

5004 DOWDELL AVE

ROHNERT PARK, CA

- » Brand New Class A Building Totaling 89,896 SF
- » 100% Leased To BradyPlus Through October 2031
- » Infill Northern California Location Adjacent To U.S. 101

**ASKING PRICE: \$26.7 MILLION | 5.85% YEAR 1 CAP
1.25% CO-OP BROKER FEE**



THE OFFERING

CBRE, Inc., is pleased to present the opportunity to acquire **5004 Dowdell Avenue**, a brand new Class A industrial facility totaling 89,896 SF in the Sonoma County market.

Constructed in 2024, the state-of-the-art building features abundant dock high loading, 134 auto parking, ESFR sprinklers, LED lighting and 28' warehouse clearance. The property is 100% leased to BradyPlus, one of the largest foodservice, janitorial/sanitation, and industrial packaging companies in North America, through October 2031.

The strategic distribution site has immediate proximity to Hwy 101 and provides access to the large population centers of San Francisco, The Central Valley, Sacramento, San Jose and Oakland in two hours or less.

PROPERTY OVERVIEW	5004 DOWDELL AVE
TENANT	BradyPlus (Oct/31)
RENTABLE AREA	89,896 SF
ACREAGE	5.07 AC
OCCUPANCY	100%
YEAR BUILT	2024
DOCK HIGH DOORS	10 + 1 KO
GRADE LEVEL DOORS	5 + 2 KO
AUTO PARKING	134
CLEAR HEIGHT	28'



ASKING PRICE: \$26.7 MILLION | 5.85% YEAR 1 CAP

INVESTMENT HIGHLIGHTS

PREMIER INDUSTRIAL PRODUCT IN THE SONOMA COUNTY MARKET

- + Majority of the industrial base was constructed in the 1970s - 1990s
- + Lack of Class A product with dock high loading in the area
- + 28' warehouse clearance which is above standard for this market
- + 10 dock high doors with 1 knock out panel for an additional door in the future

100% LEASED TO BRADYPLUS THROUGH OCT-2031

- + BradyPlus is one of the largest foodservice, janitorial/ sanitation, and industrial packaging companies in North America, with 180+ locations
- + This is a mission critical location due to the site's proximity to dense, affluent local population and a lack of competitive Class A industrial space in the area

STRATEGIC DISTRIBUTION LOCATION

- + Adjacent to U.S. 101 with proximity to SR-116
- + Access to 3.6 million people within 50 miles
- + One hour from the Port of Oakland, a key player in agricultural and refrigerated goods exports

ATTRACTIVE SONOMA COUNTY MARKET DYNAMICS WITH HIGH BARRIERS TO ENTRY

- + $\pm 5\%$ of the Sonoma County industrial base is Class A
- + Only 15-20% of industrial base has dock high loading
- + Construction and capital costs make food & beverage improvements cost prohibitive
- + Very few industrial parcels remain due to biological habitats
- + Limited electrical capacity and uncertainty surrounding PG&E upgrades to existing infrastructure
- + The region's proximity to the Bay Area and strong local industries provide a solid foundation for long-term growth
- + Strong demand for restaurants, hospitality and farming



