Marcus & Millichap

Offering Memorandum
Online Auction

September 22-24, 2026

CenterLine 3|3

CenterLine33 Retail Center
555 Rohnert Park Expressway
Rohnert Park, CA 94928
13 Acres (2 Parcels) | 142,767 SF

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

Activity ID: ZAH0480020

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ONLINE

AUCTION

MARKETPLACE

Starting Bid: $4,000,000

Auction Dates: September 22-24, 2026

CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://rimarketplace.com/sale-event-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://rimarketplace.com/faq).

AUCTION DATE

The Auction end date is set for September 22-24, 2026

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price (“Reserve Price”). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property’s details page on the Website (“Property Page”) at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

92% Occupied Retail & Entertainment Center

- New 15-Year Lease Signed in 2024 for 74,000 SF by Centerline33 - one of the state's largest indoor/outdoor pickleball facilities with 17 indoor and 16 outdoor pickleball courts
- Rebounderz Trampoline Arena occupies 35,800 SF and is a well-established tenant operating at this location since 2019

Significant Upside through Outparcel Redevelopment & Lease-up

- The outparcel situated along Rohnert Park Expressway (former Applebee's) is in the process of being repositioned. The parcel is being converted to a higher and better use that may generate significantly more income under a long-term absolute NNN ground lease to a nationally-recognized tenant. See Agent for further details.
- Available 5,600 SF inline space with warm-shell buildout ready for lease-up to a regional or national tenant

Infill Location Surrounded by National Retailers and Adjacent to Target

- Adjacent to a Target-anchored center with Office Depot, Granite Expo, Dollar Tree, Shari's, Panda Express and more
- Adjacent to a FoodMaxx-anchored center with PetSmart, Chuck-E-Cheese's, Simmer Claw Bar, BigLots! and more
- Other national retailers in the immediate trade area include Costco, Ashley Furniture, Safeway, Ross Dress-4-Less, Raley's, Olive Garden, Planet Fitness, Grocery Outlet, and many more

North Bay Area Location in the Heart of Sonoma County | Rohnert Park

- Rohnert Park is part of the Northern Bay Area located in the heart of Sonoma County, which is widely regarded for it's wine country and abundance of tourist attractions
- Excellent demographics in the region with Avg. HHI of $110,969 within a 3-mile radius of the subject property
- Situated less than 4-miles from Sonoma State University with over 5,000 students enrolled annually and over 1,000 employees
- The Graton Resort & Casino is situated less than 1.5 mile north, built in 2013 it features a 342,000 gaming floor, 200 luxury suites and an abundance of restaurants and entertainment options

UNPRICED

		Year 1		Pro Forma
Scheduled Base Rental Income		$1,344,441		$1,614,441
Total Reimbursement Income	12.4%	$167,370	12.4%	$199,986
Other Income		$0		$0
Potential Gross Revenue		$1,511,811		$1,814,427
Effective Gross Revenue		$1,511,811		$1,814,427
Less: Operating Expenses	33.0%	($499,155)	32.1%	($582,854)
Net Operating Income		$1,012,657		$1,231,573

