



Vibrex®
vibration & seismic control systems

FOR SALE

737 Southpoint Blvd. #E
PETALUMA, CA

[Warehouse & Office]



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

www.hlcre.com

CONTACT:

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DRE LIC # 01814831

DISCLOSURE STATEMENT



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals. The prospective purchaser/lessee should independently verify all information. 8/15/24

PROPERTY OVERVIEW

Suite E is a commercial condominium constructed in 2000 as a contractor’s sales office and warehouse. Unit upgrades include conference room, private offices, a 700 sf warehouse, grade level electric roll-up door, showroom area, ADA restroom with mop sink, storage room and a wet bar. The unit is fully sprinklered, and has 200 amp power. Building signage with direct exposure to Hwy. 101 with approximately 7,000 passing cars per hour.

PROPERTY INFORMATION/FEATURES

LOCATION:	737 Southpoint Blvd., Ste E Petaluma, CA 94954
APN:	007-401-060
TOTAL BUILDING SQUARE FEET:	2,246 +/- sq. ft. Office: 1,546 +/- sf / Warehouse: 700 +/- sf
TOTAL SQ. FT OF LAND:	Condo
YEAR CONSTRUCTED:	2000 +/-
TYPE OF CONSTRUCTION:	Concrete Tilt-up
ROOF:	Office: Composite Shingle / Warehouse: Tar & Gravel
POWER/SUB PANEL:	200 Amps
PARKING:	76, total for complex*
WAREHOUSE CEILING CLEAR HEIGHT	16 Feet
ROLL-UP DOORS	One, Electric
FIRE SPRINKLERS:	Yes
HEATING AND AIR CONDITIONING:	Yes
ZONING:	<u>PUD (Planned Unit District), ML (Light Industrial)</u>
FLOOD ZONE DESIGNATION:	X

*(NOTE: Only appropriately licensed and permitted passenger vehicles, sports utility vehicles, motorcycles, trucks having carrying capacity of 3/4 ton or less, and vans with seating capacity of eight (8) person or less shall be parked, stored or operated within the Southpoint Business Park.)