PROPERTY HIGHLIGHTS

134 PARKING SPACES

15 YR ROOF WARRANTY

ESFR SPRINKLERS
2,000 AMPS POWER
HIGH-BAY LED LIGHTING

DIVISIBLE TO ACCOMMODATE
ADDITIONAL TENANTS

5 GRADE LEVEL LOADING
DOORS + 2 KO PANELS

28' CLEAR HEIGHT

10 DOCK HIGH LOADING
DOORS + 1 KO PANEL

FULL DRIVE AROUND
CAPABILITY

LARGE ±187' (SHARED)
TRUCK COURT

EXTREMELY RARE CLASS A PRODUCT IN SONOMA COUNTY

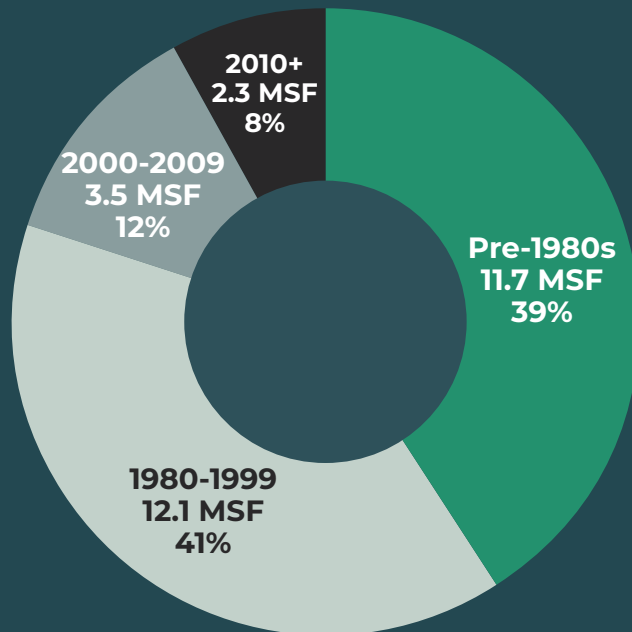
SONOMA COUNTY INDUSTRIAL VINTAGE

- + 80% of the inventory (sq. ft.) built prior to 2000
- + 92% built prior to 2010
- + 18 buildings were built after 2019 totaling 831,360 sq. ft.
- + 79% of the existing inventory (sq. ft.) is represented by buildings under 100,000 sq. ft.

