



ROSEWOOD SHOPPING CENTER

3080 - 3082 MARLOW ROAD & PINER ROAD. CA SANTA ROSA



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FOR SALE
\$13,950,000 | \$277/SF
7.26% PRO FORMA CAP RATE

PROPERTY SUMMARY

- Rosewood Village is a well-located, approximately 50,302 square foot neighborhood shopping center on a 5.05-acre site.
- The Property is over 84% leased to 17 tenants, including Dollar Tree (+/-10,000 sf), Mary's Pizza Shack (+/-4,000 sf), Jack in the Box (+/-2,244 sf), and Metro PCS (+/-1,102 sf)
- 214 parking spaces at 4/1,000
- 524' frontage on Marlow Rd., 537' on Piner Rd.
- Almost 100,000 population within a 3-mile radius.
- Median household income over \$60,000.
- Market vacancy is under 3%.

PROPERTY HIGHLIGHTS

- \$13,950,000 pricing generates a 6.19% Capitalization Rate on In-Place Income.
- A 7.26% Pro Forma Capitalization Rate is achievable within the first year.
- Prominent location of at the intersection of Marlow and Piner Roads. Average daily traffic volume on Piner is approximately 20,000 trips per day
- Staggered lease expirations limit roll over exposure. 40% of the Property is leased into 2025 and beyond.
- Local-serving tenancy is highly e-commerce-resistant.
- Neighboring home prices have increased significantly.





SITE PLAN

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ROSEWOOD SHOPPING CENTER



| | |
|----|----------------------------|
| 1 | Academy Shotokan Karate |
| 2 | Toyo Korean Restaurant |
| 3 | My Lovely Nails |
| 4 | Royal China |
| 5 | Ochoa's Mexican Restaurant |
| 6 | Tip Top Cleaners |
| 7 | Catalon D.D.S. |
| 8 | West Side Grill |
| 9 | The Best Day Spa |
| 10 | Metro PCS |
| 11 | Wally's Liquor |

CORPORATION DESCRIPTIONS



Dollar Tree, Inc. is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 13,600 stores[1] throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.

| | |
|---------------------|---|
| Trading Name | Dollar Tree |
| Formerly Called | Only \$1.00 |
| Type | Public |
| Traded as | NASDAQ: DLTR NASDAQ-100 Component S&P 500 Component |
| Industry | Retail, variety, discount |
| Predecessors | K&K 5&10 (1953-1986) Only \$1.00 (1986-1991) |
| Founded | 1986; 32 years ago Norfolk, Virginia, U.S. |
| Founders | K. R. Perry (Ben Franklin variety stores) Macon Brock, Doug Perry (son of K. R. Perry), and Ray Compton (K&K 5&10) |
| Headquarters | Chesapeake, Virginia, U.S. |
| Number of Locations | 13,600 (2015) |
| Area served | United States, Canada |
| Key People | Gary Philbin, CEO |

| | |
|---------------------|--|
| Products | Food and snacks, health and beauty care products, housewares, books and toys |
| Revenue | US\$ 20.719 billion (2016) |
| Operating Income | US\$ 1.705 billion (2016) |
| Profit | US\$ 896.2 million (2016) |
| Total assets | US\$ 15.701 billion (2016) |
| Total equity | US\$ 5.389 billion (2016) |
| Number of employees | 176,800 (2017) |
| Divisions | Dollar Tree Canada |
| Subsidiaries | Family Dollar |
| Website | dollartree.com |

DOLLAR TREE

CORPORATION DESCRIPTIONS



Jack in the Box is an American fast-food restaurant chain founded February 21, 1951, by Robert O. Peterson in San Diego, California, where it is headquartered.

The chain has 2,200 locations, primarily serving the West Coast of the United States and selected large urban areas in the eastern portion of the US including Texas.

Food items include a variety of hamburger and cheeseburger sandwiches along with selections of internationally themed foods such as tacos and egg rolls. The company also operates the Qdoba Mexican Grill chain.

| | |
|---------------------|--|
| Type | Public |
| Traded as | NASDAQ: JACK S&P 400 Component |
| Industry | Restaurants |
| Genre | Fast food |
| Founded | February 21, 1951; 66 years ago |
| Founders | Robert Oscar Peterson |
| Headquarters | San Diego, California, U.S. |
| Area served | 21 states in the U.S. |
| Key People | Leonard A. Comma, Chairman & CEO |
| Products | Hamburgers, chicken, sandwiches, salads, breakfast, desserts |
| Revenue | \$2.25 billion USD (2013) |
| Total assets | US\$ 1.319209 billion (2013) US\$ 1.463725 billion (2012) |
| Number of employees | >22,000 (2013) |
| Website | jackinthebox.com |



CORPORATION DESCRIPTIONS



At each Mary's Pizza Shack, we prepare Mary's Italian comfort food from scratch every day. No heat lamps. No frozen dough. No canned sauces. Our soups, salad dressings, sauces, pizza dough and focaccia are all made fresh daily, using Mary's original recipes.

