

*Petaluma, California*

# Hive

Innovation

Healthy Innovative Vibrant Ecosystem  
Cultivate Your Vision in the Heart of the Bay Area  
3900 CA-37, Petaluma, CA

[www.hiveinnovation-petaluma.com](http://www.hiveinnovation-petaluma.com)



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# Healthy Innovative Vibrant Ecosystem of Petaluma (HIVE)

3900 CA-37, Petaluma

Hive Innovation encapsulates a dynamic agricultural innovation hub in Sonoma County's Petaluma Gap.

We strive to foster green jobs, sustainable farming, and agricultural innovation.



Community-Led Innovation



Soil Stewardship



Value-Added Production





An aerial photograph of a large agricultural farm, likely in the San Francisco Bay Area. The farm features several large, long, low-profile buildings, possibly greenhouses or storage sheds, and various smaller structures. The surrounding landscape is flat and open, with some distant hills visible. In the foreground, a multi-lane highway with a complex interchange is visible, with several vehicles traveling on it. The entire image is overlaid with a semi-transparent dark green filter, and a white rectangular box with a thin grey border is centered in the upper half, containing text.

With limited large-scale Ag land in the Bay Area, our 528-acre farm, the closest flat agricultural parcel to San Francisco, presents a prime opportunity to grow your business.

Our superior access to essential resources, transportation, and markets will allow you to have all the space, support, and resources you need to successfully establish, run, and expand your Ag business.

# Room to Grow

Space and Flexibility for Business Growth and Success



## Unleash Your Potential with Flat Farmland

Expansive, contiguous plots of land ideal for row crops, and other large scale operations.



## Cultivate Excellence in Market Garden Spaces

Smaller, intensively managed plots perfect for producing high-value, specialty crops.



## Streamline Operations with Ag Equipment Yards

Secure, spacious areas for storing and maintaining your agricultural equipment and vehicles.



## Elevate Efficiency in Agricultural Shop Spaces

Dedicated facilities for repairing, servicing, and fabricating agricultural equipment and tools.



## Adapt and Thrive with Mobile/Modular Office Spaces

Flexible, customizable office solutions that can grow with your business.



# Flexible Space Options Tailored to Your Business Needs



**500+ acres**

Flat Farmland



**5 acres & growing**

No-Till Elevated Farmland



**10K SF**

(with Room for Expansion)  
Flexible Barn Space  
Suitable for Warehouse or  
Shop



**Tailored**

Office Space



**Unlimited**

Potential for  
Flex Space



**Unlimited**

Potential for  
Outdoor Storage





# Competitive Lease Rates

Unbeatable Value for Your Investment

		Rate	Term
	Flat Farmland	Customizable based on requirements	1-3 years with renewal options
	No-Till Elevated Farmland	Customizable based on requirements	3-5 years with renewal options
	Flexible Barn Space Suitable for Warehouse or Shop	Customizable based on requirements	3-5 years with renewal options
	Office	Customizable based on requirements	1-5 years with flexible terms
	Flex Space	Customizable based on requirements	1-5 years with scalability options
	Outdoor Storage	Customizable based on requirements	Month-to-month with long-term options



# Site Plan





# Seize the Opportunity to Grow at Hive Innovation

## Available Space



### Flat Farmland

Act now to claim your piece of our expansive, fertile farmland and start cultivating your largescale agricultural dreams.



### No-Till Elevated Farmland

Our no-till elevated farmland plots are currently occupied due to high demand. We're expanding this sustainable farming option. Join our waitlist to know when new plots are available.



### Warehouse

Take advantage of our adaptable warehouse space to streamline your storage, processing, and distribution operations.



### Office, Flex Space, & Outdoor Storage: Unlimited Potential

Our office spaces, flex spaces, and outdoor storage areas are all designed to accommodate your unique needs, offering endless possibilities for customization and growth.





# Your Vision, Our Solution

## Flexible Space Solutions

- + **Customizable Plans:**  
Our team designs floor plans to optimize your workflow
- + **Scalable Spaces:**  
Our spaces can expand with your growing business
- + **Turnkey Solutions:**  
We handle all aspects of creating your space, letting you focus on your business.

