



Keegan & Coppin
COMPANY, INC.

FOR SALE

**1370 REDWOOD WAY
PETALUMA, CA**

**MULTI-TENANT
LEASED INVESTMENT**

Go beyond broker.

PRESENTED BY:

RUSS MAYER, PARTNER
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CONTENTS



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EXECUTIVE SUMMARY..... 3

PROPERTY DESCRIPTION..... 4-5

INVESTMENT ANALYSIS 6

TENANT PROFILES 7

FLOOR PLAN 8

SITE PLAN 9

LOCATION DESCRIPTION..... 10

LOCATION AERIAL.....11

PROPERTY PHOTOS12

AREA DESCRIPTION.....13

AREA MAP..... 14

ABOUT US15

DISCLAIMER.....16





EXECUTIVE SUMMARY



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Keegan & Coppin, Company is pleased to present for purchase this exceptional, multi-tenant investment in the highly desirable Sonoma County Wine Region. Located in Petaluma, California and in the prestigious Redwood Business Park, this property features a diverse variety of tenants including food service, fitness, office and warehouse. The building is designed to accommodate a range of small to medium size uses with suite sizes starting at approximately 1,200 square feet and with the ability to combine for larger uses.

The Property is 100% leased to four (4) tenants, one of which occupying two contiguous spaces. Many of the leases are under market allowing for significant upside upon renewals.

- Individually Metered for PG&E
- Sprinklered for Fire Protection
- Irrigation System
- High Speed Data
- Two (2) Grade Level Roll-Up Doors (12' x 12')
- Several Recent Upgrades to Interior and Exterior of the Property



Purchase price:	\$3,650,000.00
Building(s) total size:	13,440+/- SQ FT (APPROX.)
Price / PSF:	\$271.58
Projected Annual NOI:	\$235,799.00
Projected Cap Rate %:	7.04%

