

**FOR SALE**

**740 SOUTHPOINT BLVD**

Petaluma, CA 94954



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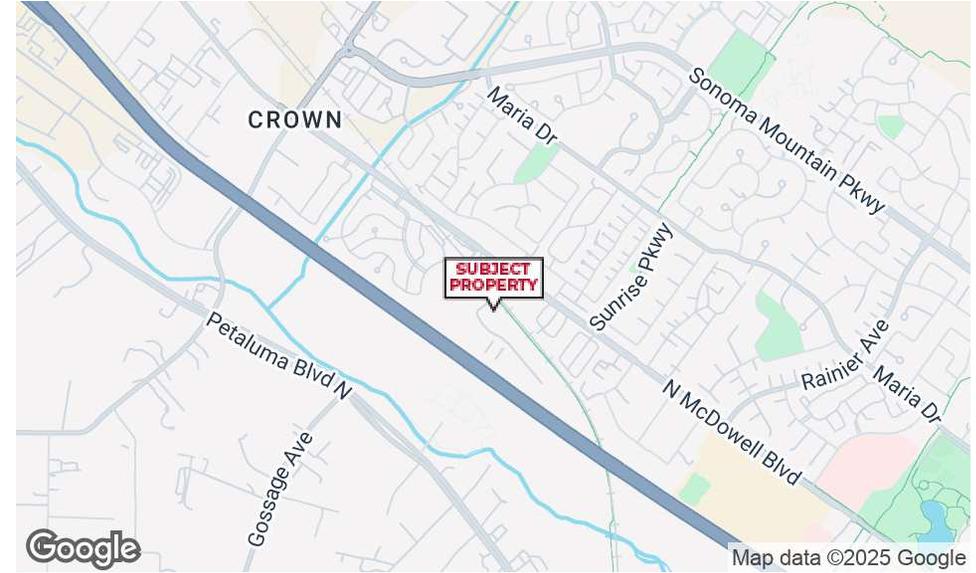
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# FOR SALE

Property Summary

# 740 SOUTHPOINT BLVD

Petaluma, CA 94954



## PROPERTY DESCRIPTION

This expansive industrial/manufacturing property boasts a spacious 42,926 SF structure, meticulously constructed in 1999. Zoned PUD for maximum versatility, the property is perfectly suited for a wide range of industrial and manufacturing endeavors. With its impressive size, modern construction, and strategic zoning, this property presents an extraordinary chance for savvy investors to make their mark in the industrial sector.

## PROPERTY HIGHLIGHTS

- Property to be delivered vacant
- 100 parking stalls
- 24' clear height
- 4 grade level and 2 dock doors
- 2000 AMPS 480 Volt 3 Phase power
- Close proximity to new Petaluma North Smart Train station

## LOCATION DESCRIPTION

This prime location offers an ideal setting for industrial and manufacturing tenants. Petaluma's proximity to the Bay Area ensures access to a skilled workforce and a network of suppliers. With a rich agricultural heritage, the location is perfect for businesses in the food and beverage industry, allowing for easy access to local farms and producers.

## OFFERING SUMMARY

Sale Price:	\$9,750,000
Available SF:	±42,926 SF
Lot Size:	±113,949 SF
Building Size:	±42,926 SF
\$/SF:	\$227.14
Property Type:	Industrial
Zoning:	PUD

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Additional Photos

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# FOR SALE

740 Southpoint Blvd Retailer Map

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### REDWOOD GATEWAY

- KOHL'S
- Michaels
- five BELOW
- GO HAN JAPANESE RESTAURANT
- Beyond The Glory
- DOLLAR TREE



**SUBJECT PROPERTY**

### DEER CREEK VILLAGE

- Bonchon
- DUNKIN' DONUTS
- the Habit BURGER GRILL
- Cafe Mince
- Sourdough & Co
- Jamba Juice
- MARY'S
- Friedman's HOME IMPROVEMENT
- Smart & Final

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## Demographics Map & Report

