

PRICE REDUCTION

# 1955-1995

S. McDOWELL BLVD  
PETALUMA, CALIFORNIA | SONOMA COUNTY



**±37,775 RSF VALUE-ADD  
WAREHOUSE/OFFICE/FLEX BUILDING  
FOR OWNER USER OR INVESTMENT OPPORTUNITY**

**FOR SALE - OFFERING MEMORANDUM**

ASKING PRICE: \$8,499,000 / \$225 PSF



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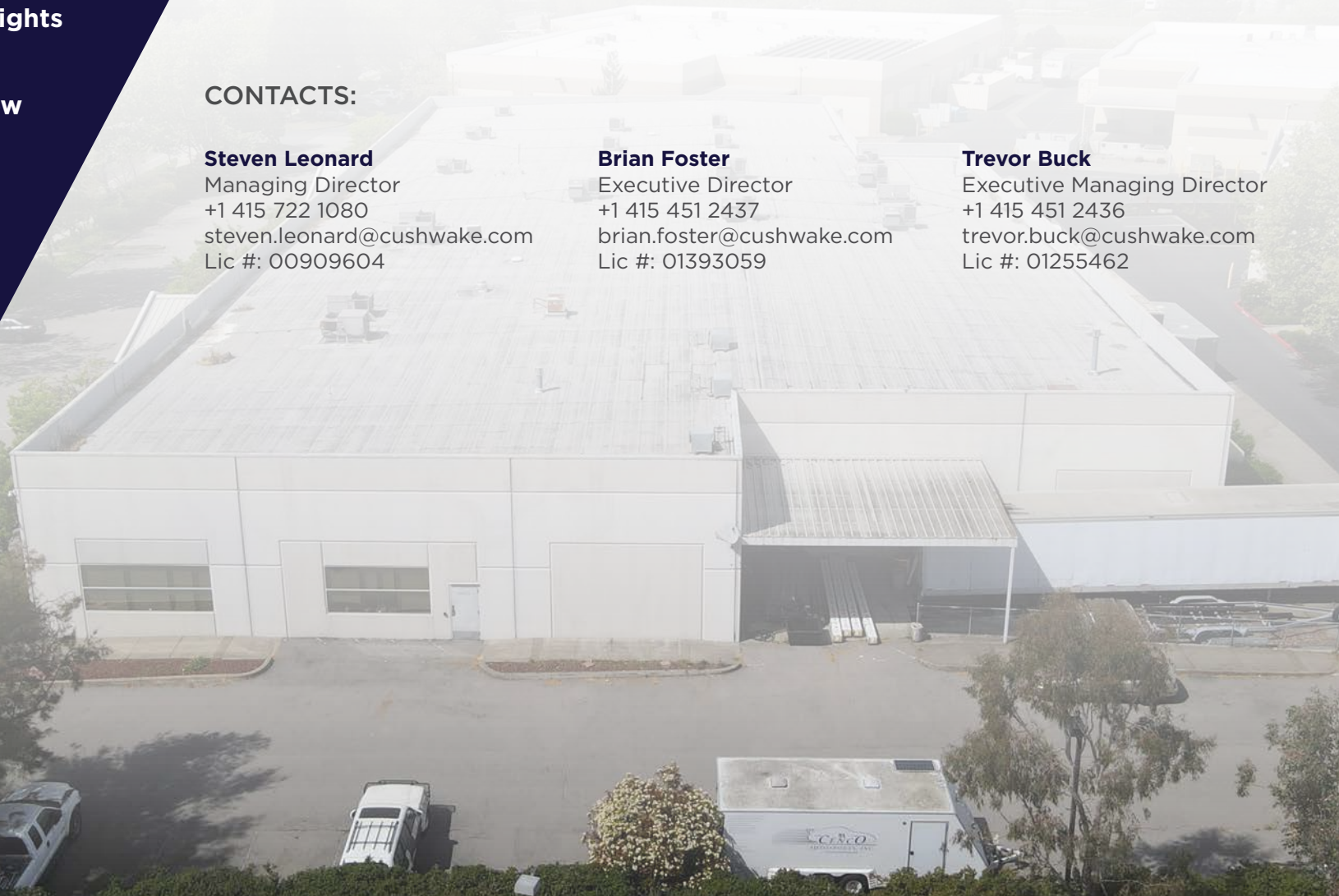
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# Executive Summary

