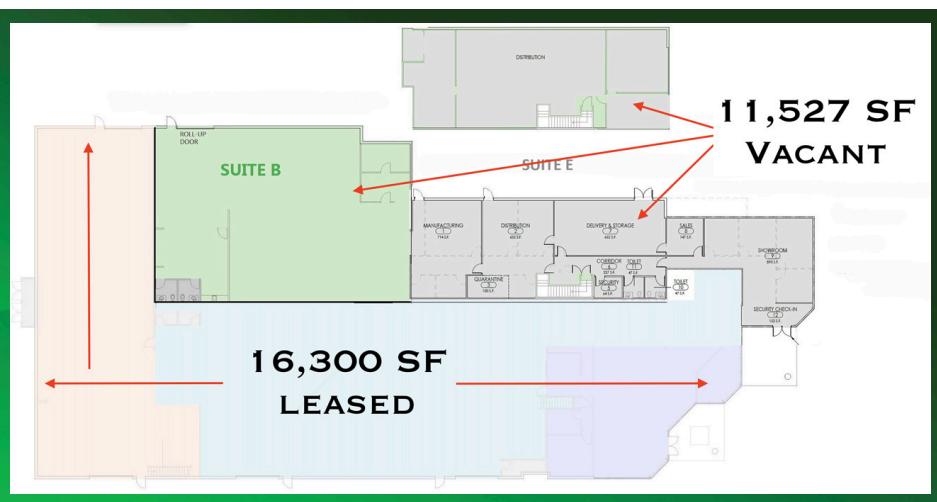




WeCann is proud to present this unique opportunity to acquire a 27,827 SF industrial property with strong cash-flow and vacancy for increased investment or owner occupant. The existing tenant is a well-positioned cannabis manufacturer with a proven track record of maintaining profitability in a competitive market, and which has maintained clockwork payments of monthly rent and operating expenses. The vacant unit has city approval for a cannabis micro-business. A buyer may either increase cash-flow through a new lease or occupy the unit.

9.07% CAP
at \$225/SF



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

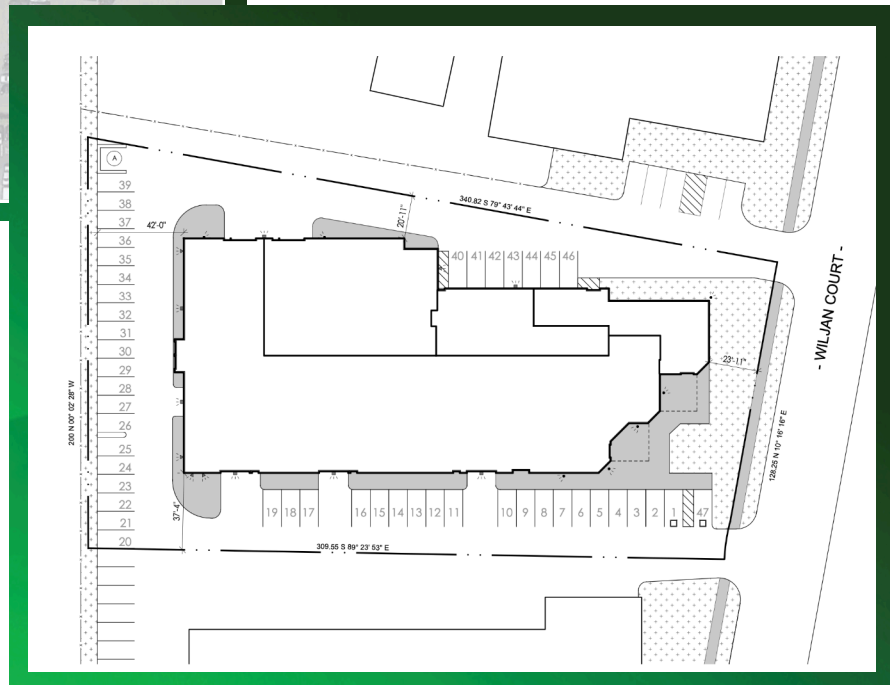
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Zoning and Site Plan



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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 multi-state cannabis operator. An owner-occupant may occupy the 11,527 SF vacant unit and maintain a strong CAP 8.81% CAP rate, or lease the building to a new operator which, depending on the use, can increase CAP returns up to 12.13% based on the asking price of \$6,250,000.