## Tenant Improvement Allowance (TIA)

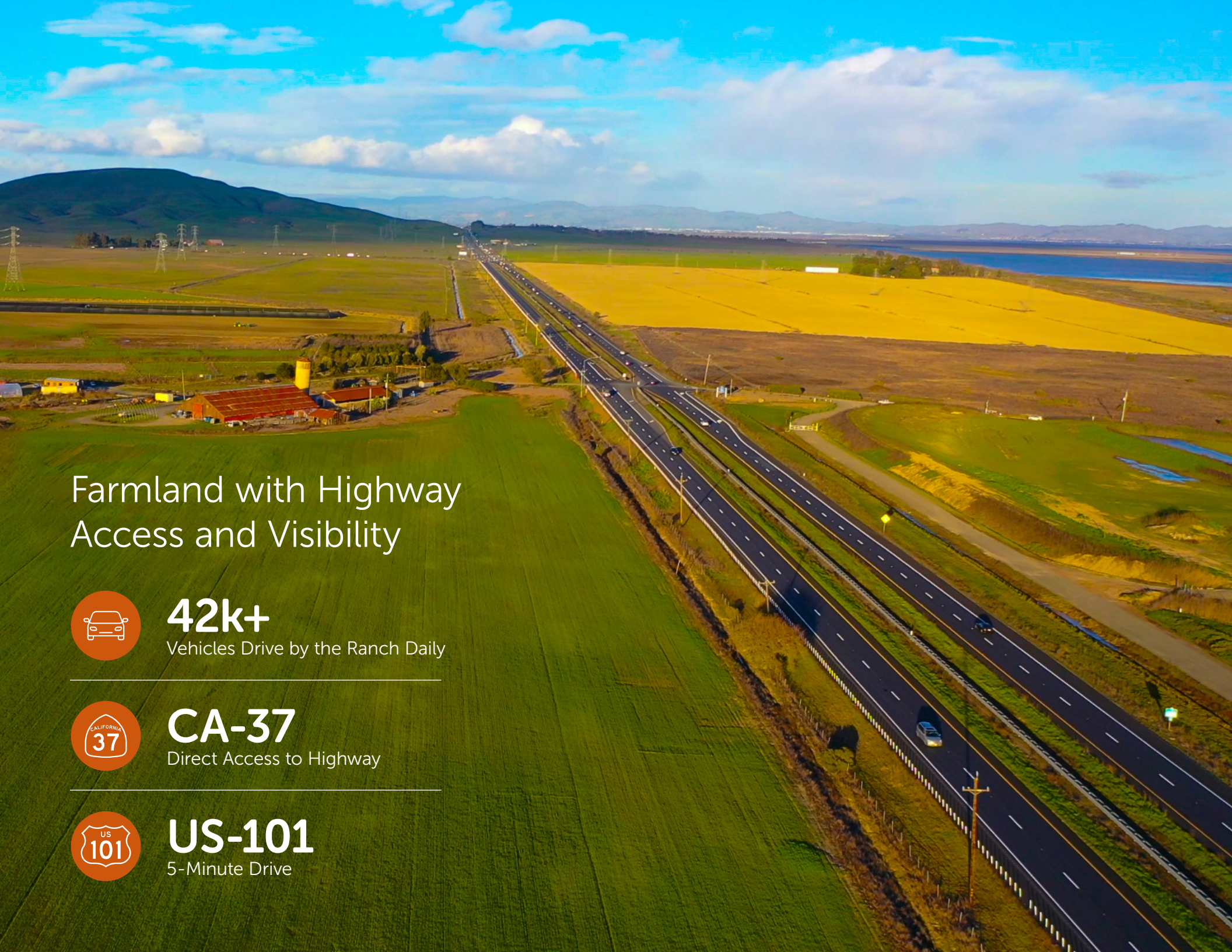
- + Office buildouts and renovations
- + Installation of specialized equipment
- + Upgrades to electrical and plumbing systems
- + Enhancements to storage and processing areas