## Leased Investment With Upside Potential

**Cushman & Wakefield** is pleased to present the opportunity to acquire 1955-1995 South McDowell Boulevard, a single story office/warehouse/flex building totaling approximately  $\pm 37,775$  RSF located in Petaluma, California in Sonoma County, about an hour from Downtown San Francisco.

54% ( $\pm 20,534$  RSF) of the building is currently leased and balance of the building,  $\pm 17,241$  RSF, is available to be occupied. Additional space can be made available to an owner-user to provide 51% occupancy.

The property has public transportation at its front door, restaurants, coffee shops, business services and other amenities near by and is minutes from Highway 101, Highway 116 and Downtown Petaluma.



**\$8,499,000**  
**Asking Price**



**\$225**  
**PRICE PSF**



1955-1995 S MCDOWELL BLVD.,  
PETALUMA



PROPERTY  
OVERVIEW

# PROPERTY OVERVIEW

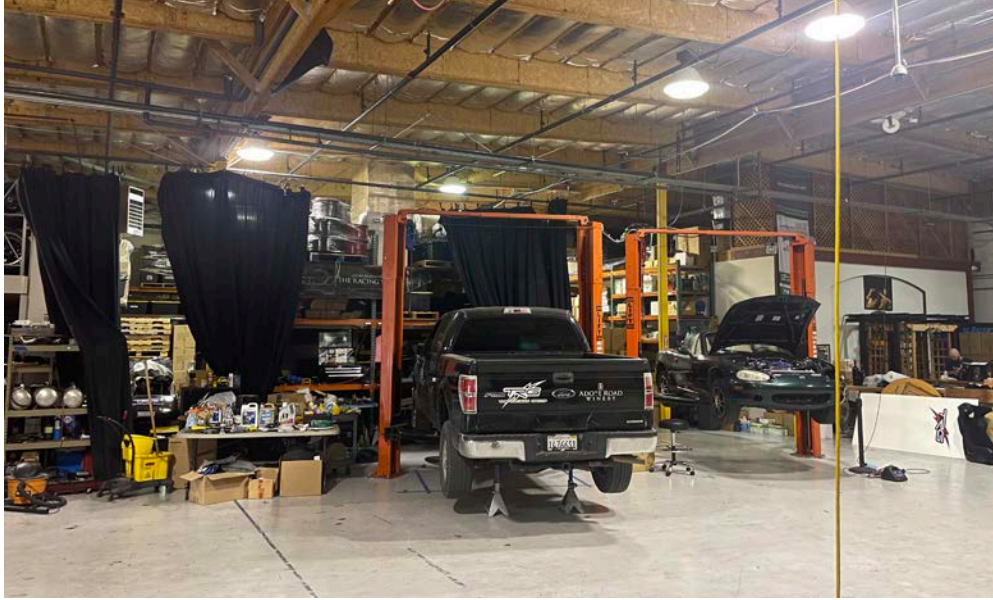