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

APN

137-250-002

BUILDING SIZE

13.440+/- SF

CONSTRUCTION TYPE

Concrete Tilt-Up

LOT SIZE

0.29+/- AC

YEAR BUILT

1991

STORIES

Single Story

PARKING

28 Spaces On-Site
±2.80/1,000 SF

ZONING

PCD

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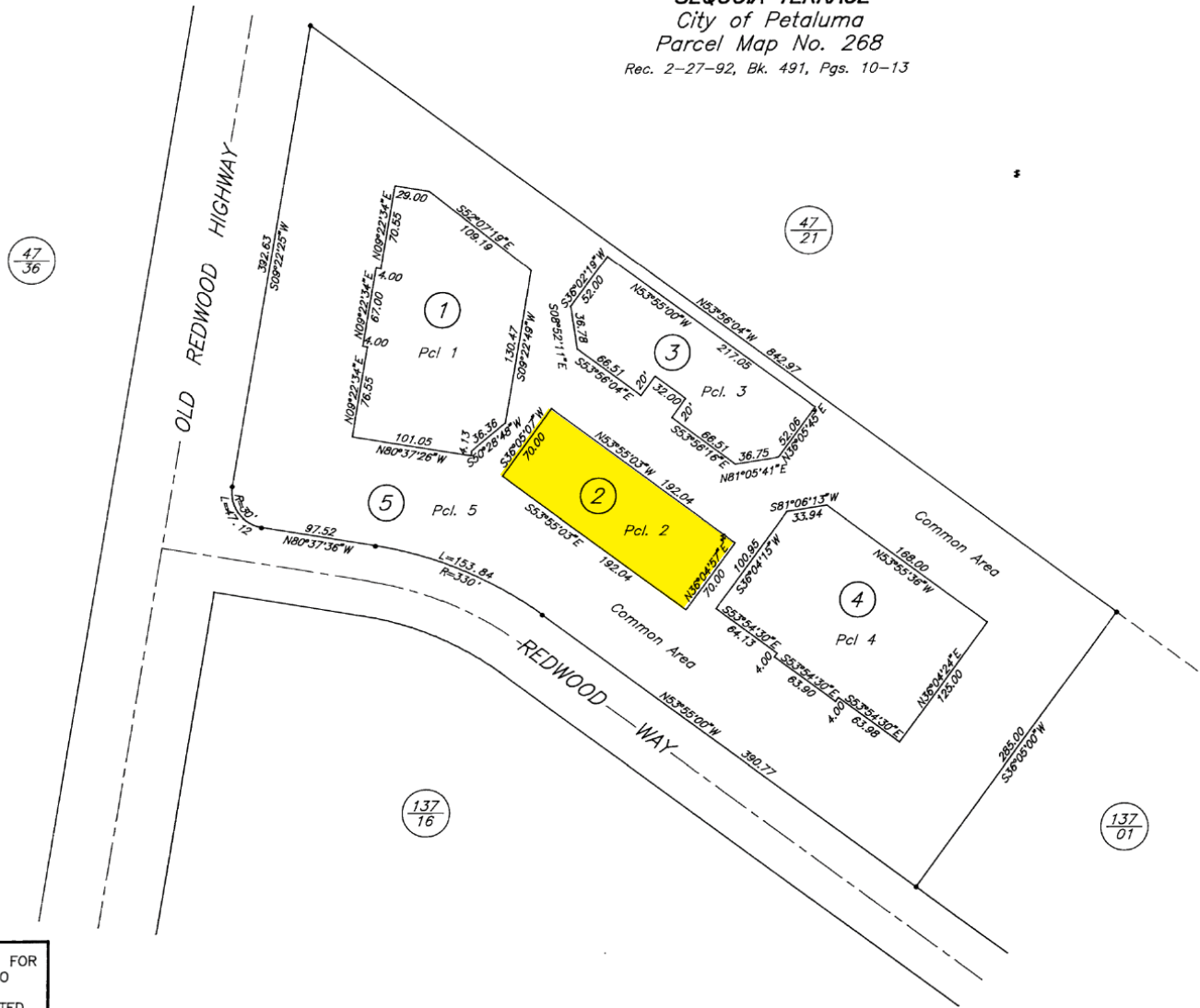
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SEQUOIA TERRACE
City of Petaluma
Parcel Map No. 268
Rec. 2-27-92, Bk. 491, Pgs. 10-13



SCALE: 1" = 100'

REVISED
- - - - -

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 137, Pg. 25

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FINANCIAL OVERVIEW



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INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		PRO FORMA INCOME SUMMARY	
Annual Income	\$189,876.00	Property Taxes	\$45,625.00	Potential Annual Income	\$284,730.00
Reimbursements	\$81,296.00	Insurance	\$11,870.00	Reimbursements	\$81,296.00
Less Vacancy	\$5,696.00	Other Expenses	\$64,662.00	Less Vacancy (3%)	\$8,542.00
Net Operating Income	\$143,319.00	Total Expenses	\$122,157.00	Potential Net Operating Income	\$235,327.00
Cap Rate	4.28%			Potential Cap Rate	7.02%

Note: Property Taxes are estimated at 1.25% of the Offering Price. All Tenants pay increases over their base year expenses and tenant reimbursements have been adjusted to increases in the property taxes on the sale of the property.

	Tenant	Suite	Sq. Ft.	Lease Type	Rent PSF	Monthly Rent	Annual Rent	Lease Term	Lease Expiration	Option(s)	Pro Forma Rent PSF	Pro Forma Monthly Rent
1	Sonoma Family Meal	A	3,433	Gross	\$1.16	\$3,971.01	\$47,652.12	64 Months	09/30/26	One 5-yr	\$2.15	\$7,380.95
2	Sonoma Spice Queen	B	1,215	Gross	\$1.50	\$1,822.50	\$21,870.00	63 Months	12/31/28	One 3-yr	\$1.65	\$2,004.75
3	Coda Technology Group	C/D	5,481	Gross	\$0.94	\$5,149.50	\$61,794.00	206 Months	07/31/26	N/A	\$1.65	\$9,043.65
4	DBC Fitness - NorCal	E	3,211	Gross	\$1.52	\$4,880.00	\$58,560.00	62 Months	06.30/27	N/A	\$1.65	\$5,298.15
			13,340			\$15,823.01	\$189,876.12					\$23,727.15