## Additional Solutions

- + Mobile solutions for on-site management
- + Modular buildings for quick expansion
- + Renewable energy options like solar panels
- + Water conservation and recycling systems
- + Advanced security systems







## Farmland with Highway Access and Visibility



**42k+**

Vehicles Drive by the Ranch Daily



**CA-37**

Direct Access to Highway



**US-101**

5-Minute Drive



# Zoning: LEA (Land Extensive Agriculture) in Sonoma County

LEA zoning stands for Land Extensive Agriculture. This designation is used for areas best suited to agricultural activities that require large parcels of land. The primary goal is to preserve agricultural lands and protect them from incompatible uses.



## Primary Uses

Agriculture requiring extensive land, such as grazing and large-scale crop production.

## Accessory Uses

Limited agricultural processing, farmworker housing, and certain agri-tourism activities.

## Learn More

For extended list of suitable uses [click here](#)



# Strategically Locate Your Business Within the Bay Area's Prime Agri-tech Incubator



## AI-Agriculture

The property's layout and size make it ideal for precision agriculture techniques, which heavily rely on AI and data analytics to maximize farming.



## Freshwater Access

Water is the most vital resource for a farm, and this parcel provides just that with reliable water sources for livestock and irrigation from two onsite wells.



## Experienced Managers

Our team of commercial real estate professionals can provide expert assistance in project management, development, general engineering, and finance for your project.



# Access to Major Markets and Airports



**Downtown Novato**  
12-Minute Drive



**Downtown Petaluma**  
25-Minute Drive



**Downtown Napa**  
35-Minute Drive



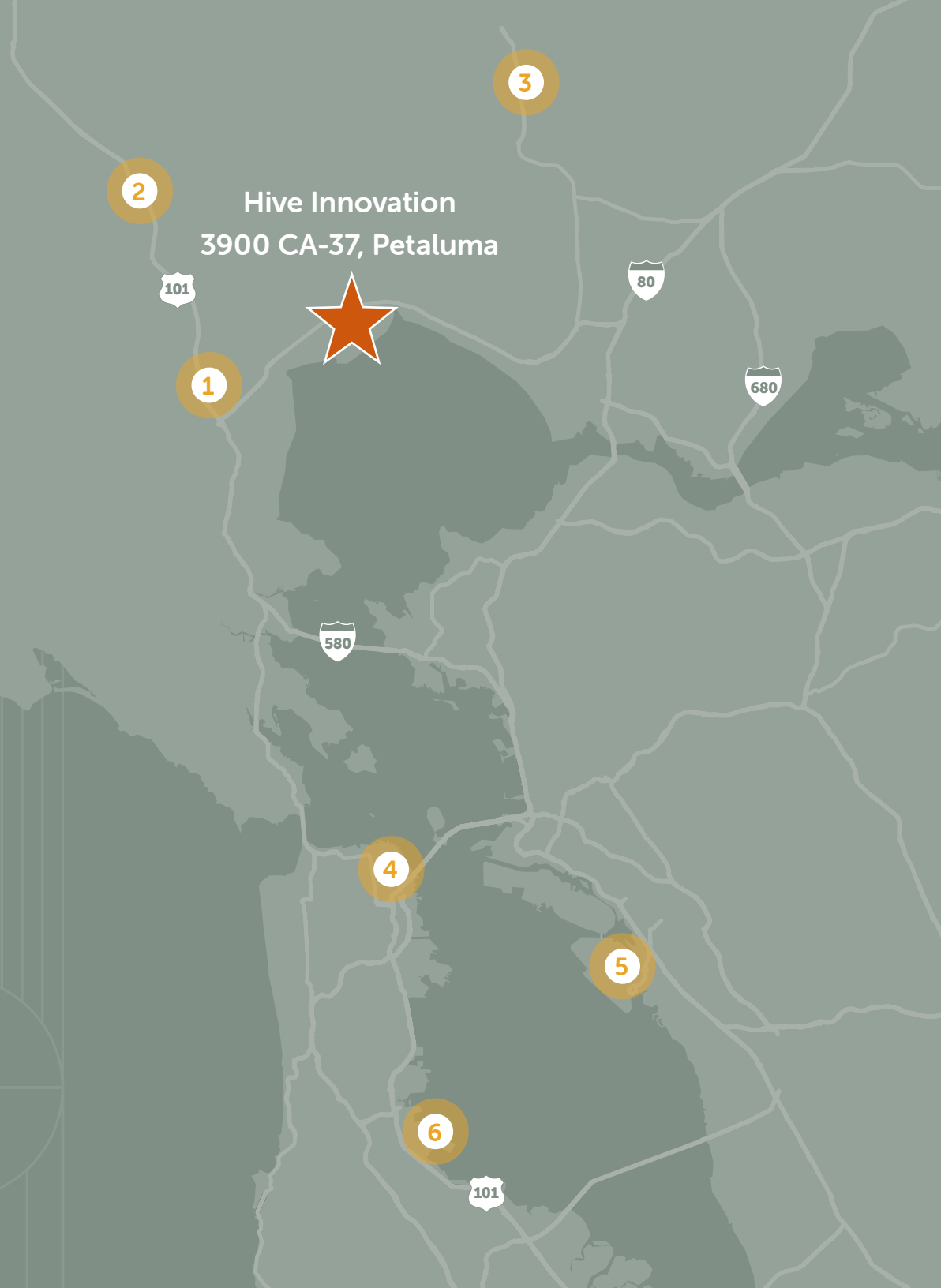
**SF Financial District**  
45-Minute Drive



