

ASKING PRICE: \$21.1M | 5.85% YEAR 1 CAP | 1.25% CO-OP BROKER FEE

## 5000 DOWDELL AVE.

ROHNERT PARK, CA



A **CBRE NATIONAL PARTNERS** INDUSTRIAL INVESTMENT OPPORTUNITY

- » **Brand New Class A Building** Totaling 67,399 SF With Large Excess Yard Space
- » **100% Leased** To Restaurant Depot & Rivian LLC (Nasdaq: RIVN) & Restaurant Depot With 7.7 Years WALT
- » **Infill Northern California Location** Adjacent To U.S. 101



**CBRE** National Partners

# EXECUTIVE SUMMARY

CBRE, Inc., is pleased to present the opportunity to acquire **5000 Dowdell Ave.**, a brand new Class A industrial facility totaling 67,399 SF in the Sonoma County market.

Constructed in 2024, the building features ample dock high loading, 154 auto parking spaces and 22,497 SF of mission critical excess yard space. The property is 100% leased to Restaurant Depot and Rivian (Nasdaq: RIVN) with 7.7 years of WALT and below market rents. Restaurant Depot pre-leased the space.

This is a rare opportunity to acquire Class A product in an infill location with abundant retail amenities surrounding the property. 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.

## Overview

TENANT	Restaurant Depot (Jan/35) Rivian, LLC (Sep/29)
RENTABLE AREA (SF)	67,399
ACREAGE / FAR	5.23 / 24%
OCCUPANCY	100%
WALT	7.7 Years
YEAR BUILT	2024
DOCK HIGH DOORS	7 + 4 Knockouts (KO)
GRADE LEVEL DOORS	4 + 4 Knockouts (KO)
AUTO PARKING	154
CLEAR HEIGHT	28'

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# INVESTMENT HIGHLIGHTS

## Premier Industrial Product In The Sonoma County Market

- » Majority of industrial base was constructed in the 1970s - 1990s
- » Lack of Class A product with dock high loading in the area
- » Features rare excess yard space totaling 22,497 SF
- » 28' warehouse clearance which is above standard for this market
- » 7 dock high doors with 4 knock out panels for additional doors in the future
- » Valuable freezer & cooler improvements

## 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

- » ±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



# 100% LEASED TO 2 HIGH QUALITY TENANTS



**Restaurant Depot**  
**Exp: Jan-35**  
**48,645 SF**

- » A leading national Wholesale Cash & Carry Foodservice Supplier with 163 locations across the country.
- » Restaurant Depot pre-leased the space and has invested significantly in the building with their cold storage improvements. There is a restoration clause.
- » Restaurant Depot pre-leased the space and has invested significantly in the building with their cold storage improvements. There is a restoration clause.
- » High likelihood of renewal due to the extensive food & beverage improvements in this space.
- » This is Restaurant Depot's only Sonoma / Napa County location.

