

A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

755&775

SOUTHPOINT BLVD

PETALUMA, CA



CBRE National Partners

Two High-Quality Industrial Facilities Totaling 184,881 SF

85% Leased To Five Diverse Tenants With 3.28 Years WALT

Infill Sonoma County Location With Hwy 101 Frontage

THE OFFERING

CBRE, Inc., is pleased to present the opportunity to acquire **755 & 775 Southpoint Blvd** (“The Property”), two high-quality industrial facilities totaling 184,881 SF in Petaluma, CA. Strategically located in the Sonoma County market, the buildings are 85% leased to five diverse tenants with 3.28 years WALT. The three largest tenants, Gibson Inc. (#1 U.S. guitar brand), Take-Two Interactive (Nasdaq: TTWO, S&P: BBB) and Sunrun (Nasdaq: RUN), occupy 72% of the total rentable SF and are heavily invested in the project.

The Property features Highway 101 frontage, 28’ warehouse clearance, new roofs with 15-year warranties, abundant parking with 345 spaces and ample loading with 16 dock high and 14 grade level loading doors.

This is a rare opportunity to acquire a high-quality industrial property in an infill location with immediate freeway access and abundant retail amenities. Petaluma, Sonoma County’s second-largest city, is a key economic hub in the North San Francisco Bay Area, and offers a cost-effective alternative to industrial space in the East Bay, San Francisco and The Silicon Valley. The Property benefits from excellent regional connectivity and proximity to a highly educated, high-income population base with 4.3+ million people located within 50 miles of the site.

Property Summary

Address:	755 & 775 Southpoint Blvd, Petaluma, CA
# Bldgs / # Tenants:	2 / 5
Occupancy:	85%
Rentable Area:	184,881 SF
Acres:	11.02 AC
Clear Height:	28’
DH / GL Doors:	16 / 14
Parking:	345



INVESTMENT HIGHLIGHTS

Premier Class A Industrial Product

- Only ±5% of the Sonoma County industrial base is Class A and 28'+ clear
- Buildings feature 16 dock high doors in a market where only 15-20% of industrial base has dock high loading
- Abundant parking with 345 spaces and 2,000 amps of power (277/480V) in each building
- Long history of institutional ownership and investment

High-Quality Rent Roll With Upside

- Currently 85% leased to 5 diverse tenants
- 3.28 years of WALT and with tremendous NOI upside upon full lease-up
- Industry-leading tenants: Gibson Inc. (#1 U.S. guitar brand), Take-Two Interactive (Nasdaq: TTWO, S&P: BBB) and Sunrun (Nasdaq: RUN), occupy 72% of the total rentable SF
- One 27K SF vacant unit, recently vacated, and to be delivered in spec condition by the Seller, offering immediate NOI upside

Strategic Distribution Location

- Infill site with immediate access/frontage on Hwy 101, providing excellent regional connectivity
- Petaluma offers a cost-effective alternative to industrial space in the East Bay, San Francisco and The Silicon Valley
- Proximity to a highly educated, high-income population base with 4.3+ million people located within 50 miles of the site

High Barriers To Entry

- Very few developable industrial parcels remaining due to limited land base and stringent land-use regulations
- Limited electrical capacity and uncertainty surrounding PG&E upgrades to existing infrastructure

Strong Sonoma County Market Dynamics

- Limited new supply with no new product currently under construction in Sonoma and Marin counties
- Sonoma County's industrial development has been constrained by regulatory and environmental factors, which has limited the expansion of its industrial market despite strong demand
- Petaluma commands some of the highest rents in Sonoma County



HIGH-QUALITY RENT ROLL



GIBSON

61,734 SF (33.4% of RSF)

- Founded in 1984, Gibson Inc. is the world's most iconic guitar brand, selling ±170,000 guitars annually in 80+ countries
- The Gibson portfolio includes Gibson, the #1 guitar brand, as well as many of the most beloved and recognizable music brands, including Epiphone, Kramer, Steinberger, MESA/Boogie, and more



TAKE-TWO INTERACTIVE

51,209 SF (27.7% of RSF)

- Tenant has recently invested ~ \$7 million into the property for their motion-capture gaming technology
- Take-Two Interactive (Nasdaq: TTWO) is a leading game publisher, creating games through its labels, Rockstar Games (Grand Theft Auto, Red Dead), 2K (NBA 2K, BioShock), Zynga (Words with Friends, FarmVille), and more
- \$38.37 B market cap (2/3/26), \$5.6B revenue in FY 2025 and investment grade credit rating (S&P: BBB)



SUNRUN

19,298 SF (10.4% of RSF)