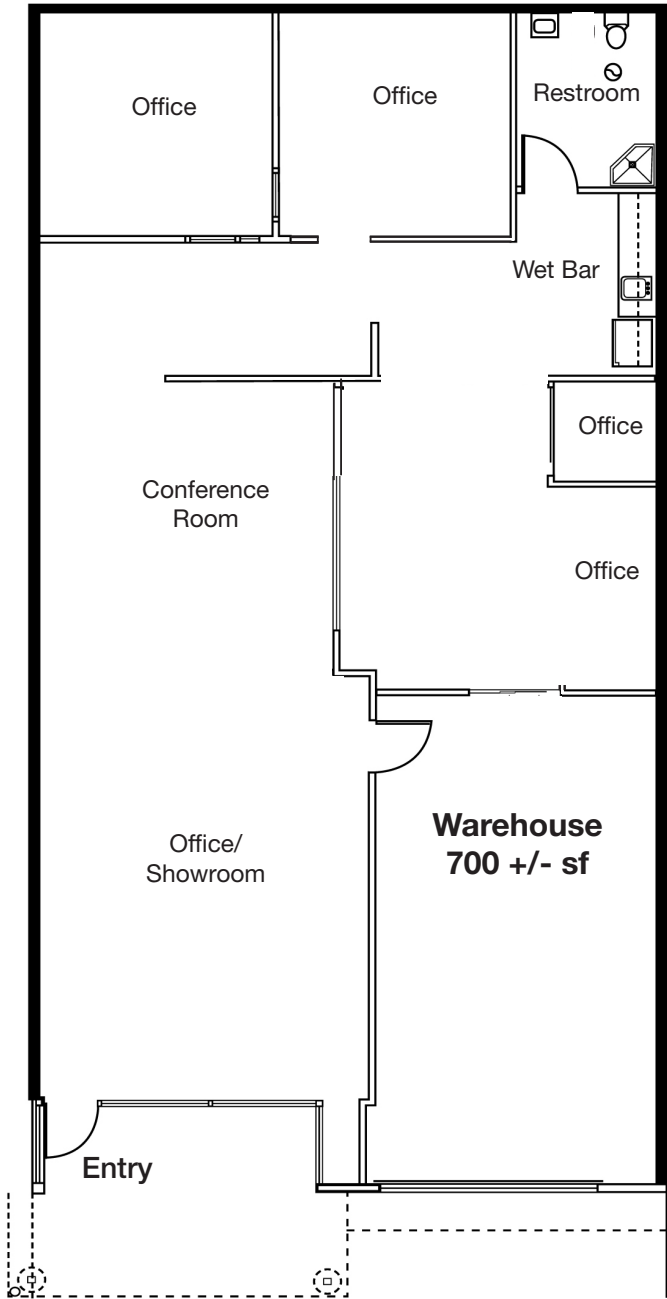
OFFERING SUMMARY

ASKING PRICE
\$725,000
PRICE PER SQ. FT.
\$332.80