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TENANT PROFILES



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<p>SONOMA FAMILY MEAL Leasing 3,433 sq. ft. through September 30, 2026 www.sonomafamilymeal.org</p>	<p>Sonoma Family Meal (SFM) is committed to strengthening the local food economy and nourishing our community in times of both crisis and stability. This space serves as their community kitchen where SFM converts locally sourced ingredients and rescued perishables into meals for families and seniors experiencing food insecurity, while providing culinary career training and food-business support. During disasters, SFM proactively coordinates resources to provide quality emergency meals for those who have been impacted. Since 2017, SFM has provided more than 750,000 meals to disaster survivors and food-insecure families in Sonoma County.</p>
<p>SONOMA SPICE QUEEN Leasing 1,215 sq. ft. through December 31, 2028 www.sonomaspicequeen.com</p>	<p>Purveyor of hand-crafted spices, Sonoma Spice Queen was started by spice enthusiast and culinary adventurer, Wind McAlister. Through her love of cooking and cultural exploration, she creates and sells hand-crafted organic spice mixes and rubs at their downtown Petaluma retail store. This location serves as shipping, receiving and production for their Spice Mill. They also offer gourmet spice forward cooking classes using the kitchen facilities at Sonoma Family Meal.</p>
<p>CODA TECHNOLOGY GROUP Leasing 5,481 sq. ft. through July 31, 2026 www.coda-tech.com</p>	<p>Coda Technology Group is a professional contractor for commercial audio-visual installations. Their customers include Business, Government, Education, Bio-tech and Performing Arts with projects ranging from simple Conference Centers to Auditoriums, Amphitheaters, Distance Learning Centers, and Telepresence Suites. Their team features a diverse group of professionals from professional audio visual, Pro Audio/Live Sound, Multimedia Presentation, Technical Theater, Telecom, and Event Staging.</p>
<p>DBC FITNESS-NORCAL Leasing 3,211 sq. ft. through June 30, 2027 www.dbcfitness-norcal.com</p>	<p>DBC Fitness was founded on the basis of incorporating the principles of biomechanics into training programs for the world's most elite athletes and those that want to train like them. Biomechanics studies the structure of the human body, including the mechanical function and limitations of bones and soft tissues. That knowledge coupled with an understanding of the forces that cause motion allow DBC to develop the most comprehensive, safe, and effective science-backed training programs in the world. Their team is composed of the industries' most highly experienced and educated sports performance coaches, biomechanists, medical professionals, and personal trainers.</p>

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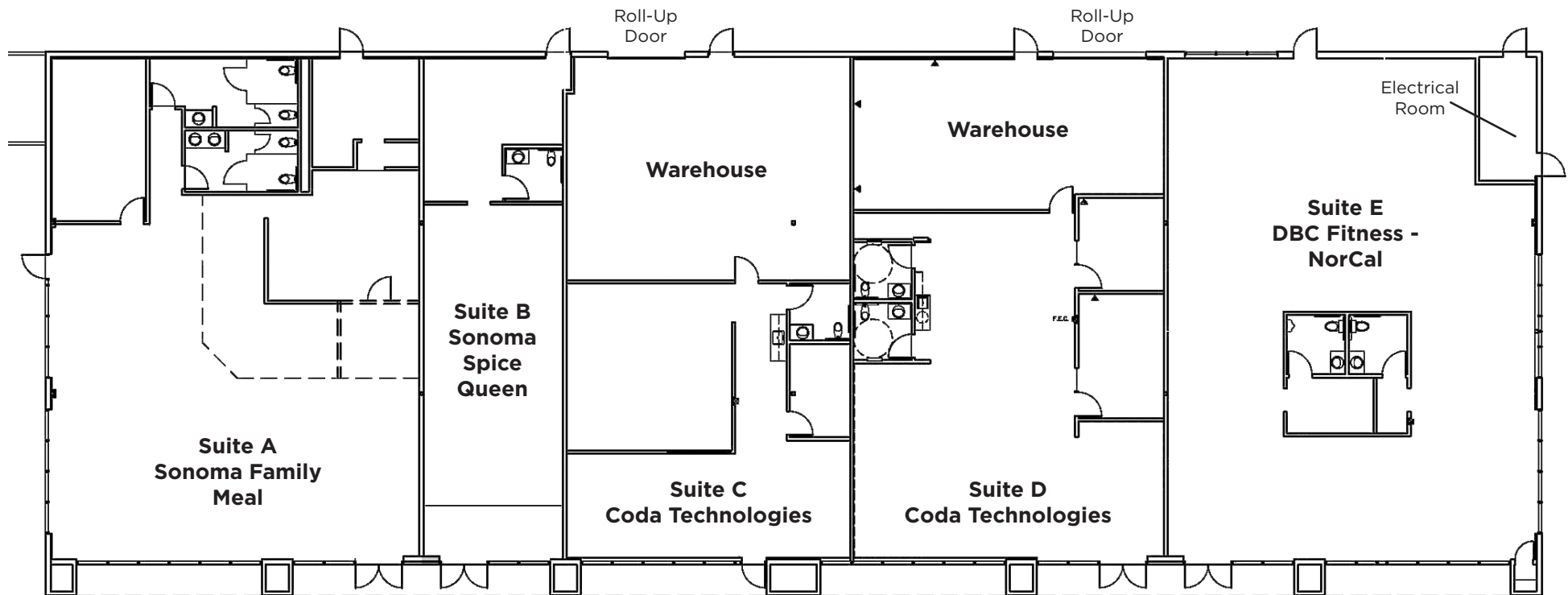


