

1341-1359 REDWOOD WAY

PETALUMA, CALIFORNIA

FLEX/INDUSTRIAL BUILDING FOR SALE



Executive Summary

Property Overview

ADDRESS	1341-1359 Redwood Way - Petaluma
RSF	±57,174 SF
YEAR BUILT	1988
PARKING	3.8/1000
ZONING	PCD - Planned Community Development
STORIES	1
POWER	1,600a/277v 3p Heavy



\$9,500,000
Asking Price



\$166
PPSF



94%
OCCUPANCY



7.21%
CAP RATE

1341-1359 Redwood provides an opportunity to purchase a 94% leased light industrial/flex building in the Redwood Way Business Park located in Petaluma, California. The building contains a broad base of local, in-demand businesses including showroom, industrial, office and fitness tenants. The property is located less than a 1/4 mile from US 101 and is surrounded by extensive retail and service amenities, including a hotel, and is 1 mile from the new SMART Train stop.

The property was recently upgraded with a parking-lot slurry seal and striping. The only vacancy has been refreshed to industrial space standards. 1341-1359 Redwood is designed to provide roll-up doors in the rear of the property and is equipped with one dock-high loading door and ramp that can be shared amongst the tenants. In addition, the property has an existing condo map in place with 10 condo units providing future flexibility for sales of the building as individual units.



Property Photos



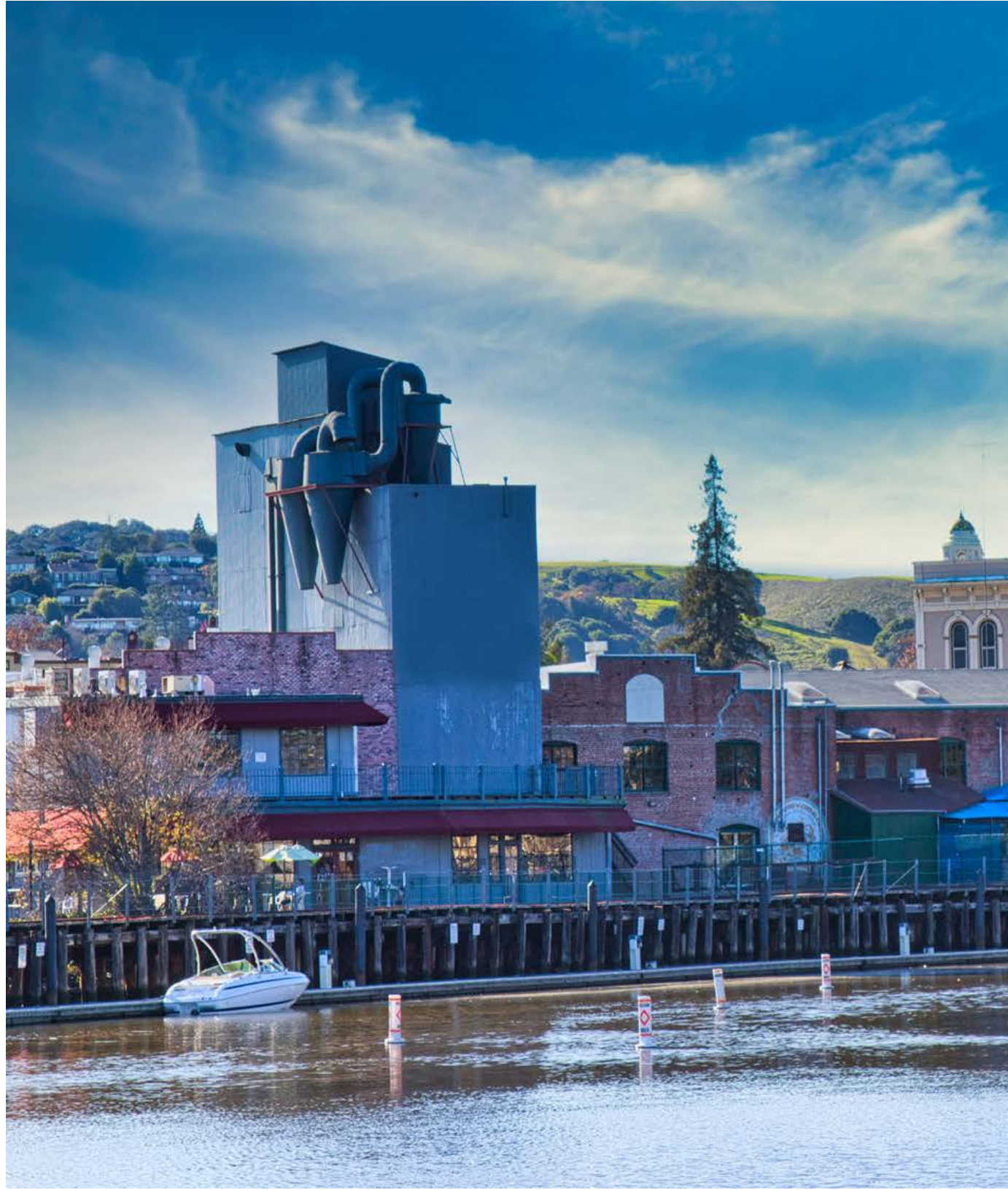
Petaluma

Located in the heart of Sonoma County, Petaluma offers a dynamic business environment. The city is known for its preserved downtown area, which blends historic charm with modern infrastructure.