**OAK Airport**  
50-Minute Drive



**SFO Airport**  
1-Hour Drive





# Convenience and Charm



## Sonoma Raceway

### 5-Minute Drive

Modern motorsport facility that hosts events and vehicles throughout the year. It attracts 200k+ visitors on race days and is an official site of NASCAR.



## Vintage Oaks Shopping Center

### 10-Minute Drive

In-n-Out, Chick-fil-A, Starbucks, Target, Costco, and more!



## Gross Field Airport

### 10-Minute Drive

Home to about 300 aircraft and businesses. Open 24 hours a day to serve the community.



## Cornerstone Sonoma

### 15-Minute Drive

A wine country marketplace featuring shopping, tasting rooms, artisanal foods, and art-inspired gardens.



## Domaine Carneros

### 30-Minute Drive

A Napa Valley winery best known for sparkling wine and a breathtakingly beautiful Chateau.



## Golden Gate Bridge

### 25-Minute Drive

An iconic symbol of San Francisco offering stunning views of the city and the Bay.



# Amenities



## Facilities

- + Numerous historic agricultural buildings available for adaptive reuse
- + Primary facility: 10,000 square feet red barn
- + Other potential facilities available
- + Benefit from County's "Right to Farm" policy
- + Policy permits quick erection of new buildings



## Electricity

- + Parcel eligible for agricultural solar grants
- + Features a robust 480V, 3-phase, 600A electrical service
- + System offers ample power for most operations
- + Has excellent expansion potential for future upgrades



## Freshwater Access

- + Parcel has two deep well systems
- + Provide ample water for various agricultural activities
- + Capable of delivering close to a combined 200 GPM



## Additional Options

- + Options for creating onsite affordable farmworker housing
- + Offers basic utilities
- + Includes internet and trash service
- + Customization options available to meet specific needs





# Consumer Demographics

**±1 Million People** Within 30 Minutes



Range (Min)