Source: CBRE Research, CoStar Group

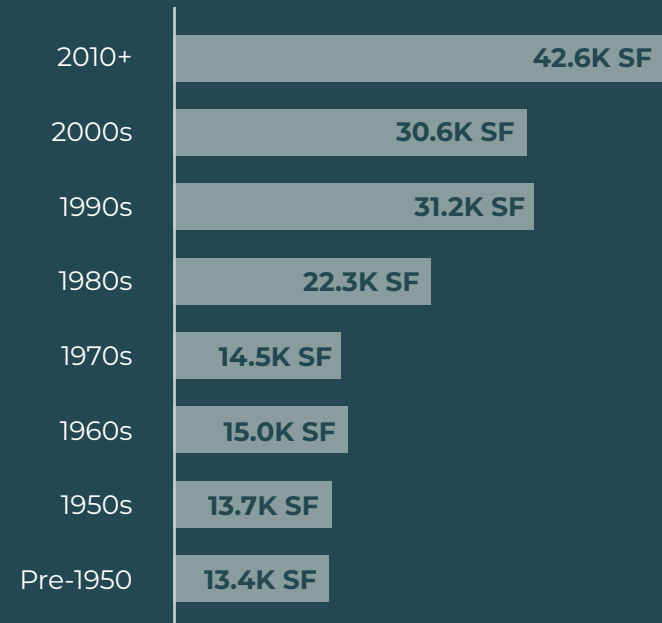
Total Inventory by Vintage

% of Total Square Feet

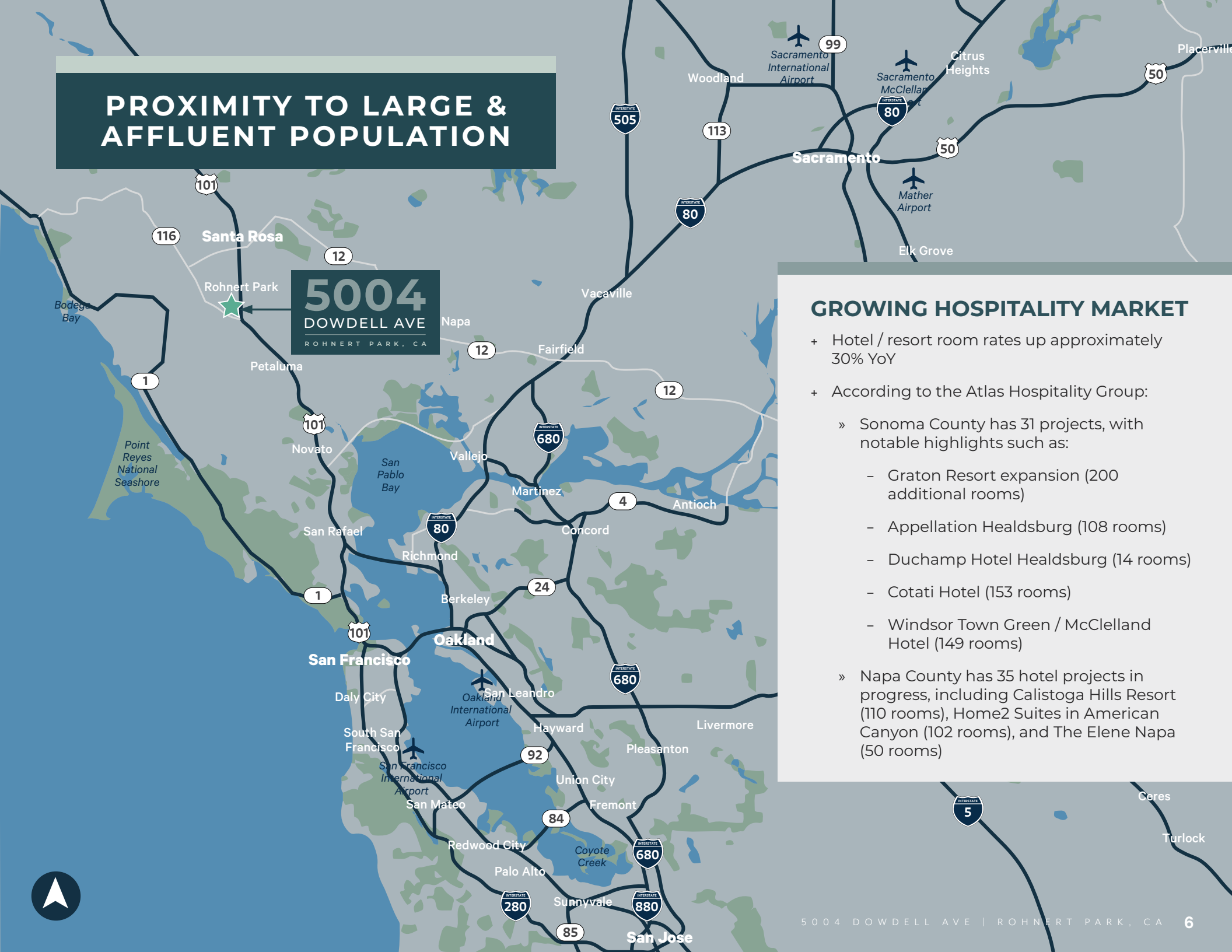


Average Building Size by Vintage

Square Feet



PROXIMITY TO LARGE & AFFLUENT POPULATION



5004
DOWDELL AVE
ROHNERT PARK, CA

GROWING HOSPITALITY MARKET

- + Hotel / resort room rates up approximately 30% YoY
- + According to the Atlas Hospitality Group:
 - » Sonoma County has 31 projects, with notable highlights such as:
 - Graton Resort expansion (200 additional rooms)
 - Appellation Healdsburg (108 rooms)
 - Duchamp Hotel Healdsburg (14 rooms)
 - Cotati Hotel (153 rooms)
 - Windsor Town Green / McClelland Hotel (149 rooms)
 - » Napa County has 35 hotel projects in progress, including Calistoga Hills Resort (110 rooms), Home2 Suites in American Canyon (102 rooms), and The Elene Napa (50 rooms)



IMMEDIATE ACCESS TO HWY-101 & SR-116

KEY DISTANCES

Hwy 101	0.8 Mi
SR-116	1.9 Mi
SR-12	5.8 Mi
I-580	32.5 Mi
Downtown SF	48.8 Mi
I-880	49.5 Mi
I-80	50.1 Mi
Port of Oakland	53.3 Mi
San Francisco Int'l Airport	61.0 Mi
Oakland Int'l Airport	61.1 Mi