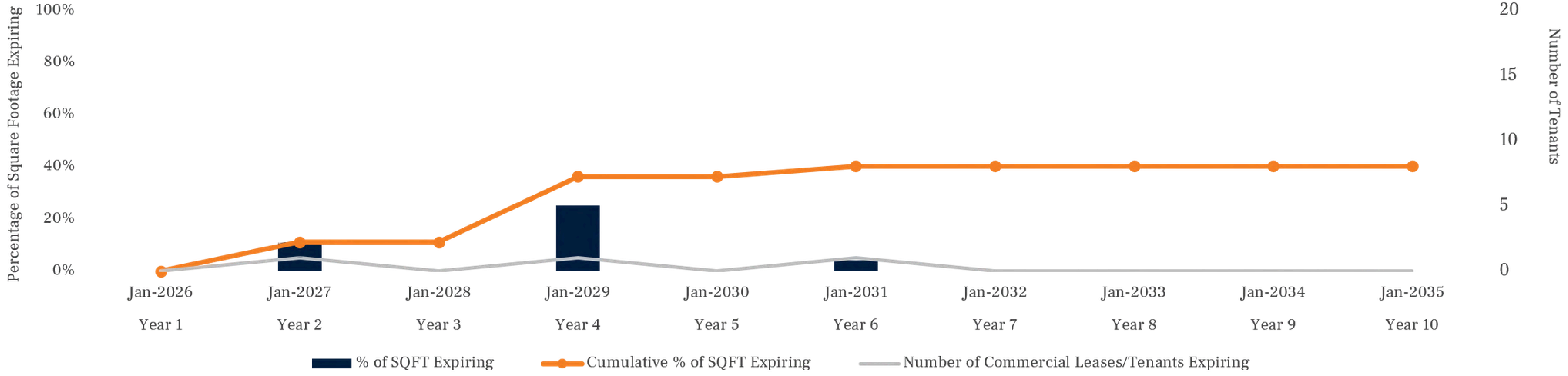
Property Address	501 & 555 Rohnert Park Expressway Rohnert Park, California 94928
Zoning	CRPD [(1)] Regional Commercial District
Number of Spaces	6 (5-Main Bldg / 1-Pad Bldg)
Main Building SF	137,181 SF [(1)]
Pad Building SF	5,586 SF [(1)]
Total SF	142,767 SF [(1)]
Land Area SF / Acres	566,280 SF / 13 Acres [(1)]
Year Built / Renovated	1985 / 2025 [(1)]

(1) Zoning, Building SF, Land SF/Acres, Building Specifications, and Year Built, are estimates. Buyer is responsible for verifying during the Due Diligence process.

RENT ROLL

Tenant Name	SQFT.	% BLDG SHARE	Lease Comm.	Lease Exp.	Lease Dates	Rent/SF	Rent / Month	Rent / Year	Lease Type	Exp. Reimbursements	Renewal Options
Centerline 33	74,000	51.80%	5/1/2025	5/31/2039	5/1/25 — 5/31/39	$0.93	$65,000	$780,000	Gross	$41,592	2, 5-yr. options
Southern W&S	15,981	11.20%	3/13/2008	2/28/2027	3/13/08 — 2/28/27	$1.15	$18,440	$221,277	NN	$29,500	2, 3-yr. options
Vacant	5,600	3.90%	N/A	N/A	N/A — N/A	$0.00	$0	$0	N/A	$0	N/A
Discovery Church	5,800	4.10%	N/A	5/31/2031	N/A — 5/31/31	$0.81	$4,700	$56,400	Gross	$0	1, 3-yr. option
Rebounderz	35,800	25.10%	7/1/2014	9/20/2029	7/1/14 — 9/20/29	$0.67	$23,897	$286,764	NN	$102,000	2, 5-yr. options
Out-parcel Redevelopment	TBD	3.90%	10/1/2027	10/31/2047	Lease Dates are Estimates Only	N/A	$17,500	$210,000	NNN GL	NNN	3, 5-yr. options
		Occupied Tenants: 4	Unoccupied Tenants: 2		Occupied GLA: 92.20%	Unoccupied GLA: 7.80%		$1,554,441		$173,092	

LEASE EXPIRATION SUMMARY



TENANT OVERVIEWS

CenterLine 33 is a world-class pickleball destination designed for players of every level. The facility offers 33 professional-grade courts, a full-service fitness center, wellness spa, lounge, and a vibrant social community. The unique blend of pickleball, fitness, and entertainment is a stand-out in the fitness and entertainment segment. The tenant made substantial investments into the building and outdoor pickleball courts to provide it's members with a world-class pickleball, spa, and fitness destination. For more information, please visit centerline33.com.

Southern Glazer's Wine & Spirits serves as a key intermediary in the U.S. three-tier alcohol distribution system. It provides sales, marketing, logistics, data insights, and merchandising support to suppliers (brands) and customers (retailers and on-premise accounts). The company emphasizes innovation, including digital ordering platforms like Proof, supply chain efficiency, and corporate social responsibility.