FLOOR PLAN



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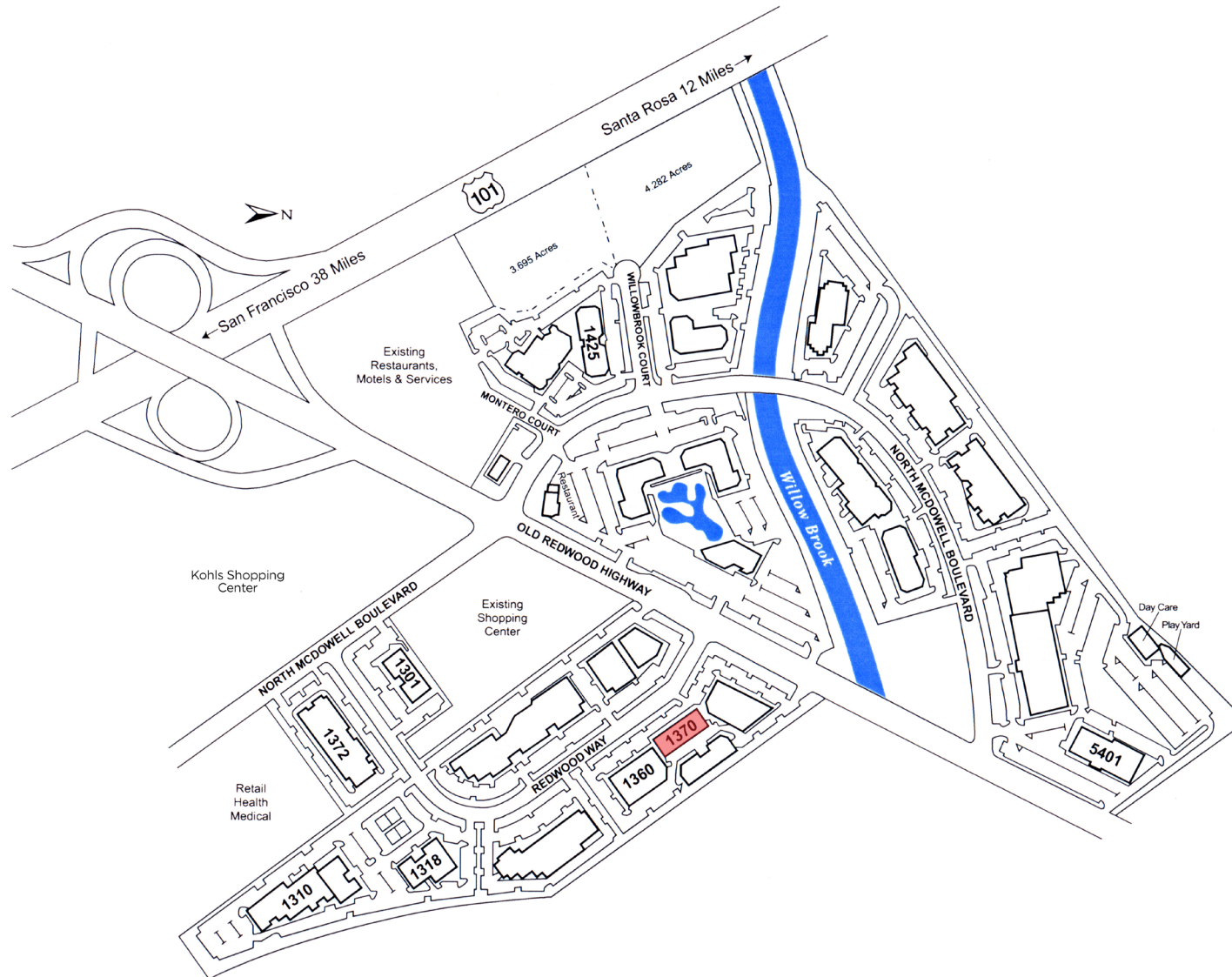


