 Soscol Avenue, Napa, CA. The opportunity represents an extremely rare corporate-guaranteed single-tenant NNN leased investment in the heart of Northern California's legendary wine country. The property is leased to Midas Realty Corporation, the parent company of Midas, through March 31, 2025, and the lease affords the tenant two options of five years each.

Positioned on Soscol Avenue less than one mile north of quaint downtown Napa, the property is situated in the heart of Napa's bustling commercial corridor. With immediate access to Highways 12, 29, and 121, this location presents strong rental income potential well into the future.

- Best northern Napa commercial location.
- Corporate-guaranteed lease.
- Abundant on-site parking.
- Flexible community commercial (CC) zoning.
- Close proximity to many of the area's amenities.
- Strong traffic flow - 17,000 AADT (per CalTrans).

| | |
|-----------------|-------------|
| Cap rate: | 4.82% |
| Purchase price: | \$1,485,000 |
| Price / PSF: | \$408 |



| | | |
|------------------------|---|---|
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PROPERTY DESCRIPTION



MIDAS
1797 SOSCOL AVENUE
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PROPERTY DESCRIPTION

003-081-032-000
APN

3,641+/- SF
BUILDING SIZE

13,503+/- SF
LAND SIZE

6x grade level
ROLL-UP DOORS

Single
STORIES

15 on-site
PARKING

Community Commercial (CC)
ZONING

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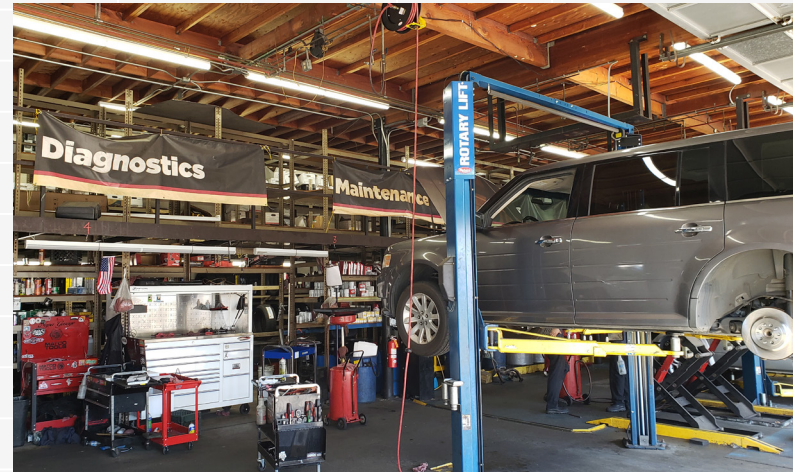
FINANCIAL OVERVIEW: RENT ROLL



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| Tenant | Sq. Ft. | Lease Type | Rent | Rent psf | Occupancy | Lease Start | Lease Expiration | Annual Increases | Options |
|--------------------------|---------|------------|---------------|-----------|-----------|-------------|------------------|------------------|-------------|
| Midas Realty Corporation | 3,641 | NNN | see below | see below | 100% | 4/1/2015 | 3/31/2020 | see below | 2 x 5 years |
| | | | \$5,884.00 | \$1.62 | | | | | |
| | | | \$6,031.00 | \$1.66 | | | | | |
| Option 1 | | | | | | | | | |
| | | | FMV* | | | | | | |
| | | | +2.5% | | | | | | |
| Option 2 | | | | | | | | | |
| | | | +2.5% | | | | | | |
| | | | +2.5% | | | | | | |
| MONTHLY TOTAL | | | \$5,970.00** | | | | | | |
| ANNUAL TOTAL | | | \$71,646.00** | | | | | | |



* In no event is option rent less than the previous year's rent.

**Average over the current term.

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Napa County

Napa Valley is home to more than 400 wineries and tasting rooms, and some of the world's most coveted grapevines - but those who visit just for the wine are missing out. Sprinkled in between vineyard-covered hillsides are charming destinations with entertaining and delicious things to fill busy days in wine country

Just like Napa's tourism industry, its general economy is also surprisingly diverse. Despite tourism and wine making being its two major industries, Napa County also hosts a large healthcare industry and is home to diverse and dynamic retailers as well.

- One of the most dynamic tourist destinations in the world.
- Strong traffic counts throughout the region.
- Surprisingly diverse economy.
- World famous city and county.

Wine Country

Wine Country is the region of California, in the northern Bay Area, known worldwide as a premier wine-growing region. The region is famed for its wineries, its cuisine, Michelin star restaurants, boutique hotels, luxury resorts, historic architecture, and culture.

The Wine County has undergone a boom in tourism. In 1975 there were only 25 Napa Valley wineries; today there are well over 800 wineries in Napa and Sonoma Counties. Tourists come to the region not only for wine tasting, but also for hiking, bicycling, hot air ballooning, and historic sites, as well as the extensive culinary choices.

Besides the obvious winery attractions, the Wine County is known for the Sonoma Coast along the Pacific Ocean, the Russian River valley, redwoods, hot spring baths, petrified forests and other natural areas.



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PROPERTY PHOTOS



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- **Stable Investment**
- **Excellent Location**
- **Flexible Zoning**
- **World-Class Region**
- **Excellent 1031 Exchange Opportunity**
- **Passive Cash Flow**





ABOUT US



MIDAS
1797 SOSCOL AVENUE
NAPA, CA 94559

FOR SALE



Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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