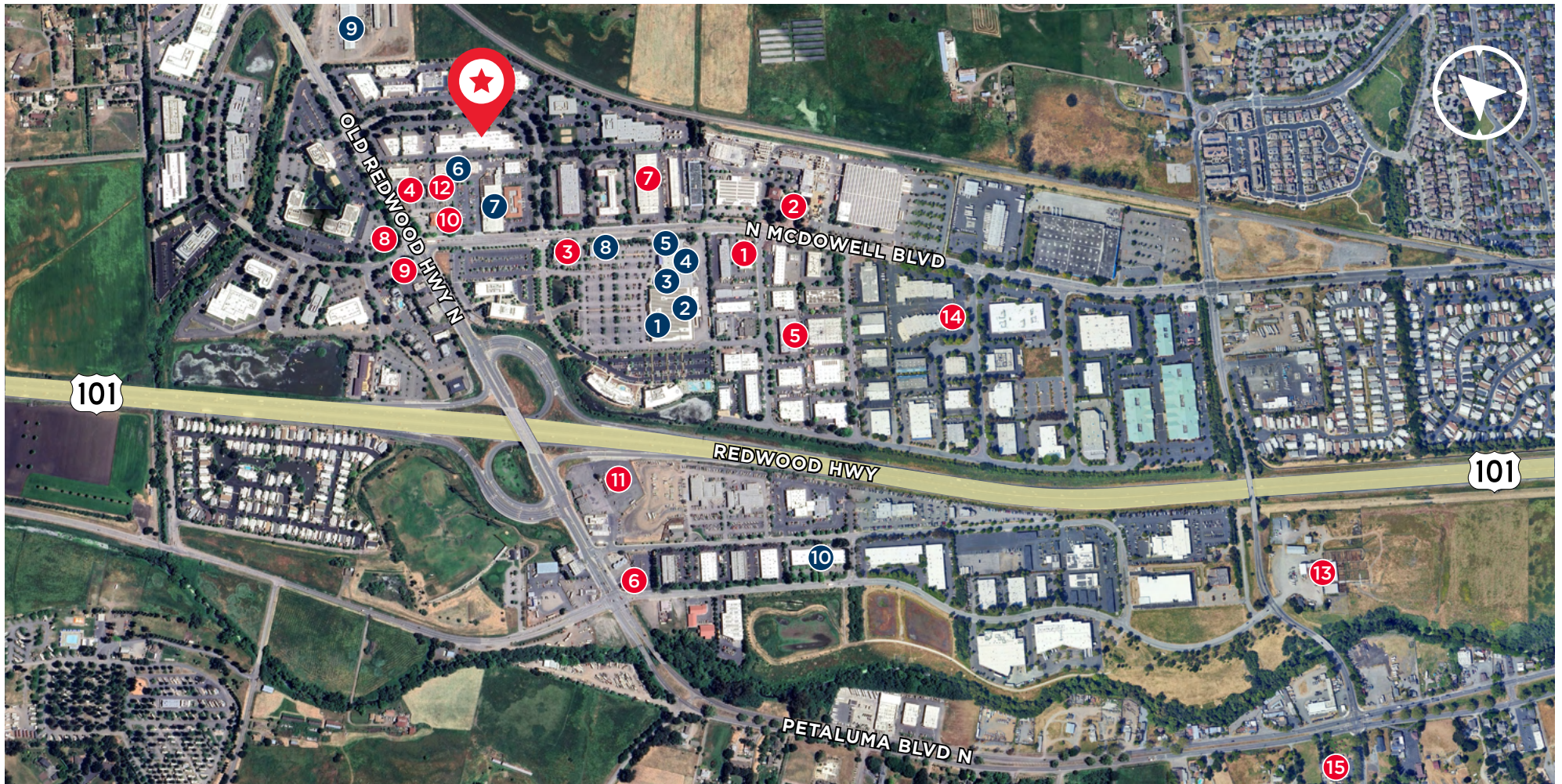
Petaluma boasts excellent connectivity with easy access to the Bay Area, major highways, and nearby airports. The city is a vibrant community with a robust local economy, driven by diverse sectors including agriculture, technology, manufacturing, and retail.

Petaluma's scenic beauty, combined with a high quality of life, attracts a talented workforce and a steady influx of visitors year-round.

To learn more about Petaluma, visit: <https://www.visitpetaluma.com/>.



Amenities Map



FOOD & BEVERAGE

- | | |
|---|--|
| 1. HenHouse Brewing Company Palace of Barrels | 8. Applebee's Grill + Bar |
| 2. Lagunitas Brewing Company | 9. Jack in the Box |
| 3. Beyond the Glory Sports Bar and Grill | 10. Burger King |
| 4. IHOP | 11. Cattlemens |
| 5. Griffo Distillery & Tasting Bar | 12. Starbucks |
| 6. Denny's | 13. Roy's Chicago Dogs & BBQ at the Yard |
| 7. Goat Rock Cider Company | 14. Ethel's Delicatessen |
| | 15. Lombardi's Gourmet Deli & BBQ |



RETAIL

- | | |
|----------------------|-------------------------------------|
| 1. KOHL'S | 8. A T&T Store |
| 2. Sephora at Kohl's | 9. Feed Cooperative |
| 3. Michaels | 10. Vicci Screen Print & Embroidery |
| 4. Five Below | |
| 5. Dollar Tree | |
| 6. The UPS Store | |
| 7. Wilco Farm Store | |

Confidential Offering Memorandum Disclaimer

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