## BUILDING INFORMATION

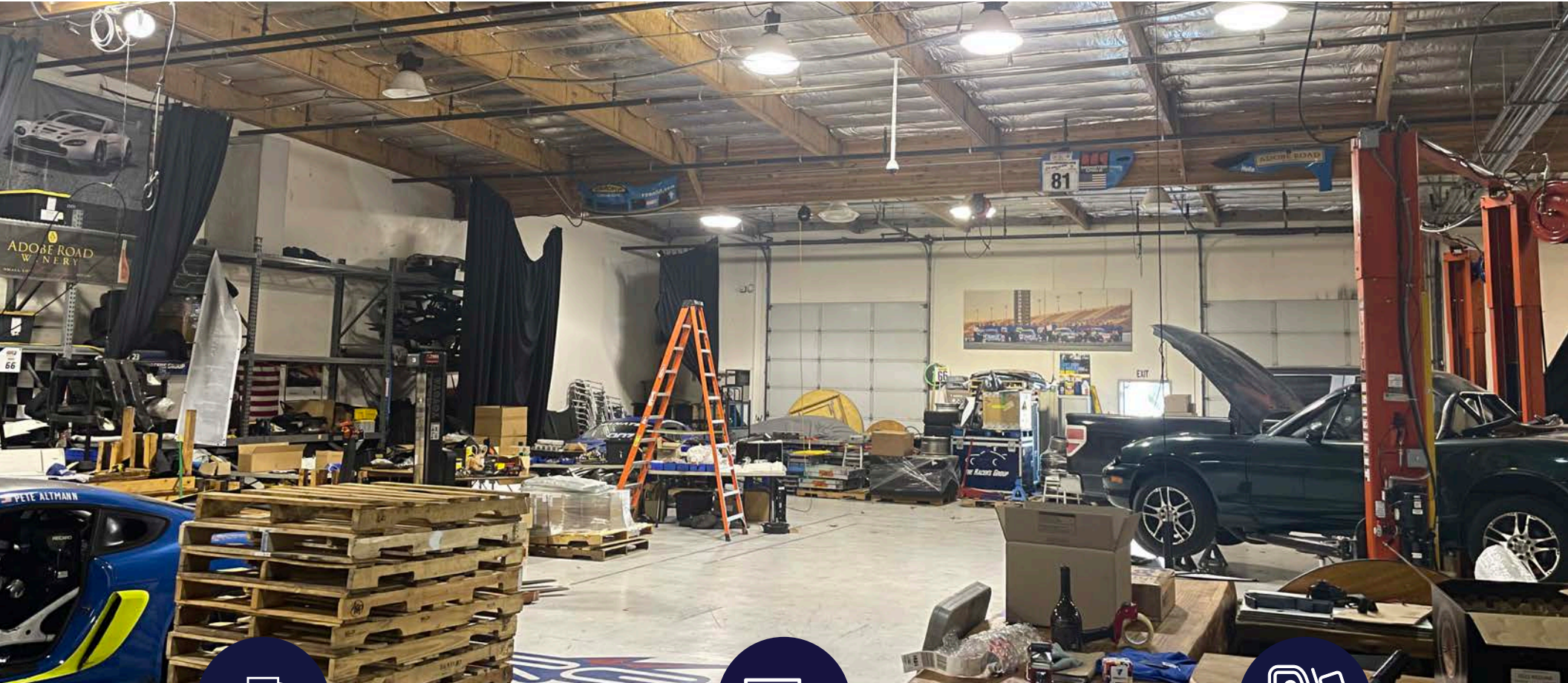
Address	1955-1995 S. McDowell Blvd, Petaluma, CA
Year Built	1997
Net Rentable Area	± 37,775 RSF
Available to Occupy	± 17,241 RSF*
Currently Leased	± 20,534 RSF
Lot Size	± 2.35 AC
Number of Stories	1
Parking   Ratio	± 111 surface   2.9/1,000 SF
APN	005-290-010
Zoning	BP - Business Park
Construction	Reinforced Concrete Tilt-Up
Docks	2 exterior
Drive Ins	4 total
Clear Height	18'
Power	1,600a/480v 3p 4w Heavy
Roof	Original



\*Additional ±2,025 RSF if needed

# PROPERTY PHOTOS





## COMMERCIAL BUILDING

This concrete tilt-up building has flexible configuration for office, warehouse and light industrial/assembly uses.



## IDEAL LOCATION

Close proximity to Highway 101 and Highway 116.



## HEAVY POWER

1,600a/480v 3p 4w Heavy

# INVESTMENT HIGHLIGHTS



## EXISTING IN PLACE LEASE TERMS

±20,543 square feet is leased to Ministerios Templo De Dios Para Las Naciones, church and meeting place.