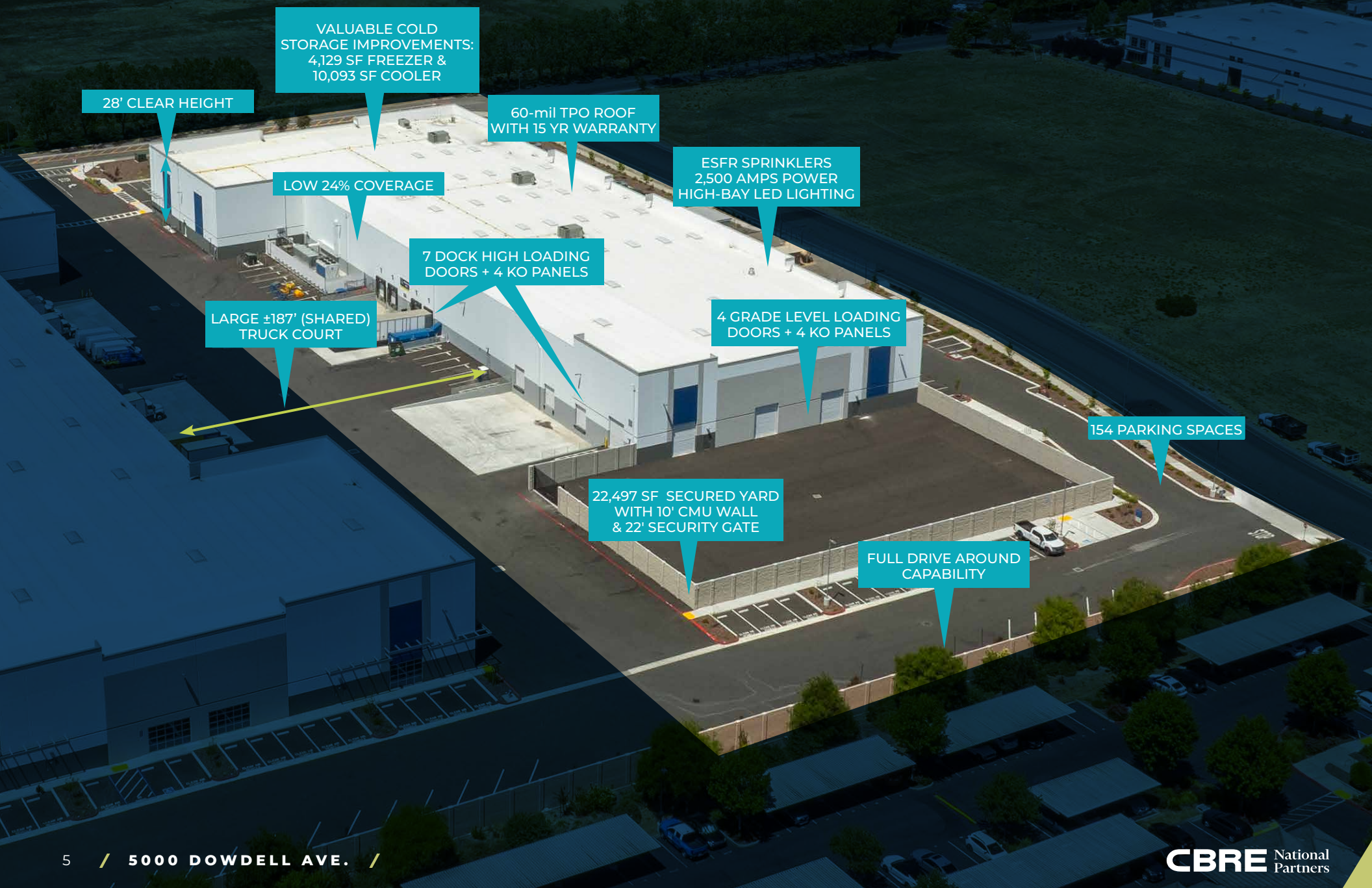


**Rivian Automotive Inc. (Nasdaq: RIVN)**  
**Exp: Sep-29**  
**18,754 + Excess Yard**

- » Rivian uses the space for vehicle repairs and outfitting new cars with accessories.
- » Tenant highly values the rare excess yard space.
- » Rivian recorded nearly \$5 billion in revenue in 2024 (+12% YoY) and recently unlocked \$1 billion investment from VW after two consecutive months of positive gross profit.
- » Rivian is backed by Amazon, Ford, T. Rowe Price, and BlackRock.