5004
DOWDELL AVE
ROHNERT PARK, CA

Cunningham
Cadwell

116

Hessel

Orchard

Roblar

Wilfred Ave

Business Park Dr

Commerce Blvd

Martin Ave

Labath Ave

Dowdell Ave
Rohnert Park Dr

Rohnert Park Expy

Rohnert Park

Cotati

116

101

ON / OFF RAMP

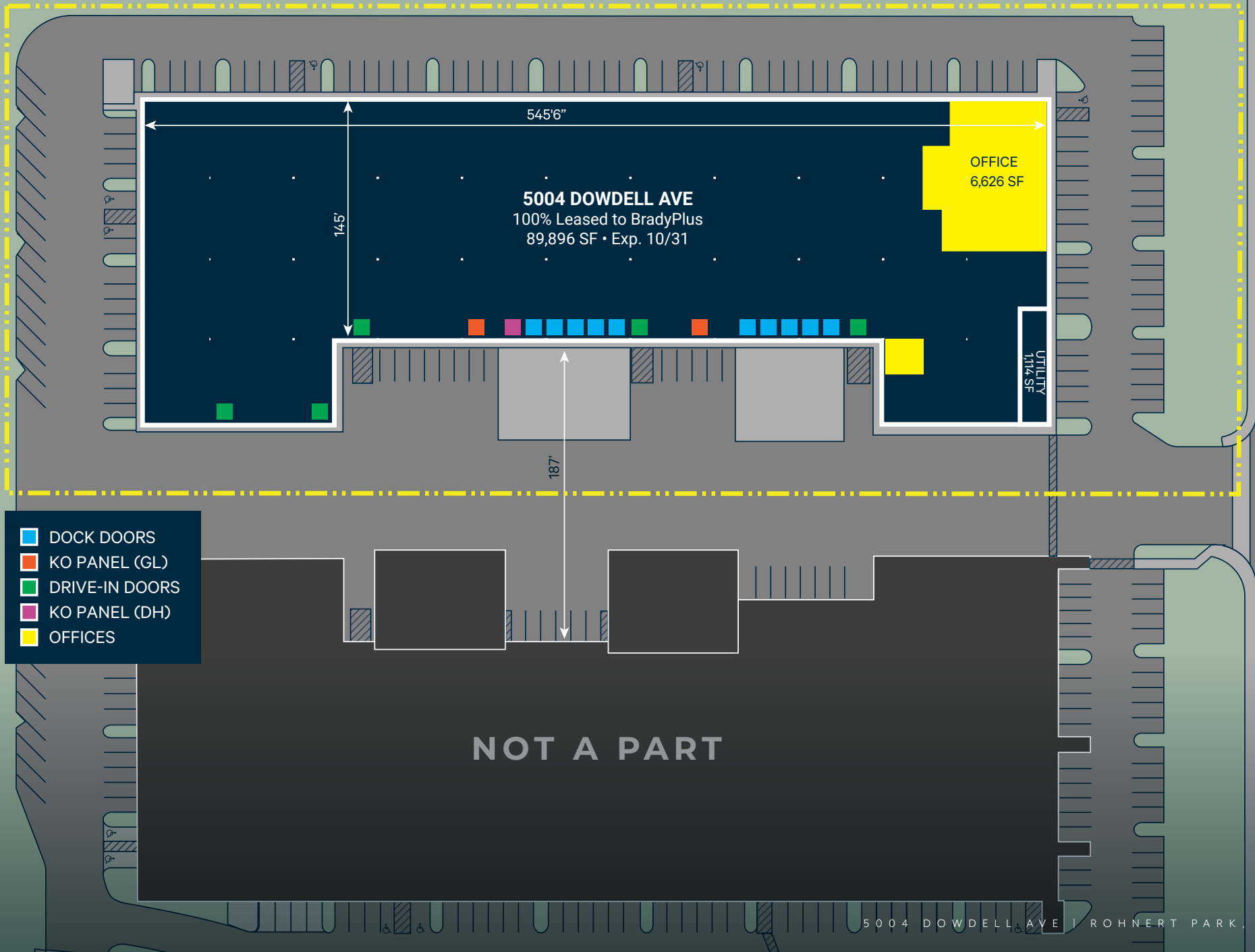
- + Infill location surrounded by abundant retail amenities
- + Adjacent to arterial CA-101 which connects the bay area and north bay and sees 126,000 cars per day
- + Leading sales in the food & beverage industry within 60 miles