- Sunrun (Nasdaq: RUN) is the largest residential solar and battery storage installer in the U.S
- \$4.59 B market cap (2/3/26) and \$2.0 billion in revenue in 2024



1ST CHOICE DELIVERY

16,635 SF (9.0% of RSF)

- 1st Choice Delivery is a full-service delivery company with a focus on Healthcare, Retail and eCommerce
- The company handles 250,000+ weekly deliveries to 10,000+ different zip codes, and has 1M+ SF of active warehouse space across 14 U.S. states



ABSTRACT ICE

8,271 SF (4.5% of RSF)

- Abstract Ice is a manufacturer of premium, slow-melting craft ice designed to enhance cocktails and beverages with high-clarity and unique, artistic shapes
- Using proprietary, rapid-freezing technology to ensure purity, it offers products like spheres, custom-etched cubes, and gems, serving the hospitality and retail sectors

85%
Occupancy

5
Tenants

3.28
Years WALT

\$2.9M
Year 1 NOI

PROPERTY HIGHLIGHTS

The landlord recently installed new roofs across both buildings.
The property will come with a 15-year roof warranty.



US
101

161 auto parking

775 SOUTHPOINT BLVD.
95,578 SF

755 SOUTHPOINT BLVD.
89,303 SF

8 dock high doors

3 grade level doors

184 auto parking

11 grade level doors

8 dock high doors

125' truck court

115' - 125' truck court

BOTH BUILDINGS FEATURE:

- 28' warehouse clearance
- ESFR sprinklers
- Full drive around capability
- Hwy 101 visibility
- 2,000 Amps, 277/480V, 3P, 4W
- 1.9x / 1,000 SF parking ratio

HWY 101 FREEWAY FRONTAGE

755 & 775
SOUTHPOINT BLVD

KEY DISTANCES:

Hwy 101:	1.5 miles
SR-116:	3.1 miles
Petaluma Municipal Airport:	3.1 miles
Sonoma County Int'l Airport:	22 miles
San Francisco:	41 miles
Port of Oakland:	46 miles
San Francisco Int'l Airport:	53 miles
Sacramento:	83 miles
San Jose:	85 miles