TOTAL BUILDING SQ. FT.
2,246^{+/-}

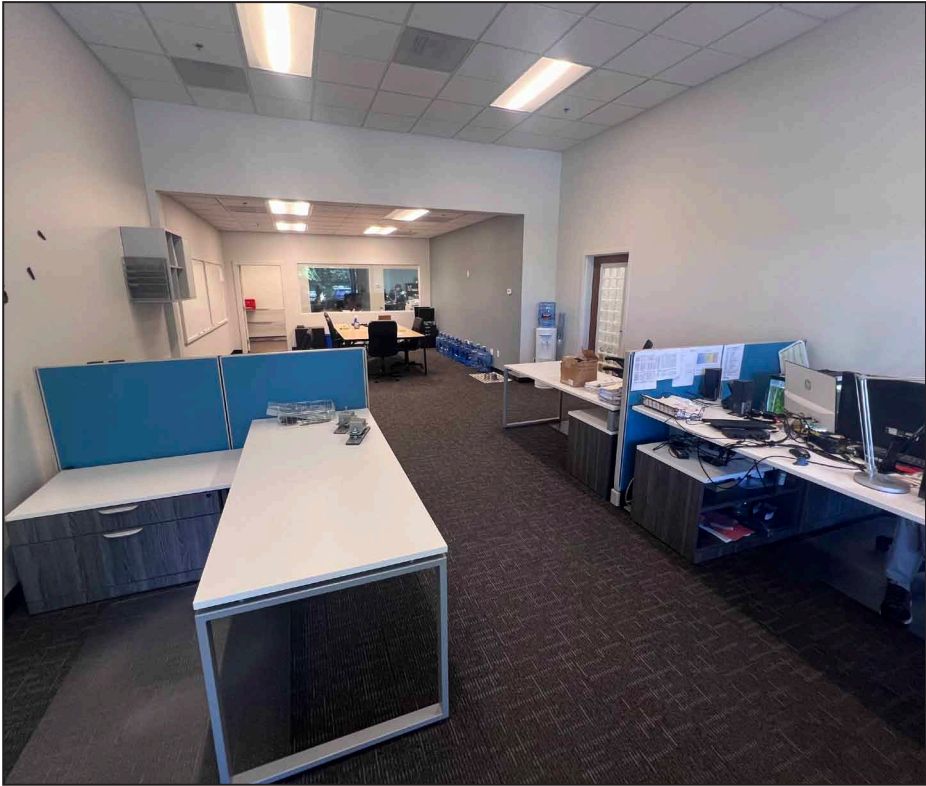
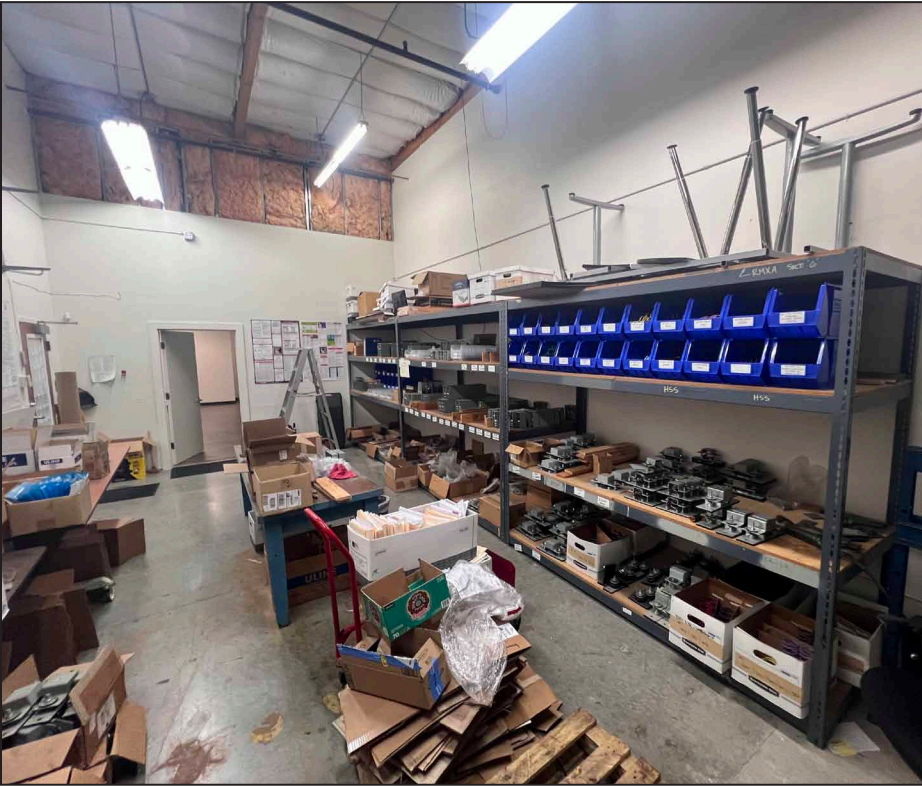
HIGHLIGHTS