REDWOOD BUSINESS PARK SITE PLAN



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LOCATION DESCRIPTION



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DESCRIPTION OF AREA

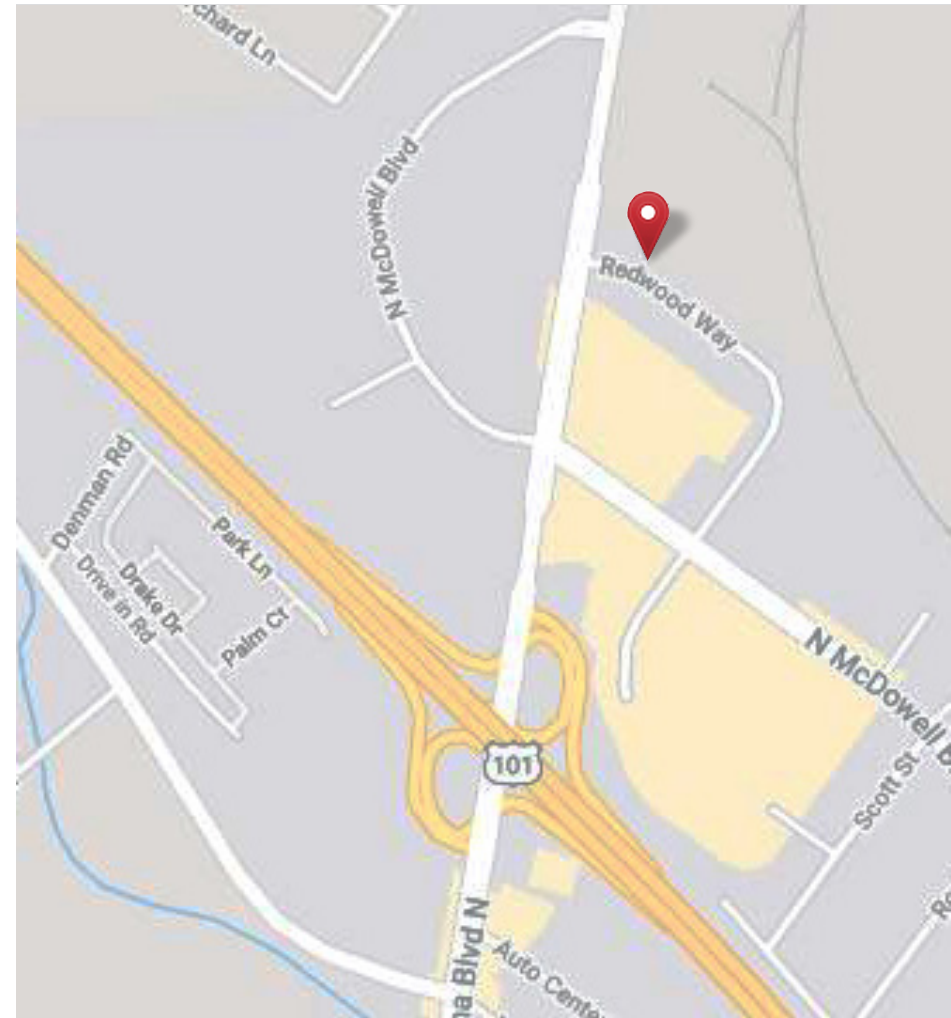
Redwood Business Park is a 1,100,000 sq. ft. master-planned professional business park located in the northeast corner of Petaluma in Southern Sonoma County and directly off of Highway 101. The park is adjacent to both Redwood Gateway Shopping Center and the Wilco Shopping Center offering a variety of shopping options and other services. This high-identity, professional business park has served as home to professional service firms and several major telecommunication and technology groups. Major park tenants include CrossCheck, Tellabs, Dow Pharmaceutical Sciences, Clover Stornetta, Digilock, Broadcom, the County of Sonoma Health & Human Services, St. Joseph's Synergy Health Club, Home2 Suites by Hilton and Keller Williams Realty.