# PROPERTY HIGHLIGHTS



28' CLEAR HEIGHT

VALUABLE COLD  
STORAGE IMPROVEMENTS:  
4,129 SF FREEZER &  
10,093 SF COOLER

60-mil TPO ROOF  
WITH 15 YR WARRANTY

LOW 24% COVERAGE

ESFR SPRINKLERS  
2,500 AMPS POWER  
HIGH-BAY LED LIGHTING

7 DOCK HIGH LOADING  
DOORS + 4 KO PANELS

LARGE ±187' (SHARED)  
TRUCK COURT

4 GRADE LEVEL LOADING  
DOORS + 4 KO PANELS

154 PARKING SPACES

22,497 SF SECURED YARD  
WITH 10' CMU WALL  
& 22' SECURITY GATE

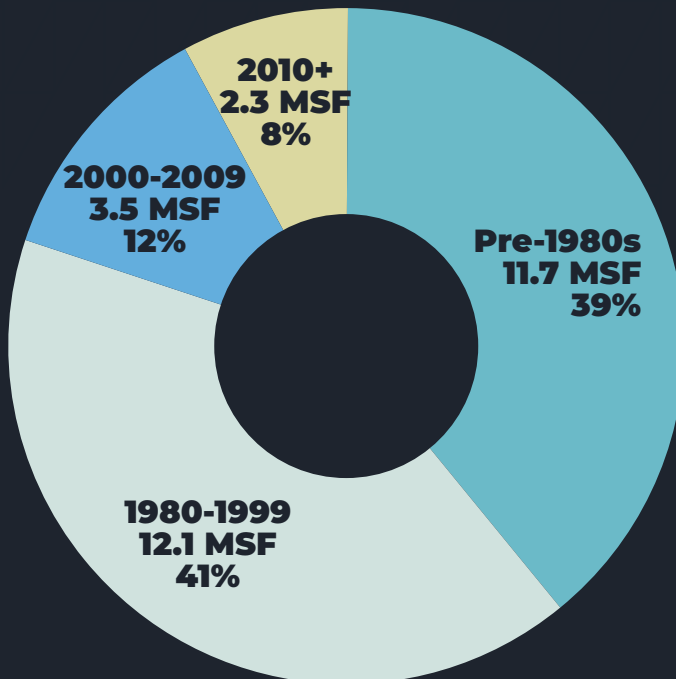
FULL DRIVE AROUND  
CAPABILITY

# EXTREMELY RARE CLASS A PRODUCT IN SONOMA COUNTY

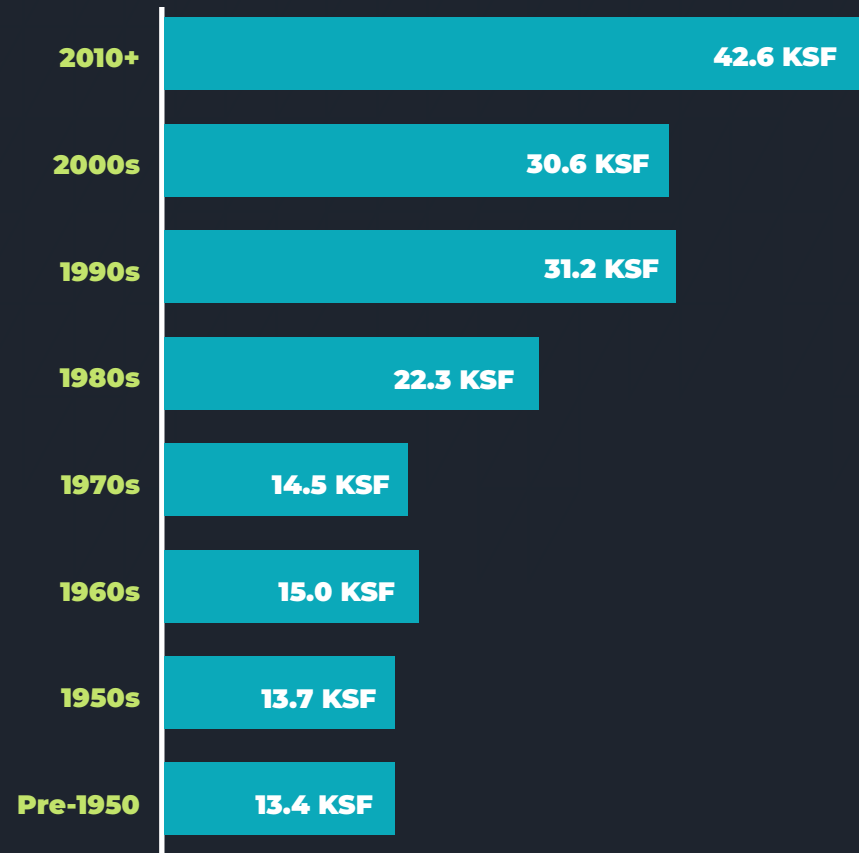
## Sonoma County Industrial Vintage

- » 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.