INFILL LOCATION SURROUNDED BY ABUNDANT RETAIL AMENITIES

WASHINGTON SQUARE

SAFeway **STAPLES**

Peet's Coffee *Hana HAWAIIAN BBQ* planet fitness

HARBOR FREIGHT NOAH'S NY BAGELS Jersey Mike's Panda Express

E. WASHINGTON PLACE

DICK'S CLOTHING & SPORTING GOODS SPROUTS FARMERS MARKET FIVE GUYS BURGERS and FRIES

TJ-maxx BevMo! ULTA BEAUTY

TARGET Starbucks Chipotle Mexican Grill

PETALUMA GATEWAY

McDonald's WING STOP

Lucky IN-N-OUT BURGER

PETALUMA PLAZA

Raley's ROSS DRESS FOR LESS petco

McDonald's TRADER JOE'S Starbucks BIG 5 SPORTING GOODS CVS

DEER CREEK VILLAGE

FRIEDMANS CITY SPORTS CLUB

Smart & Final Habit BURGER & GRILL THE GLOBE MARY'S pizza shack

SONOMA-MARIN SMART AREA RAIL TRANSIT

WHOLE FOODS MARKET GROCERY OUTLET

PETALUMA PREMIUM

adidas Cinnabar THEATER FAMOUS footwear GAP VANS NIKE TOMMY HILFGER

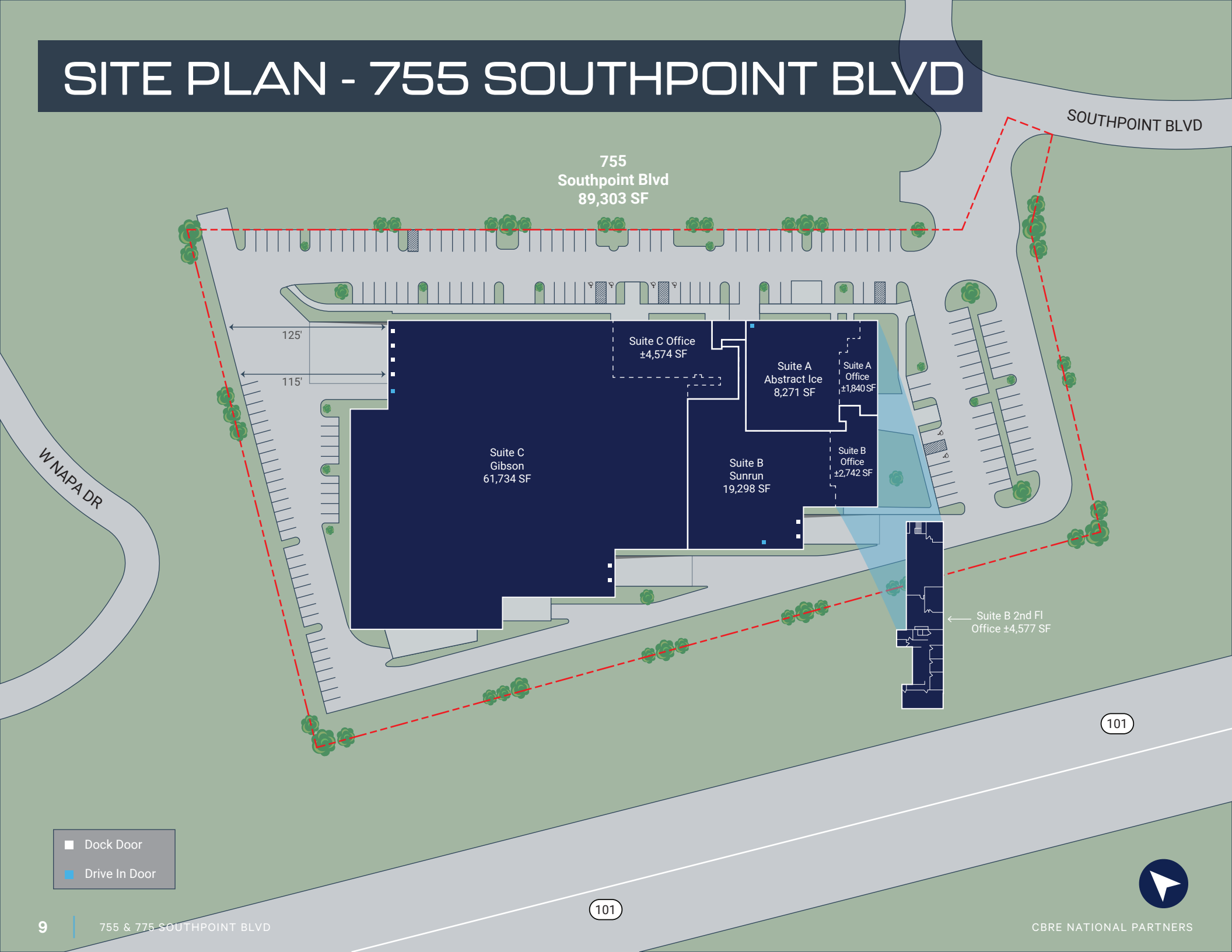
COACH sunglass hut MICHAEL KORS BANANA REPUBLIC