The initial lease term expires March 31, 2028.

The lease is Industrial Gross and the remaining term monthly fixed rent schedule is:  
April 1, 2026 - March 31, 2027: \$19,515.85 per month (\$0.95 PSF)  
April 1, 2027 - March 31, 2028: \$23,624.45 per month (\$1.15 PSF)

The lease has a Seller lease termination right.

Seller has the right to recapture ±2,025 SF of the Tenants Premises to provide 51% occupancy of the building for an owner-user buyer.

Tenant has no option renew.

Tenant has a Right of First Refusal to Purchase.



## EXPENSES (April 2025 to April 2026)

Budgeted Operating Expenses	Amount
Water	\$8,840
Irrigation Water	\$2,400
Landscaping & Grounds	\$7,440
Property Taxes	\$71,500 (current)
Property Insurance	\$11,000
Roof Repairs	\$2,400
HVAC Maintenance	\$2,000
Common Area PG&E	\$1,000
Fire Mandatory	\$4,000
<b>Total Operating Expenses</b>	<b>\$110,580</b>
<b>Per Month</b>	<b>\$9,215</b>
<b>PSF/Month</b>	<b>\$0.24</b>

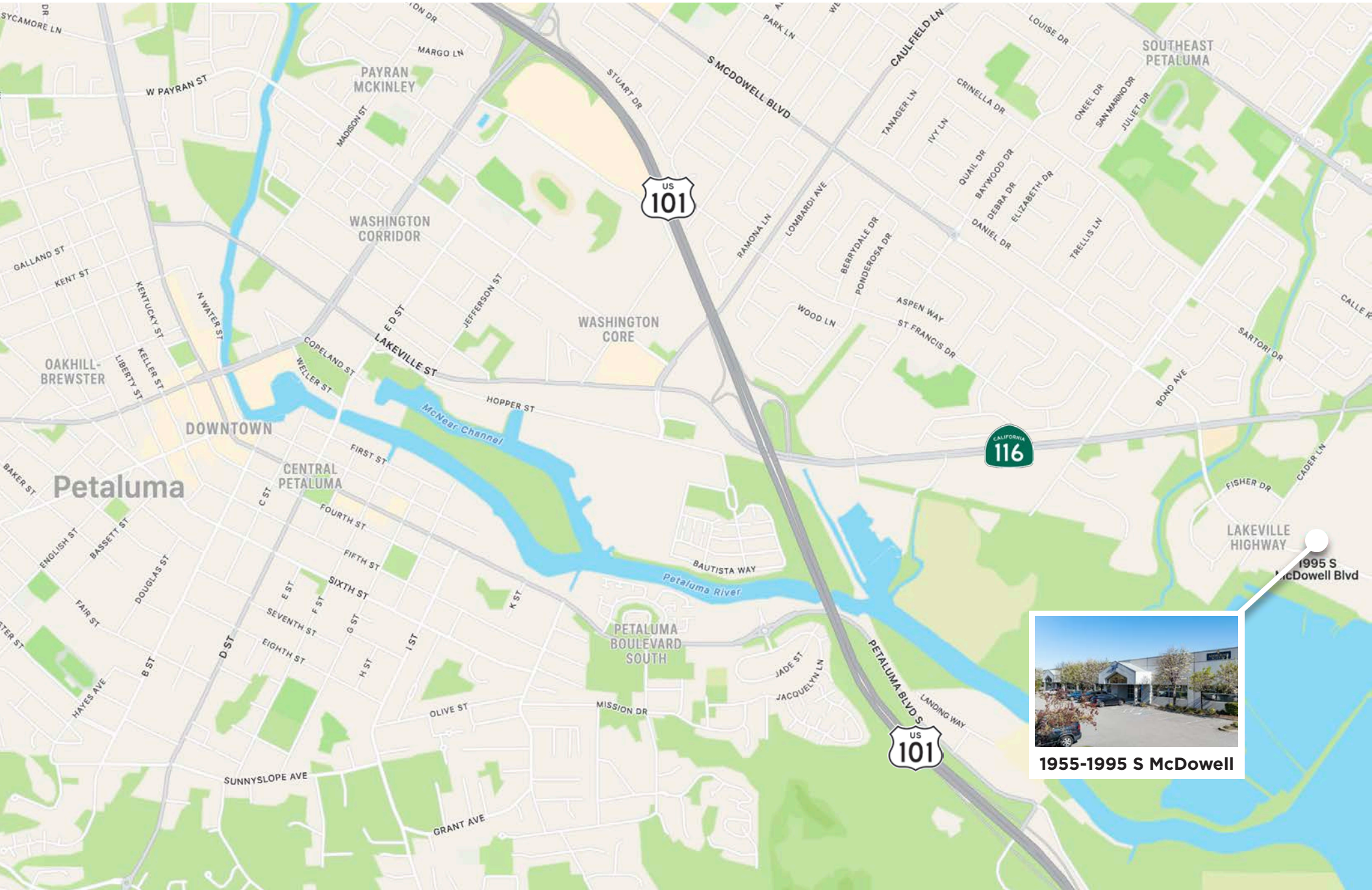






# LOCATION OVERVIEW








# LOCAL MAP



1955-1995 S McDowell

# REGIONAL HIGHLIGHTS



-  2.5 miles/10 mins to Downtown Petaluma SMART Station
-  Less than 2.5 miles to Downtown Petaluma
-  25 miles/40 mins to Downtown Napa
-  26 miles/30 mins to Sonoma County Airport
-  40 miles/1 hour to Downtown SF
-  51 miles/80 mins to SFO International Airport
-  52 miles/70 mins to OAK International Airport



# SONOMA COUNTY

## INDUSTRIAL MARKET OVERVIEW

Sonoma County is a large, urban-rural county encompassing 1,575 square miles. The county's total population is currently estimated at 487,011.