**9.07% CAP
at \$225/SF**

Financial Summary:

RENT ROLL vs PROFORMA	CAP Rate	Current Monthly Rent	Vacant Suites	Monthly NOI	Annual NOI
Current or Owner-Occupant	9.07%	\$47,237.52	\$0.00	\$47,237.52	\$566,850.24
Vacant Unit w/Cannabis Tenant*	12.39%	\$47,237.52	\$17,290.50	\$64,528.02	\$774,336.24
Vacant Unit w/Standard Tenant**	11.28%	\$47,237.52	\$11,527.00	\$58,764.52	\$705,174.24

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

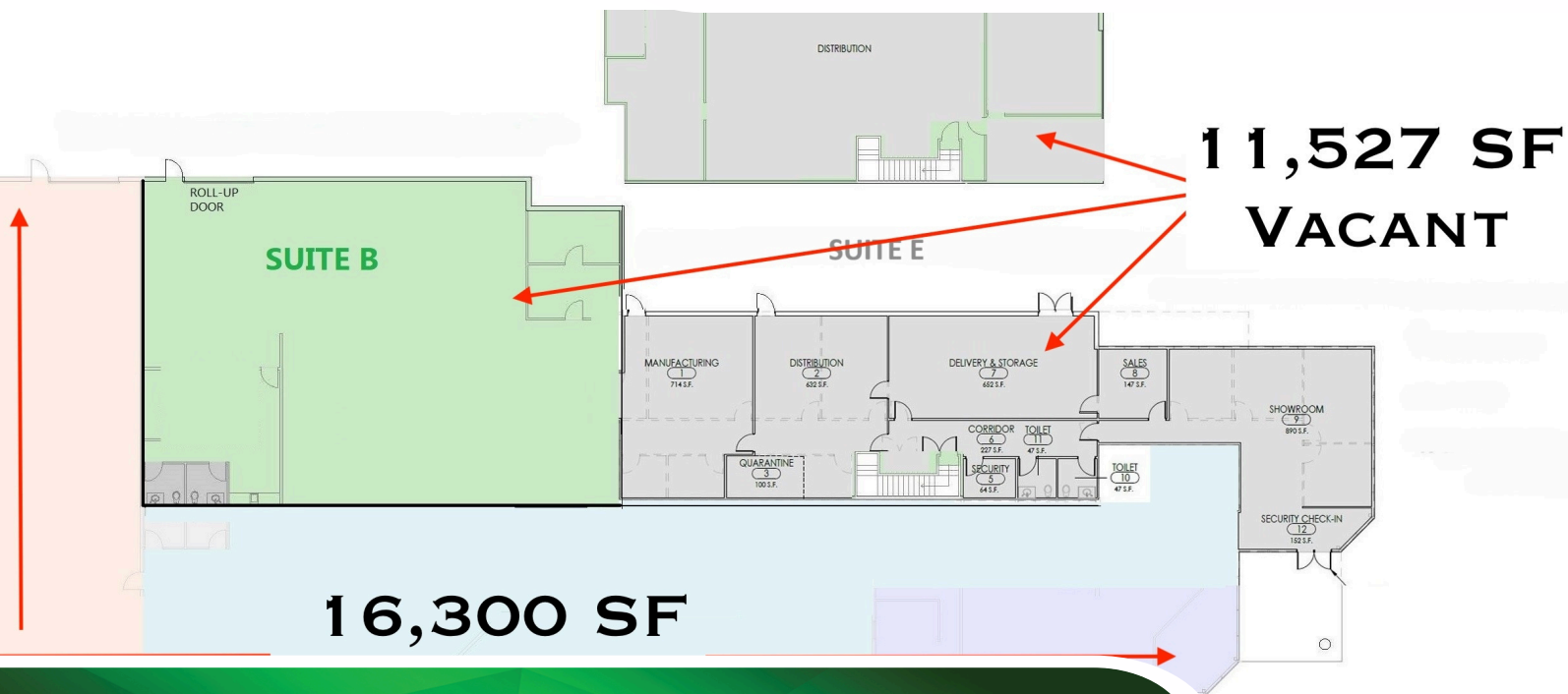
** Standard Tenant assumes \$1.00/SF/Mo NNN Base Rent