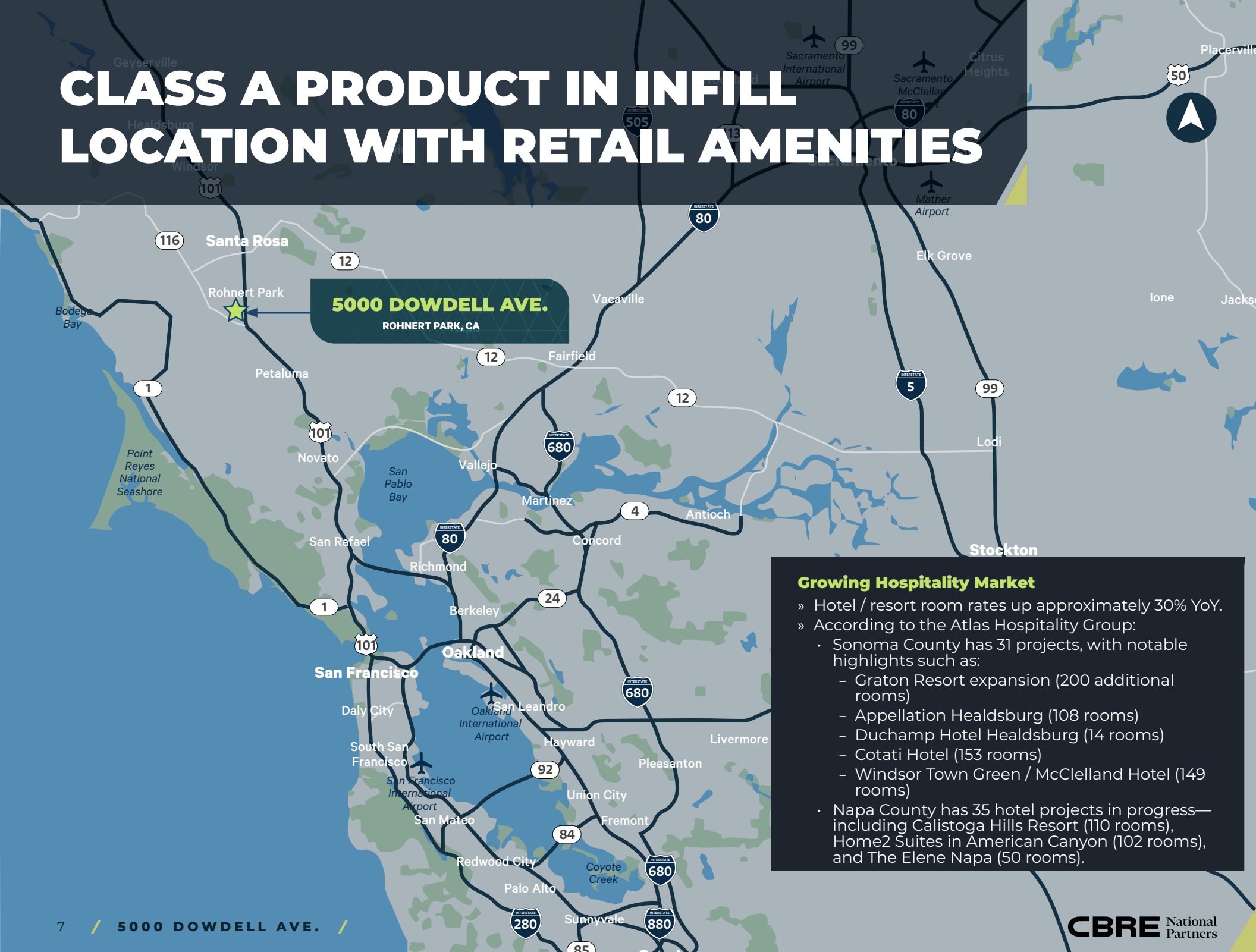
## Total Inventory by Vintage % of Total Square Feet