Sonoma County residents inhabit nine cities and a large unincorporated area, including many geographically isolated communities. The majority of the county's population resides within its cities, the largest of which are clustered along the Highway 101 corridor. Santa Rosa is the largest city with a population of 168,841 and is the service hub for the entire county and the location of the county's three major hospitals.

The county offers a variety of employment options in the industries of government and public education, educational and health services, professional and business services, retail, manufacturing, leisure and hospitality, construction and agriticulture.

Learn more about Sonoma County: [sonomacounty.gov](http://sonomacounty.gov)

**6.6%**

SONOMA COUNTY  
INDUSTRIAL  
VACANCY RATE

**\$1.16 NNN**

AVERAGE  
INDUSTRIAL ASKING  
RATE PSF



# PETALUMA

## INDUSTRIAL SUBMARKET OVERVIEW

Ideally situated along a serene stretch of the Petaluma River—yet a mere 45-minute drive from San Francisco—Petaluma is the perfect place to stay, shop, dine, and play while exploring everything Sonoma Wine Country has to offer.

Outdoor enthusiasts visit Petaluma year-round for both road and mountain cycling tours, hiking along the gorgeous Sonoma Coast, and paddle-boarding on the Petaluma River. The outdoor adventures in Sonoma County are endless, and there's no better home base than Petaluma.

Part industrial, part Class A office all alongside Petaluma's farmland. Bikes, beer, wine, and distilled spirits are made in the industrial buildings that neighbor the office spaces that are home to Petaluma's growing technology sector.

Learn more about Petaluma: [visitpetaluma.com](http://visitpetaluma.com)