The company ranks among the largest private companies in the U.S. (often in the top 10) and is known for its extensive geographic reach and professional service model in a highly regulated industry.

Rebounderz is a dynamic family entertainment franchise specializing in innovative indoor trampoline arenas and adventure parks that deliver high-energy fun for all ages.

Founded in 2008, the company pioneered patented trampoline designs (including its signature Exoskeleton system) that emphasize superior safety, durability, and performance — setting it apart in the family entertainment center (FEC) industry.

The company operates four locations in select markets of California, Florida, and Michigan.

Discovery Church has been at this location since 2019 and has a large membership base. For more information, please visit

www.discoverychurch.cc

AERIAL OVERVIEW


SUBJECT PROPERTY
CenterLine 3|3
REBOUNDERZ
EXTREME FUN CENTER
DISCOVERY CHURCH
PETSMART
T Mobile
BIG LOTS!
CHUCK E. CHEESE'S
food maxx
target
76
SUBJECT PROPERTY
Future Redevelopment (Included)
Labath Avenue
Rohnert Park Expressway 27,190 VPD
STARBUCKS COFFEE
COLD STONE
Parcel lines not exact. Buyer must verify.

AERIAL OVERVIEW

ROHNERT PARK AREA DEMOGRAPHICS

Household Income	1 Mile	3 Miles	5 Miles
2024 Average	$85,516	$110,969	$109,308
2024 Median	$61,270	$89,062	$87,793

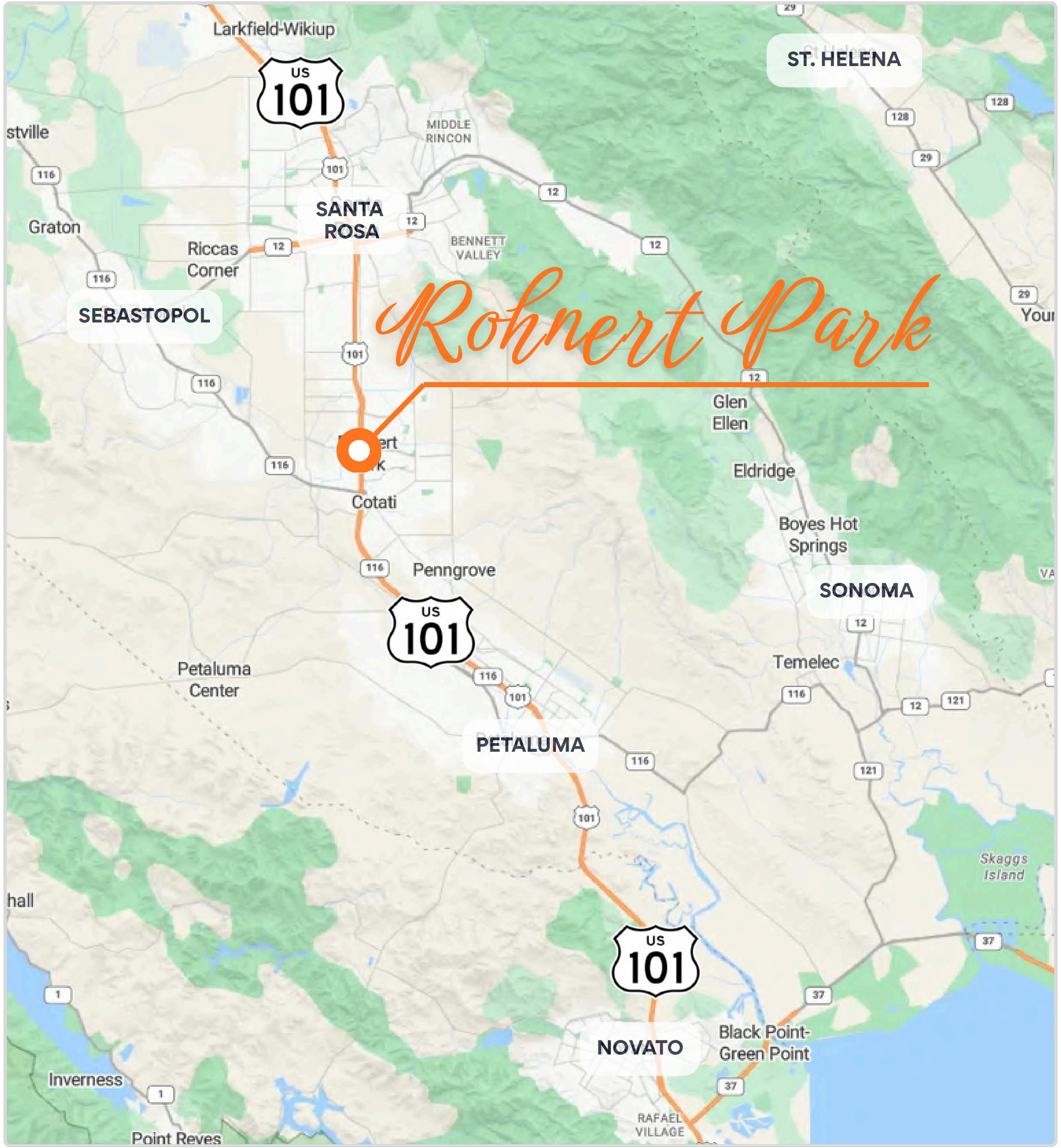
Population	1 Mile	3 Miles	5 Miles
2020 Population	7,613	57,223	91,431
2024 Population	8,041	58,308	90,418
2029 Population Projection	8,038	57,894	89,251