Our kitchens are open, allowing our guests to see the cooks in action. Kids love to sit at the counter and watch the dough spin, the flour fly, and their favorite dishes prepared right before their eyes.

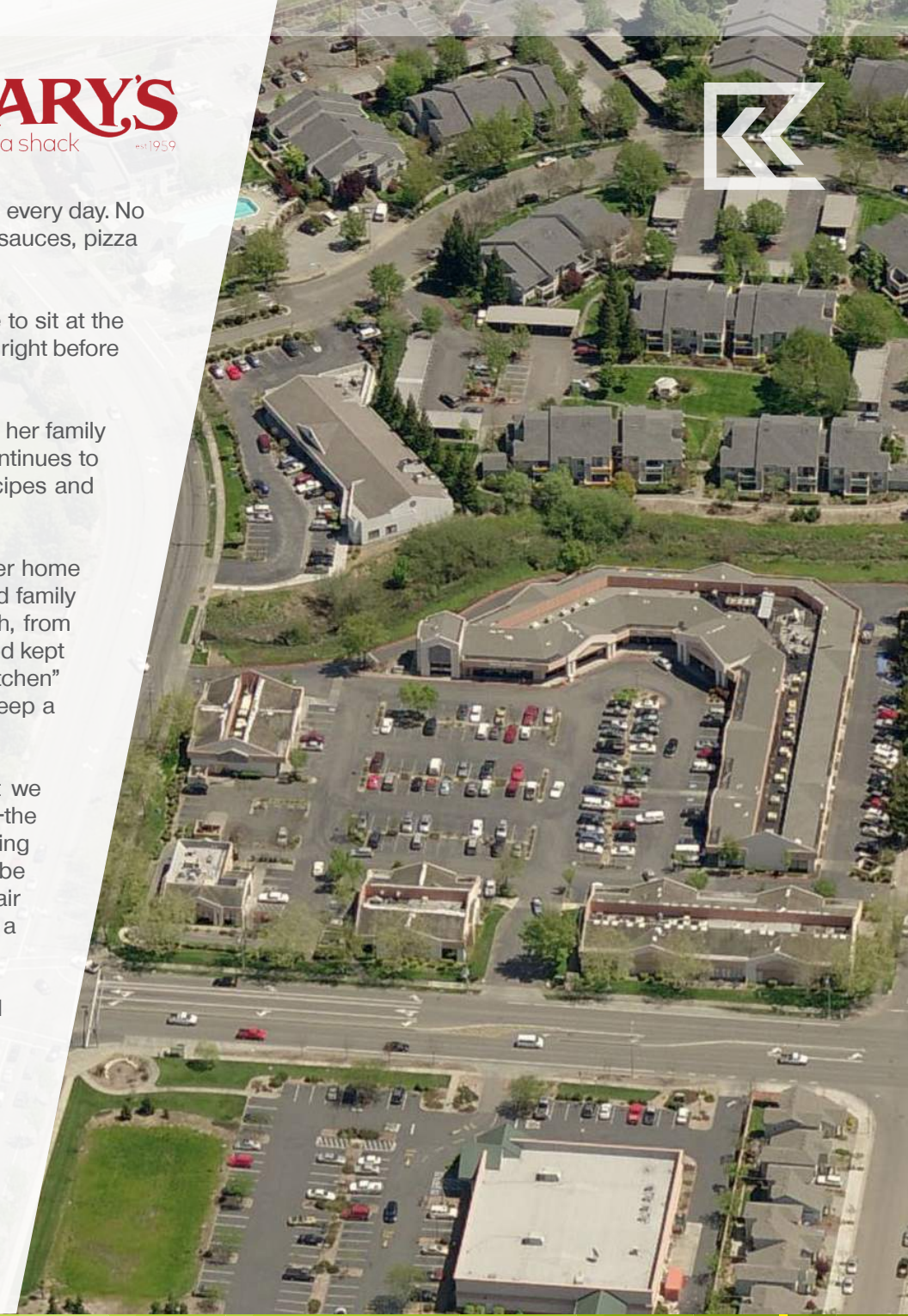
Our beloved founder Mary Fazio passed away in 1999, but her legacy lives on in her family and her restaurants as a Sonoma County legend. Today, Mary's Pizza Shack continues to be a family-run organization, carrying on her rich family traditions, delicious recipes and passion for good food and good company.

In 1959, Mary Fazio opened the original Shack, using her father's recipes and her home kitchen's pots and pans. Mary created a warm and cozy place where friends and family gathered to enjoy her home-cooked meals. She made everything from scratch, from pizza dough to soups, pasta sauces to salad dressings. Mary's Italian comfort food kept her friends returning to the Shack again and again. Mary pioneered the "open kitchen" concept so she could greet each guest as they walked through the door, and keep a watchful eye to make sure no one left hungry.

Over fifty years later, we still use the recipes, ingredients, love and care that we learned from Mary. Our company is still owned and operated by the family—the third generation handles the day-to-day running of the business in roles ranging from CEO to spearheading our charitable giving. Mary's great-grandchildren can be found around the corner learning the ropes in our restaurants, as well as on the air starring in our radio ads. And, of course, Toto, Peggy and Anna are still keeping a keen eye on the business—after all it has their mother's name on it!