STRONG CORPORATE NEIGHBORS

SANTA ROSA
6.6 MILES



SITE PLAN



- DOCK DOORS
- KO PANEL (GL)
- DRIVE-IN DOORS
- KO PANEL (DH)
- OFFICES

NOT A PART

BUSINESS PARK DR

5004

DOWDELL AVE

ROHNERT PARK, CA

TEAM LEAD

REBECCA PERLMUTTER

Vice Chair
Lic. 01838624
+1 310 922 5237
rebecca.perlmutter@cbre.com

PRIVATE CAPITAL PARTNERS

ANTHONY DELORENZO

Vice Chair / Managing Director
Lic. 01706686
+1 949 725 8425
anthony.delorenzo@cbre.com

MATT POST

First Vice President
Lic. 01899707
+1 916 446 8756
matt.post@cbre.com

LOCAL MARKET EXPERT

RON REINKING

Managing Director - Newmark
Lic. 00931004
+1 707 583 8423
ron.reinking@nrmrk.com

DEBT & STRUCTURED FINANCE

VAL ACHEMEIER

Vice Chair
Lic. 01868169
+1 213 400 7187
val.achemeier@cbre.com

GREG GRANT

Senior Vice President
Lic. 01844513
+1 310 363 4935
greg.grant@cbre.com

MATT SCHMIDT

Vice President
Lic. 02022834
+1 213 613 3608
matthew.schmidt@cbre.com

CAPITAL MARKETS ADVISORS

DARLA LONGO

Vice Chair / Managing Director
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

BARBARA PERRIER

Vice Chair
Lic. 00969169
+1 213 613 3033
barbara.perrier@cbre.com

JOE CESTA

Executive Vice President
Lic. 01319088
+1 949 809 3612
joe.cesta@cbre.com

BRIAN RUSSELL

Executive Vice President
Lic. 01920350
+1 310 387 2907
brussell@cbre.com

ERIC COX

Senior Vice President
Lic. 02027752
+1 213 613 3210
eric.a.cox@cbre.com

MICHAEL LONGO

Senior Vice President
Lic. 01887292
+1 310 363 4906
michael.longo@cbre.com

JONATHAN GARRICK

Associate
Lic. 02235240
+1 650 454 7321
jonathan.garrick@cbre.com

Offering Integrated Real Estate Capital Markets Solutions From Strategy To Execution – Delivered By A Seamless National Partnership

CBRE National
Partners

www.cbre.com/np

GLOBAL INDUSTRIAL &
LOGISTICS
Will Pike
Heather McClain

WEST
Darla Longo
Barbara Perrier
Brett Hartzell
Rebecca Perlmutter
Joe Cesta
Rusty Kennedy
Brian Russell
Michael Longo
Eric Cox
Jonathan Garrick
Gina Christen

NORTH CENTRAL
Mike Caprile
Ryan Bain
Zach Graham
Judd Welliver
Bentley Smith
Joe Horrigan
Victoria Gomez

SOUTH CENTRAL
James Bolt
Jonathan Bryan
Ryan Thornton
Tyler Carner
Jeremy Ballenger
Nathan Wynne
Eliza Bachhuber
Keiffer Garton
Elliott Dow
Colleen Fazio
Morgan Dunn

NORTHEAST
Michael Hines
Brian Fiumara
Brad Ruppel
Bo Cashman
Jonathan Beard
Joseph Hill
Lauren Dawicki

SOUTHEAST
Frank Fallon
Trey Barry
José Lobón
Royce Rose
George Fallon
Jennifer Klingler

DEBT & STRUCTURED FINANCE
James Millon
Steve Roth
Val Achtemeier
Tom Traynor
Tom Rugg
Brian Linnihan
Mike Ryan
Scott Lewis
Greg Grant
Ryan Kieser
Bill Jurjovec
Mark Finan
Matt Schmidt
Matt Ballard
Christine Dierker