SONOMA COUNTY WINE COUNTRY

Nestled in the heart of Northern California's wine country, the Sonoma-Santa Rosa-Petaluma MSA blends breathtaking natural beauty with a thriving, resilient economy. Home to nearly 489,000 residents, this region boasts rolling vineyards, ancient redwoods, rugged coastlines, and a vibrant cultural scene that draws millions of visitors annually. As the northern anchor of the San Francisco Bay Area, Sonoma MSA offers a perfect balance of small-town charm and big-city access, fostering innovation in agriculture, tourism, and healthcare while prioritizing sustainability and community well-being. Despite challenges like wildfire risks and high living costs, its median household income of around $103,000 and low unemployment rate of 4.6% underscore a dynamic area where opportunity meets idyllic living.Top EmployersSonoma County's economy is powered by a diverse mix of public sector giants, healthcare leaders, educational institutions, and tech innovators. Here are some of the largest employers, based on recent data, contributing significantly to the region's workforce of over 200,000:

Top Employers in the Region:

- County of Sonoma 4,834 Employees
- Santa Rosa Junior College - 3,625 Employees
- Kaiser Permanente - 2,640 Employees
- Santa Rosa City Schools - 1,691 Employees
- St. Joseph Health System (Providence) - 1,578 Employees
- Keysight Technologies - 1,275 Employees
- Graton Resort & Casino - 1,500 Est. Employees
- Amy's Kitchen - 1,000+ Est. Employees
- Medtronic - 1,000 Est. Employees
- City of Santa Rosa - 1,000 Est. Employees



Education is a cornerstone of Sonoma MSA's appeal, with institutions that prepare students for careers in wine, tech, healthcare, and beyond. Key higher education options include:

- Sonoma State University (SSU): A public university part of the California State University system, located in Rohnert Park. With about 7,000 students, it offers over 40 bachelor's and 15 master's programs, excelling in liberal arts, business, and environmental studies. Known for strong graduation rates and a scenic campus amid vineyards and hills. (sonoma.edu)

- Santa Rosa Junior College (SRJC): A top community college with multiple campuses, enrolling over 20,000 students annually. It provides associate degrees, certificates, and transfer programs to four-year universities, with strengths in nursing, viticulture, and culinary arts. Five locations across the county make it accessible and integral to workforce training. (santarosa.edu)

- Empire College: A private institution in Santa Rosa focused on career-oriented programs in business, law, medical assisting, and information technology. Offers associate degrees, certificates, and a Juris Doctor program, emphasizing practical skills for quick job entry.

Sources: wikipedia.com, grok.com, google.com

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