## Total Inventory by Vintage % of Total Square Feet

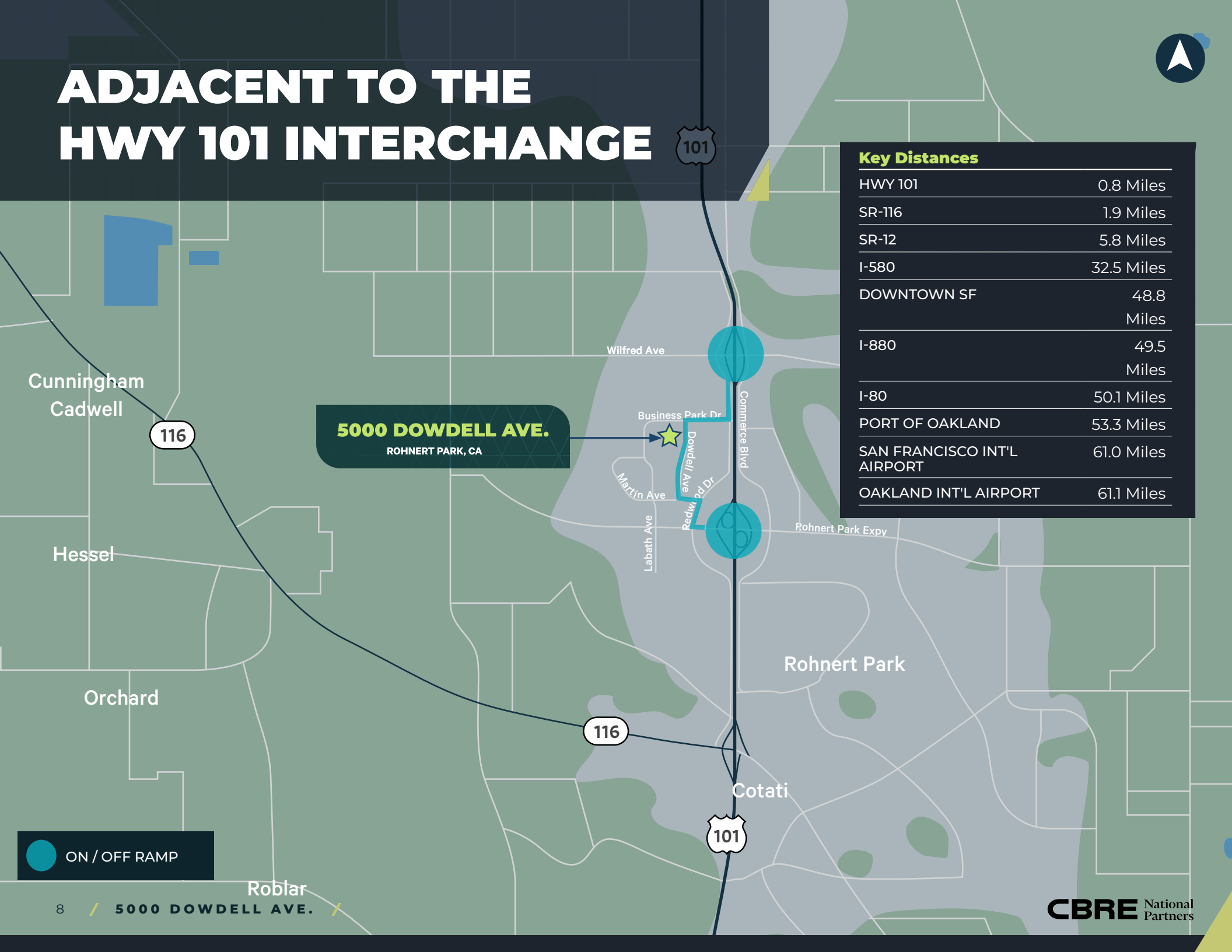


# CLASS A PRODUCT IN INFILL LOCATION WITH RETAIL AMENITIES





# ADJACENT TO THE HWY 101 INTERCHANGE



**5000 DOWDELL AVE.**

ROHNERT PARK, CA

## Key Distances

HWY 101	0.8 Miles
SR-116	1.9 Miles
SR-12	5.8 Miles
I-580	32.5 Miles
DOWNTOWN SF	48.8 Miles
I-880	49.5 Miles
I-80	50.1 Miles
PORT OF OAKLAND	53.3 Miles
SAN FRANCISCO INT'L AIRPORT	61.0 Miles
OAKLAND INT'L AIRPORT	61.1 Miles