# 740 SOUTHPOINT BLVD

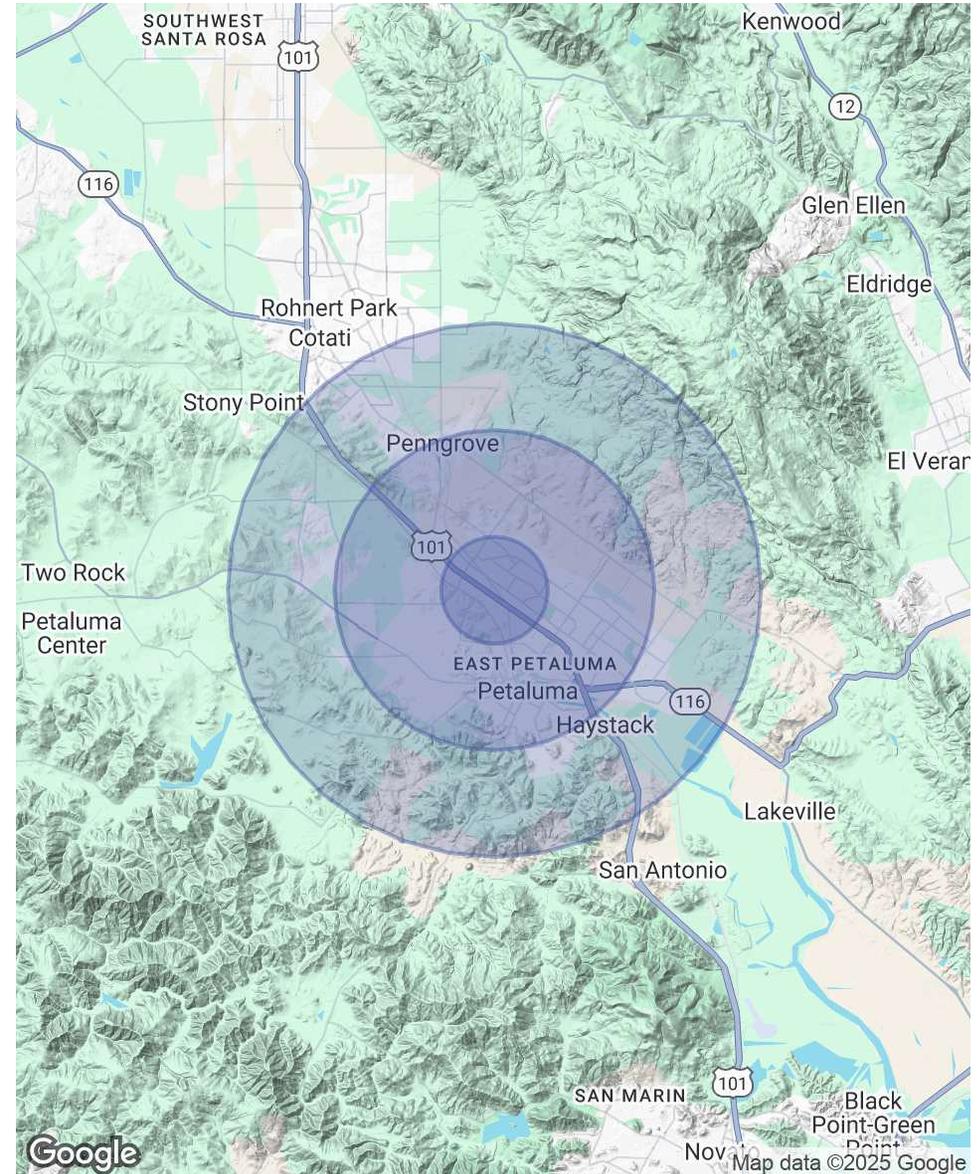
Petaluma, CA 94954

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,787	57,861	77,037
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,623	22,673	29,857
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$160,595	\$156,250	\$160,108
Average House Value	\$837,145	\$937,534	\$957,054

Demographics data derived from AlphaMap



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