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



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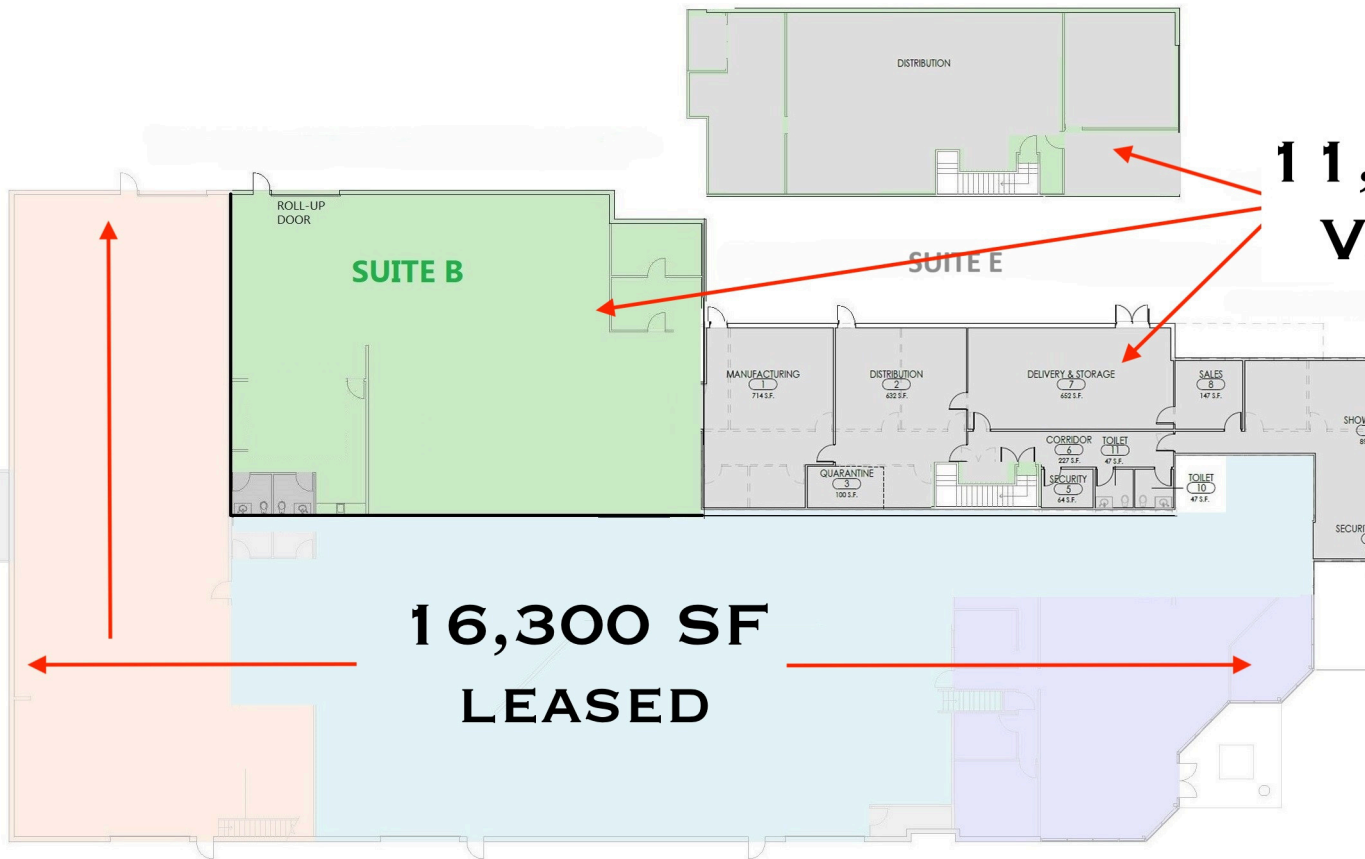
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Discover the Potential of this 27,827 SF Industrial Building in Santa Rosa, CA

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. and pleasant

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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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