

For Sale
San Francisco Bay Area
\$5,200,000
Rare 6.68% Cap



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Zephyr Commercial is offering to qualified investors an opportunity to acquire a 100% fee simple interest in an extremely well maintained building located at 719 Southpoint Boulevard, (the property) in Petaluma, California.

- The property was built in 1990 and is approximately 22,000 square feet on a 105,415 square foot parcel (per tax records).
- The building is 100% occupied by well established tenants, and is currently 78% occupied by The Redwood Heath Club (a well established fitness club) that includes a large swimming pool/aquatics center.
- The property is conveniently located just minutes from public transportation, shops, and all major commuter routes, including the 101 freeway.

Property Type:	Commercial
Building Size:	21,770 Sq. Ft.
Lot Size:	105,415 Sq. Ft.
Year Built:	1990
Number of Stories:	1
Tenants:	3
Zoning:	RC4
APN:	007-401-045
Cap:	6.68%

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