PRIVATE OFFICES
SHOWROOM/CONFERENCE ROOM
ADA RESTROOM/WET BAR
ELECTRIC ROLL-UP DOOR
HWY. 101 FRONTAGE

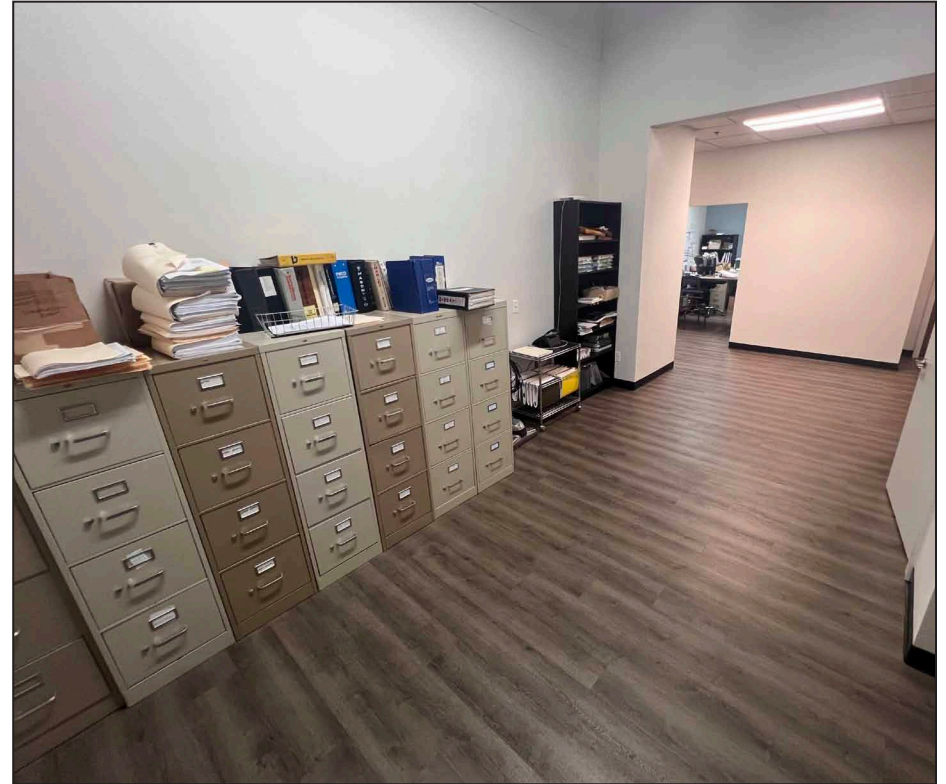
FLOOR PLAN



Floor plan Not to Scale



PHOTOS



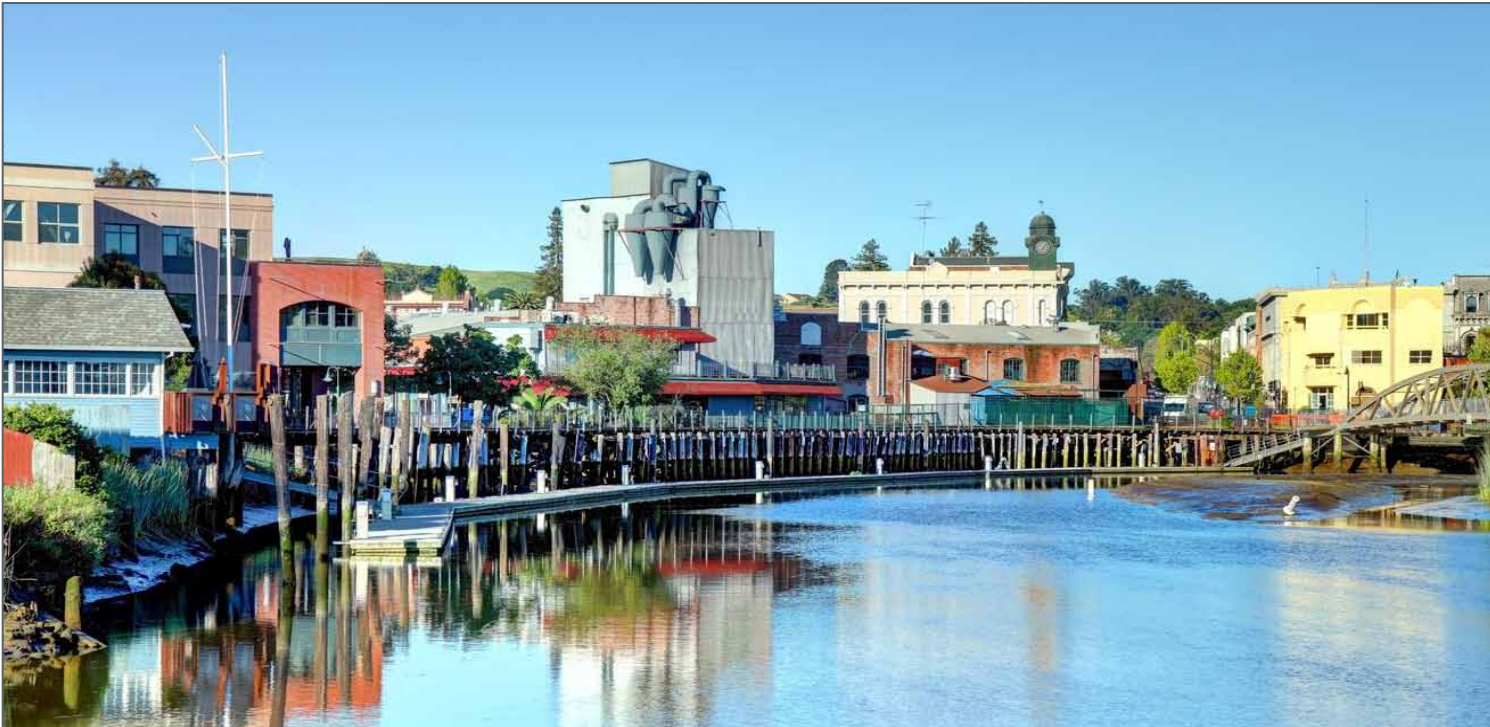


[CLICK HERE TO VIEW IN GOOGLE MAPS](#)