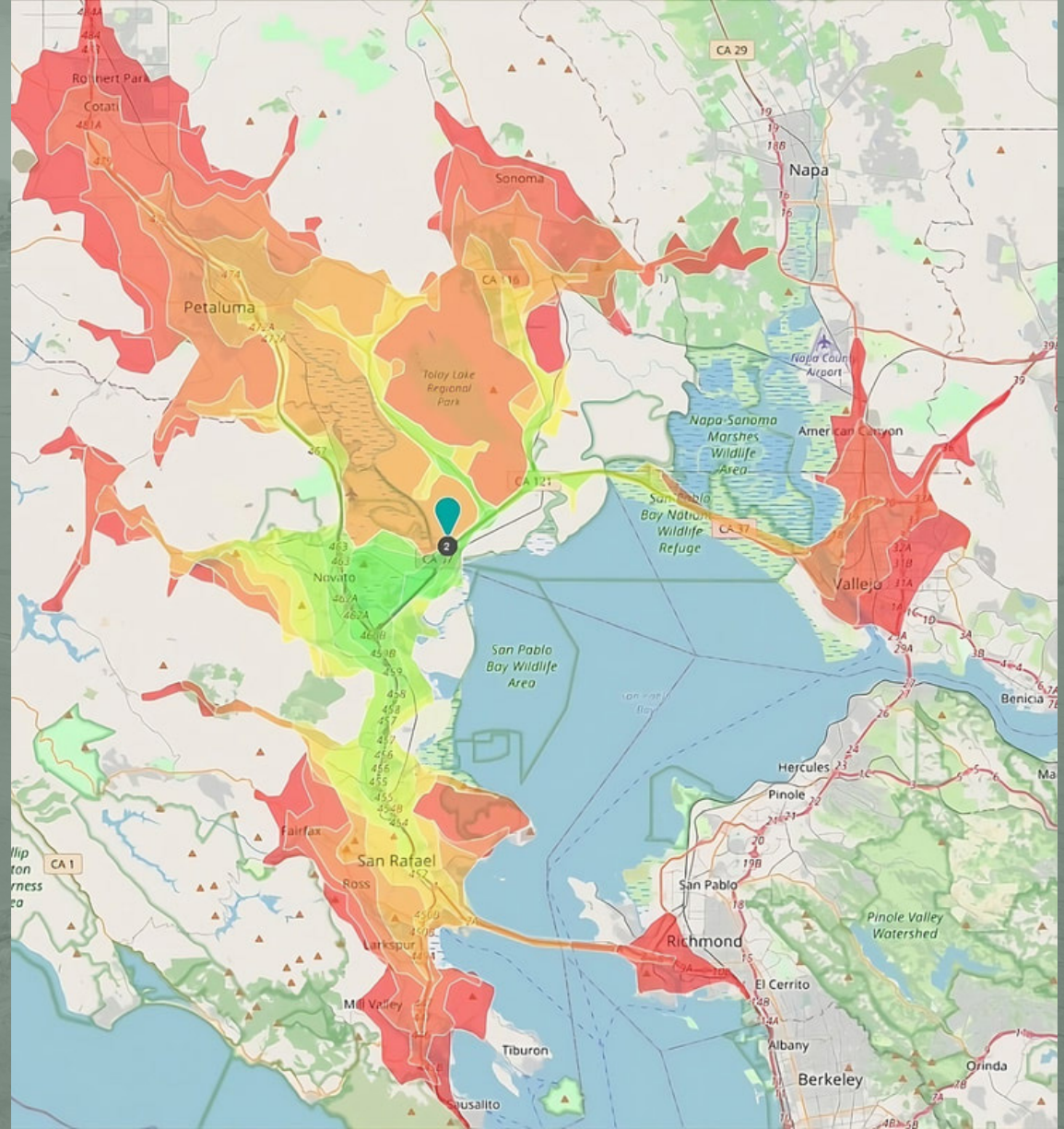


Area (Sq Mi)



Population

9	16.12	26,026
12	29.62	55,449
15	43.45	81,916
18	60.49	117,361
21	111.63	179,065
24	170.16	232,375
27	225	896,471
30	228.15	985,667





# Access to Affluent Markets and Talent Pools

Tap into the Bay Area's bounty

## Affluent Population

SF Bay Area is a hub for high-end consumers

High demand for organic, niche and locally sourced foods

Foods can be produced at scale on our farm

## Talent Pool

SF Bay Area is home to Silicon Valley's tech and AI talent pool

Provides advantage for integrating AI and advanced technologies in farming

Beneficial due to increasing digitization of agriculture







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