**12.4%**

PETALUMA  
INDUSTRIAL  
VACANCY RATE

**\$1.20 NNN**

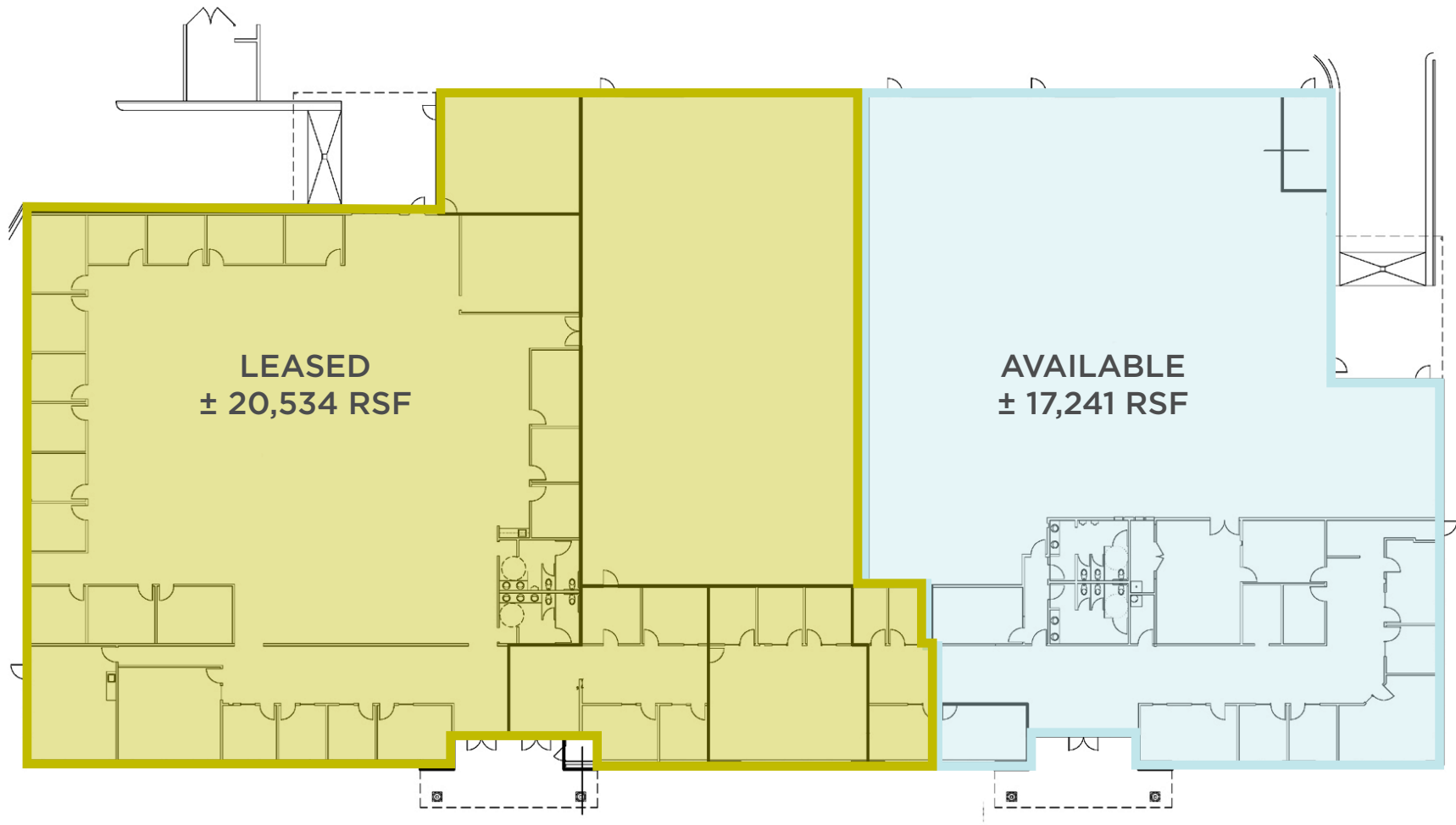
AVERAGE  
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# PETALUMA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>MEDIAN HOUSEHOLD INCOME</b>	\$110,652	\$113,163	\$117,911
<b>MEDIAN HOME VALUE</b>	\$814,366	\$849,785	\$865,245
<b>MEDIAN AGE</b>	38.9	43.4	44.4
<b>2025 POPULATION</b>	7,117	45,408	65,011
<b>DAYTIME EMPLOYMENT</b>	5,771	26,431	37,577

# FLOOR PLAN







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