Mary's family extends well beyond the branches of our family tree. We are proud that many of our crew members have spent their entire careers here, they are a huge part of the family too. Some of our employees have worked for us for over thirty years, helping us keep Mary's spirit and culture alive and thriving in our restaurants. We invite you to come in and experience it for yourself; there's always room in our family!

Mary's Pizza has 19 units in northern California.





AERIAL MAP

3080 - 3082 MARLOW ROAD & PINER ROAD, CA SANTA ROSA

ROSEWOOD SHOPPING CENTER



ECONOMIC PROFILE



Economic & Demographic Profile

The largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce.

As the county seat, Santa Rosa is the heart of Sonoma County, one of the world's leading wine regions. The city is also home to the region's state and federal offices and to California's latest Welcome Center, where millions of visitors a year discover what residents already know:

Santa Rosa is the place to shop, dine, spend a long weekend or grow a business.

Overview

Santa Rosa is the County seat and center of trade, government, commerce and medical facilities for the North Bay area. The area surrounding Santa Rosa is home to over a hundred wineries and vineyards, and many beautiful parks and recreational facilities.

As county seat of Sonoma County, Santa Rosa has every attraction expected within a major city, with its symphony, performing arts center, theater productions, internationally-recognized restaurants and a healthy mix of businesses in the technological, retail, medical, agricultural and service sectors. Yet, while having a population of more than 170,000, Santa Rosa still retains the warmth and small-town feel of decades past with an extraordinary quality of life for its residents and visitors. This warm and friendly city, an urban blend of art and culture, food, wine and recreation, is the perfect location for families and all travelers to stay for a relaxing and adventurous vacation.

With fine schools that include a renowned junior college, a wealth of businesses and services, a nearly endless array of recreational opportunities and a superb climate in which to enjoy them, Santa Rosa is a combination of elements that create a vibrant community. Santa Rosa has gone to great lengths to provide visitors and friends with detailed map information of our area. Please take a moment to explore some of the magic that is Santa Rosa.





ECONOMIC PROFILE

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Major Employers

| Company Name | Category | Employment |
|---------------------------|--------------------|------------|
| County of Sonoma | Government | 4834 |
| Kaiser Permanente | Health Care | 2,640 |
| Santa Rosa Junior College | Education | 3,625 |
| St Joseph Health System | Health Care | 1,578 |
| Santa Rosa City Schools | Education | 1,691 |
| Keysight Technologies | Electronics | 1,275 |
| City of Santa Rosa | Government | 1,267 |
| Medtronic CardioVascular | Medical Devices | 1,000 |
| Sutter Regional Hospital | Health Care | 963 |
| Amy's Kitchen | Food Manufacturing | 890 |

Sources: North Bay Business Journal Book of Lists 2017, Sonoma County Economic Development Board Economic Indicators (PDF), SRJC Human Resources, Sonoma County Human Resources, City of Santa Rosa.Human Resources

Quality of Life

| Amenities | Number of |
|-----------------------|-----------|
| Public Parks | 66 |
| Public Swimming Pools | 2 |
| Public Tennis Courts | 3 |
| Golf Courses | 6 |
| Cinemas | 3 |
| Public Libraries | 4 |
| Theatres | 2 |
| Symphonies | 1 |
| Orchestras | 1 |
| Museums/Galleries | 3 |
| Church | 85 |

Climate

| Average January Low/High (°F) | Average July Low/High (°F) | Prevailing Wind Speed/ Direction | Annual Precipitation | Elevation | Average Relative Humidity |
|-------------------------------|----------------------------|----------------------------------|----------------------|-----------|---------------------------|
| 37 / 58 | 51 / 84 | 5.8 mph hourly / south | 30.58 inches | 167 feet | 73% |

In Santa Rosa, temperature extremes are rare. Breezes off the Pacific Ocean keep the summers moderate, the winters mild, and the air quality clean and clear.

Sources: US Climate Data



ECONOMIC PROFILE

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Crime Rate

| Property Crimes per 100,000 People | Violent Crimes per 100,000 People |
|------------------------------------|-----------------------------------|
| 2,589.4 | 484.8 |

Source: FBI Uniform Crime Reports (UCR), June 2012 (2010 Data).

Cost of Living

| Location | COLA Index |
|---------------|------------------------------------|
| Sonoma County | U.S. = 100% / Sonoma County = 124% |

Source: Sonoma County Economic Development Board Winter 2016 Local Economic Report

Housing Cost & Availability

| Median Selling Price | Median Days on Market | Average Selling Price | Average Days on Market |
|----------------------|-----------------------|-----------------------|------------------------|
| \$580,000 | 40 | \$675,000 | 67 |

Source: Bay Area Real Estate Information Services, April 2017 (Figures for Sonoma County Closed Sales, March 2017).

Rental Costs

| Apartments (2-bedroom) |
|------------------------|
| \$1,962 |

Source: Rentjungle.com, March 2017





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