



FOR LEASE

1470 CADER LANE

Petaluma, CA 94954



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type: Industrial

Available SF: ± 15,000 SF

Lease Rate: \$1.15 SF/month (NNN)

Building Size: ± 80,000 SF

LOCATION OVERVIEW

Located in the Oakmead Business Park, 1470 Cader represents incredibly hard to find Class A Warehouse Space for lease. Great location for Shipping Distribution with easy access off Highway 116 to both Highway 101 and Highway 80 for trucking. The property is a short distance from Adobe Creek Shopping Center which boasts great dining amenities such as Mr. Pickles, Pub Republic and Starbucks.

PROPERTY OVERVIEW

Newly constructed Warehouse building, Project was completed in August of 2017 by Devcon Construction. 28' clear height, large parking lot, easy truck access and state of the art lighting make 1470 Cader the best in class for Warehouse facilities in Petaluma.

PROPERTY HIGHLIGHTS

- 28' clear height
- 2 grade level doors
- Large parking lot with EV charging stations
- Racking available
- Private entry



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ADDITIONAL PHOTOS



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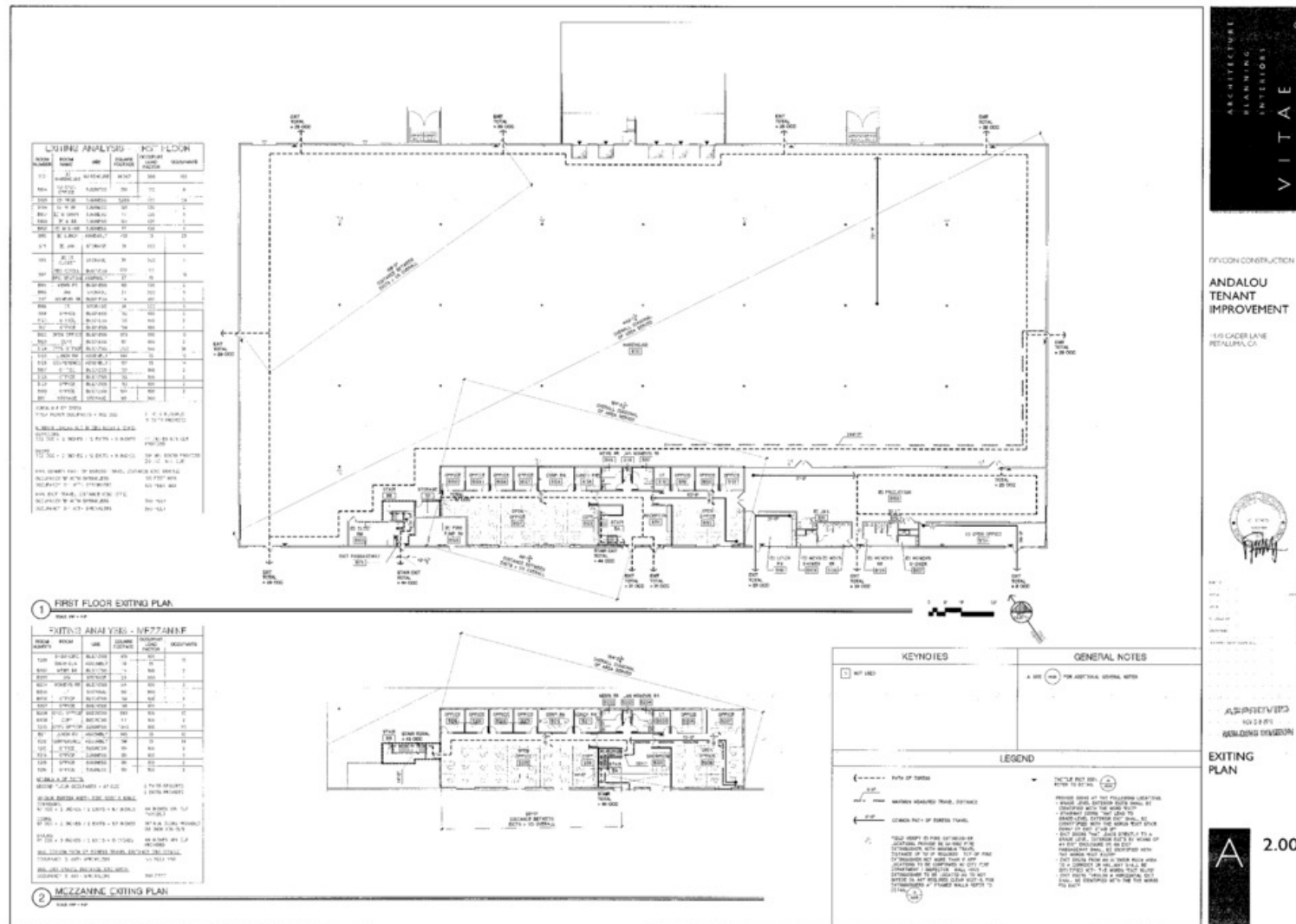
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FLOOR PLANS



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LOCATION MAPS



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RETAILER MAP



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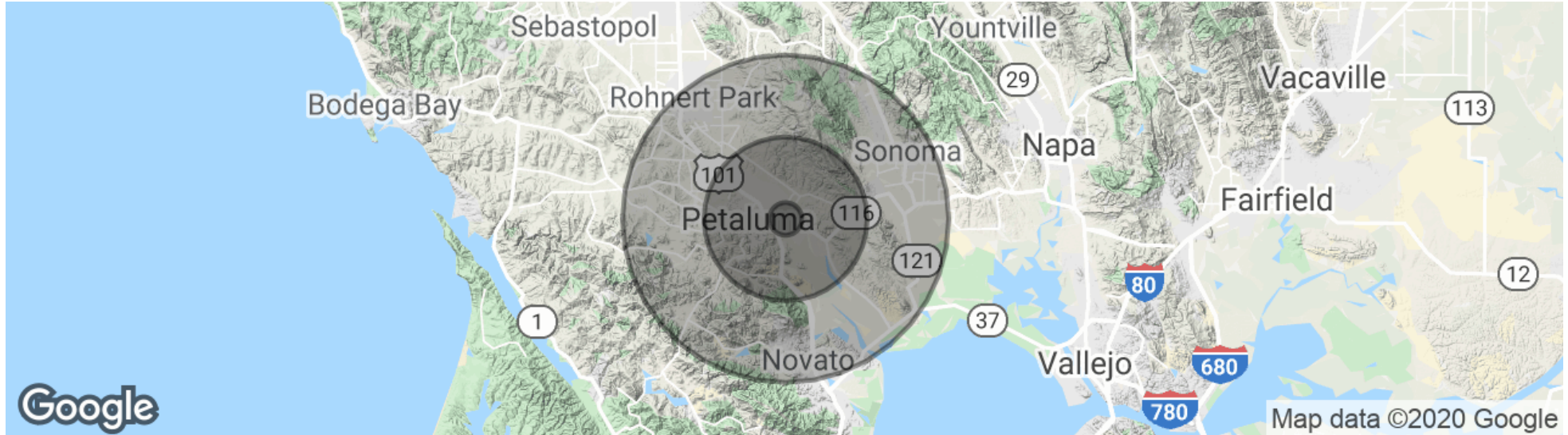
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	7,765	69,005	183,187
Median age	39.9	39.7	39.9
Median age (Male)	38.5	38.2	38.5
Median age (Female)	40.9	41.2	41.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,764	25,890	70,040
# of persons per HH	2.9	2.7	2.6
Average HH income	\$92,471	\$90,691	\$92,258
Average house value	\$630,522	\$611,156	\$638,739



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