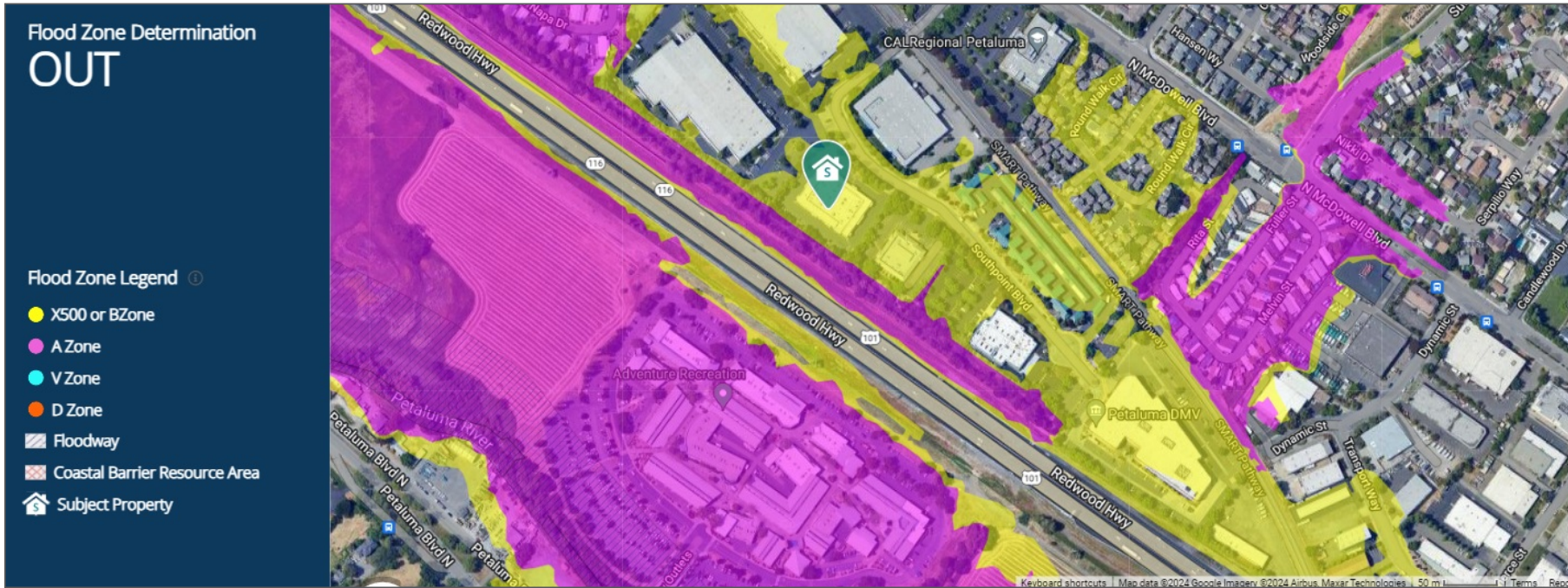
PETALUMA HISTORY

As Sonoma County's southernmost city, Petaluma lies 32 miles (51 km) north of San Francisco. As of the 2020 census, population was 59,776. With 3.35 million square feet of commercial real estate space available, the majority represented by 671,108 sq ft of industrial space, as well as 545,788 sq ft of total office space across 41 buildings. While the wine industry takes up the lion's share of Petaluma's industrial space due to Petaluma's location at the end of Napa Valley's Los Carneros AVA, other listings include warehouse and manufacturing plants, the Petaluma Municipal Airport, and SMART stations, Sonoma County's light-rail.