NEARBY AMENITIES

- Adjacent to Walking Paths, Picnic Areas, nearby Restaurants, Lodging, Financial, and more
- Lagunitas and Henhouse Breweries

TRANSPORTATION ACCESS

- Highway 101
- Sonoma County Transit
- Golden Gate Transit



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	1,444	29,032	102,960
Est. Avg. HH Income	\$106,710	\$108,068	\$101,806

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LOCATION AERIAL



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1370 REDWOOD
WAY

TRADER JOE'S
ACRE
Starbucks
McDonald's
Raley's
CVS pharmacy
ROSS

KOHL'S
AT&T
DOLLAR TREE
Bank of Marin
Michaels
FedEx Kinko's

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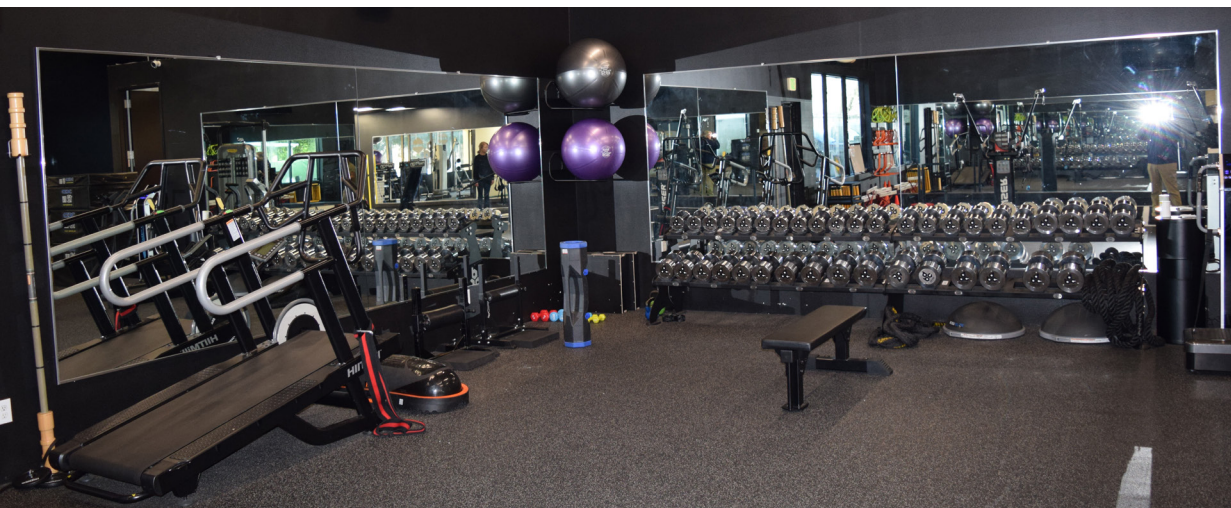


PROPERTY PHOTOS



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AREA DESCRIPTION



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LOCATION AND DEMOGRAPHICS

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just thirty-five miles from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also know for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

PETALUMA

Under an hour from San Francisco nestled in farmland and rolling hills Petaluma has a beautiful river front, historical district and a fresh mixture of tasteful redeveloped properties. Once a leader in agricultural production and manufacturing Petaluma has turned into a desired location to live, work and eat some of the best food/drink in the Bay Area.