OLD NAVY EXPRESS kate spade NEW YORK Levi's Flaks OFF 5TH Tacos Paradise

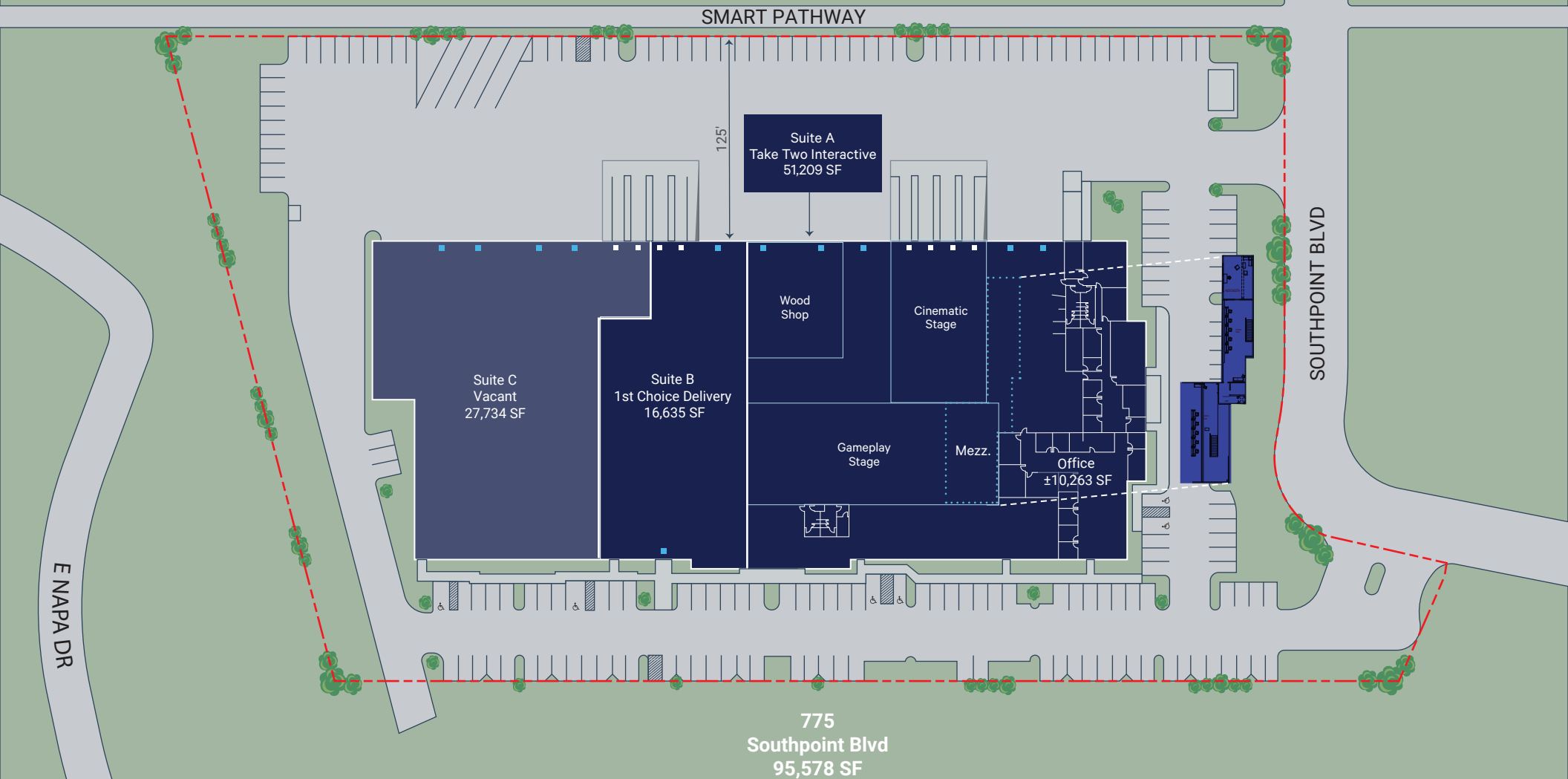
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SOUTHPOINT BLVD

Adjacent to arterial CA-101 which connects the Bay Area and North Bay and sees 126,000 cars per day

SITE PLAN - 755 SOUTHPOINT BLVD



SITE PLAN - 775 SOUTHPOINT BLVD



- Dock Door
- Drive In Door



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SOUTHPOINT BLVD

Investment Team Leads

Michael Longo

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

Brian Russell

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

Private Capital Partners

Anthony DeLorenzo

Vice Chair / Managing Dir.
Lic. 01706686
+1 949 378 7364
anthony.delorenzo@cbre.com

Matt Post

First Vice President
Lic. 01899707
+1 916 642 3914
matt.post@cbre.com

Debt & Structured Finance

David Milestone

Vice Chair
Lic. 01515842
+1 310 922 5237
david.milestone@cbre.com

Val Achtemeier

Vice Chairman
Lic. 01868169
+1 213 400 7187
val.achtemeier@cbre.com

Matt Schmidt

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

Local Market Experts

Brooks Pedder, SIOR

Vice Chairman
Lic. 00902154
+1 925 296 7729
Brooks.pedder@cbre.com

Tony Binswanger

Executive Vice President
Lic. 01861701
T +1 925-296-7728
tony.binswanger@cbre.com

Bo Harkins

First Vice President
Lic. 01943785
+1 925 296 7727
bo.harkins@cbre.com

Courtney Curtis

Vice President
Lic. 02110227
+1 707 628 7584
Courtney.Curtis@cbre.com

Capital Markets Advisors

Darla Longo

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

Barbara Perrier

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

Rebecca Perlmutter

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

Joe Cesta

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

Eric Cox

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

Melissa Moock

Vice President
Lic. 01987890
+1 949 294 1958
melissa.moock@cbre.com

Jonathan Garrick

Associate
Lic. 02235240
+1 949 809 3634
jonathan.garrick@cbre.com

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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
Melissa Moock
Gina Christen

NORTH CENTRAL

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
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
Brian Linnihan
Royce Rose
George Fallon
Jennifer Klingler

DEBT & STRUCTURED FINANCE

Steve Roth
Val Achtemeier
Tom Traynor
Mark Fluent
David Milestone
Bill Moyer
Tom Rugg
Mike Ryan
Scott Lewis
Ryan Kieser
Bill Jurjovec
Mark Finan
Matt Schmidt
Matt Ballard
Christine Dierker

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