Chartered in 1858, Petaluma is one of California's oldest cities. The city's riverfront location made it a bustling destination during the mid-19th century Gold Rush when the river carried produce, poultry, and dairy products from this fertile valley to the rapidly exploding populations of San Francisco and Oakland. During the peak of the riverboat era, there was more tonnage and dollar value hauled on the Petaluma River (Sonoma County's main estuary flowing into San Pablo Bay) than on any other river in the state. The schooners, sloops, and paddle wheelers transporting people and goods made Petaluma the third busiest inland port in the state. Today, thanks to chief architect, Brainerd Jones, whose career began in 1900, historic downtown Petaluma attracts tourists, birdwatchers, shoppers and history buffs, alike.



FLOOD MAP



SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	93 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	060379-0894F
FLOOD ZONE CODE	X500
PANEL DATE	2/19/2014
COUNTY	Sonoma
ORIGINAL PANEL FIRM DATE	2/15/80
FIPS CODE	06097
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	Petaluma, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

Property Address: 737 Southpoint Blvd., #3, Petaluma, CA 94954

Building Acquisition Price	\$ 725,000	
Improvements	0	
SBA Fees (Closing Costs-Financed)	\$ 7,250	
Total Project Cost	\$ 732,250	
Loan Structure		
Bank	50%	\$ 362,500
SBA 504 Loan	40%	\$ 29,250
Borrower Cash Down Payment	10%	\$ 72,500
Loan Interest Rates/Terms		
	Rates	Amortization
Bank	6.25%	25 Years
SBA 504 Loan	6.38%	25 Years
Estimated Loan Payments		
	Monthly	Annual
Bank	\$ 2,391	\$ 28,695
SBA 504 Loan	\$ 1,985	\$ 23,818
Total Estimated Loan Payments	\$ 4,376	\$ 55,512

The above information is not an offer to lend. It is a general estimate of a potential loan for a qualified buyer. Prospective buyers and the property must qualify for, and satisfy all requirements of a commercial lender and the Small Business Administration. The foregoing estimate is not a guarantee of a loan, and rates and terms may change depending on the date an application is submitted.

SALES COMPARABLES

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1	19404 Sonoma Highway - Sonoma	SOLD
Sonoma, CA 95476	Sonoma	
Sale Date Jul 10, 2024	Type 2 Star Industrial Warehouse	
Sale Price \$1,985,000	Year Built 1988; Renov 2018	
Price/SF \$342.54	RBA 5,795 SF	
Actual Cap Rate 4.80%	Land Acres 0.32 AC	
Parcels 018-442-025	Land SF 13,907 SF	
Comp ID 6784998	Zoning CT	
Comp Status In Progress	Sale Condition 1031 Exchange	

2	578 Martin Ave - Rohnert Park	SOLD
Rohnert Park, CA 94928	Sonoma	
Sale Date Oct 31, 2023	Type 2 Star Industrial Manufacturing	
Sale Price \$1,525,000	Year Built 1984	
Price/SF \$269.91	RBA 5,650 SF	
Actual Cap Rate 3.63%	Land Acres 0.65 AC	
Parcels 143-930-039	Land SF 28,314 SF	
Comp ID 6560149	Zoning MLPD	
Comp Status Research Complete		

3	4320 Redwood Hwy - #400, San Rafael	SOLD
San Rafael, CA 94903	Marin	
Sale Date Jul 23, 2024	Type Industrial Warehouse Condo	
Sale Price \$675,000	Year Built 2005	
Parcels 155-510-17	RBA 1715 SF	
Price/SF \$405.20	Land Acres 0.17 AC	
Comp ID 6793515	Zoning PD (Planned Development)	
Comp Status Public Record		

PETALUMA, CA

POPULATION
59,682

MEDIAN AGE
43.5

MEDIAN HOUSEHOLD INCOME
\$108,527

NUMBER OF EMPLOYEES
30,900

MEDIAN PROPERTY VALUE
\$805,800



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