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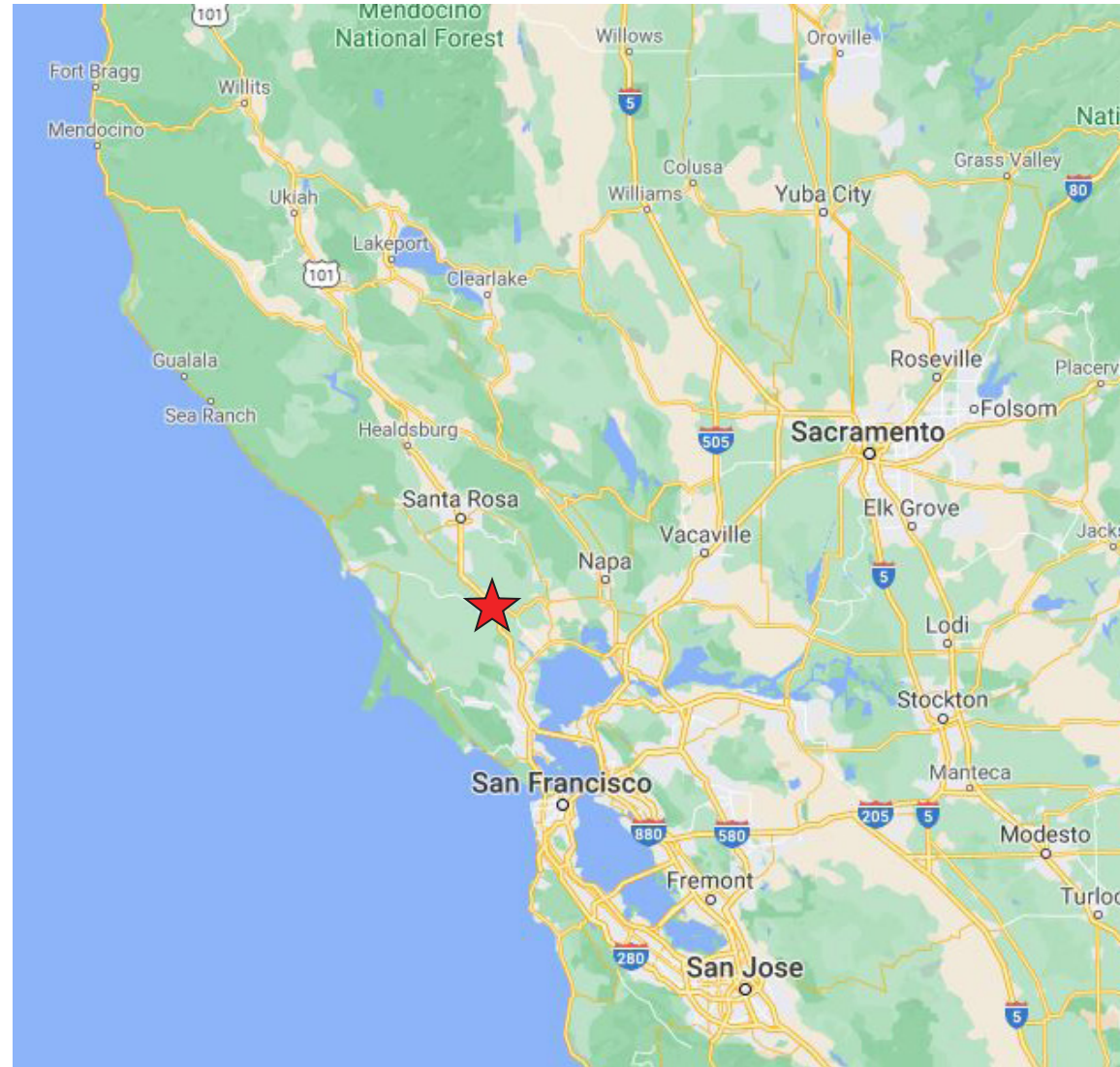


AREA MAP



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ABOUT US



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

Keegan & Coppin has served our communities in the North Bay for almost 50 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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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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