ON / OFF RAMP



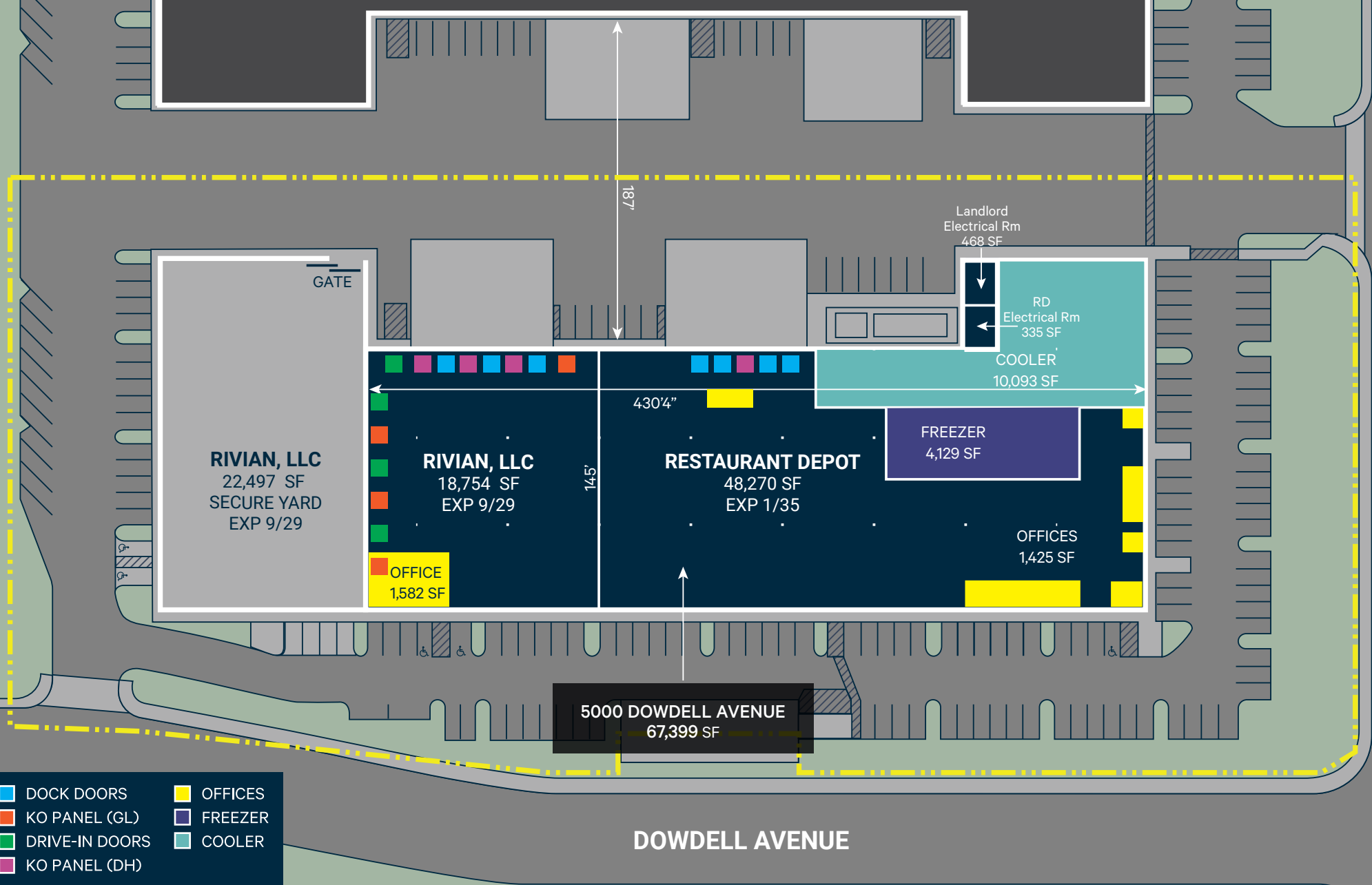
# STRONG CORPORATE NEIGHBORS

- » 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





# SITE PLAN





# 5000 DOWDELL AVE.

ROHNERT PARK, CA

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