

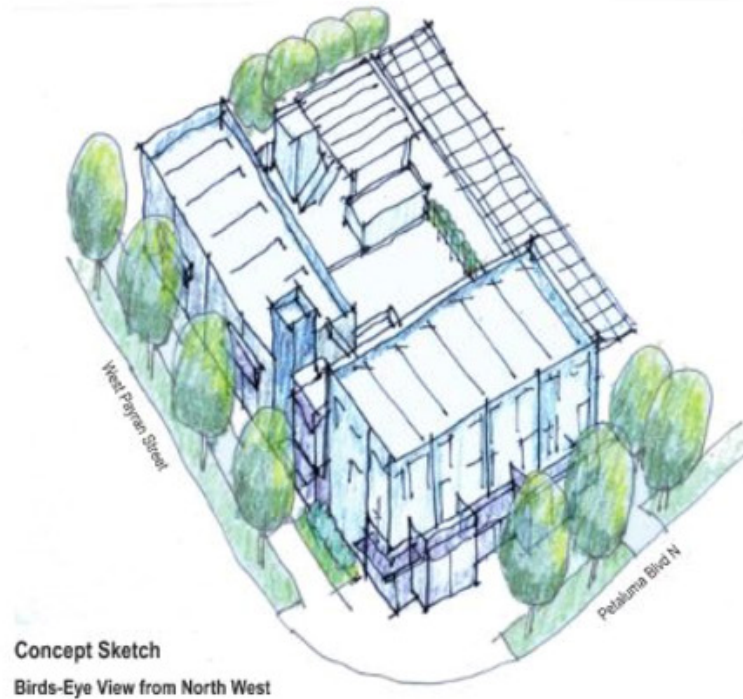


Keegan & Coppin
COMPANY, INC.

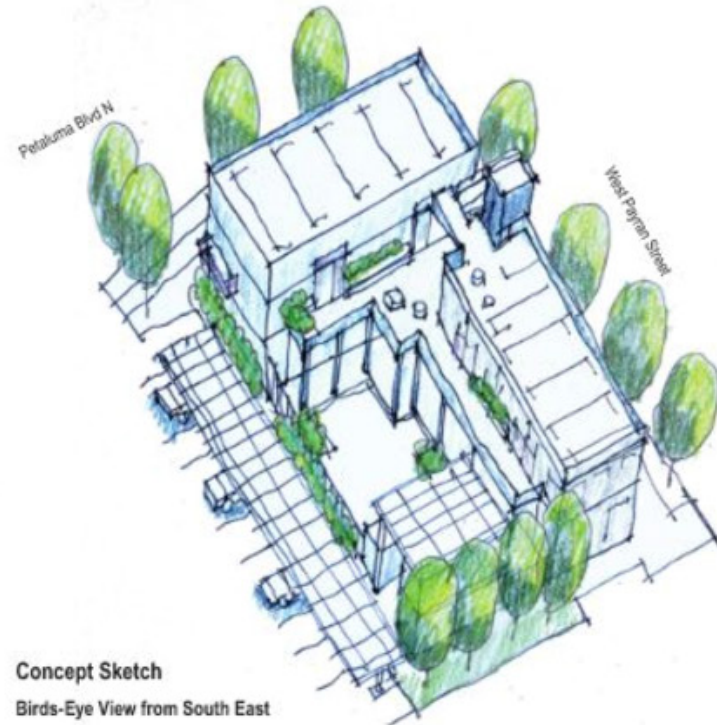
FOR SALE

**890 PETALUMA BLVD NORTH
PETALUMA, CA**

DEVELOPMENT OPPORTUNITY



Concept Sketch
Birds-Eye View from North West



Concept Sketch
Birds-Eye View from South East

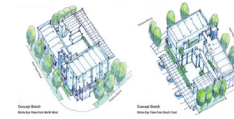
Go beyond broker.

PRESENTED BY:

STEVE GORDON, BROKER ASSOCIATE
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PETALUMA, CA

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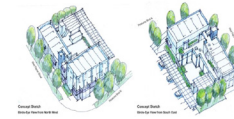
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EXECUTIVE SUMMARY



890 PETALUMA BLVD N
PETALUMA, CA

DEVELOPMENT
OPPORTUNITY

- City approved seven units with ground floor commercial. Eleven units with no commercial may be possible. Buyer to do due diligence.
- Nine off-street parking spaces and one ADA space
- New restaurants on two sides
- Grocery store across the street
- CEQA Completed
- City approvals in place

OFFERING PRICE

Sale Price **\$1,300,000**



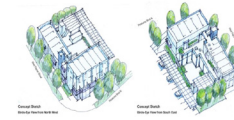
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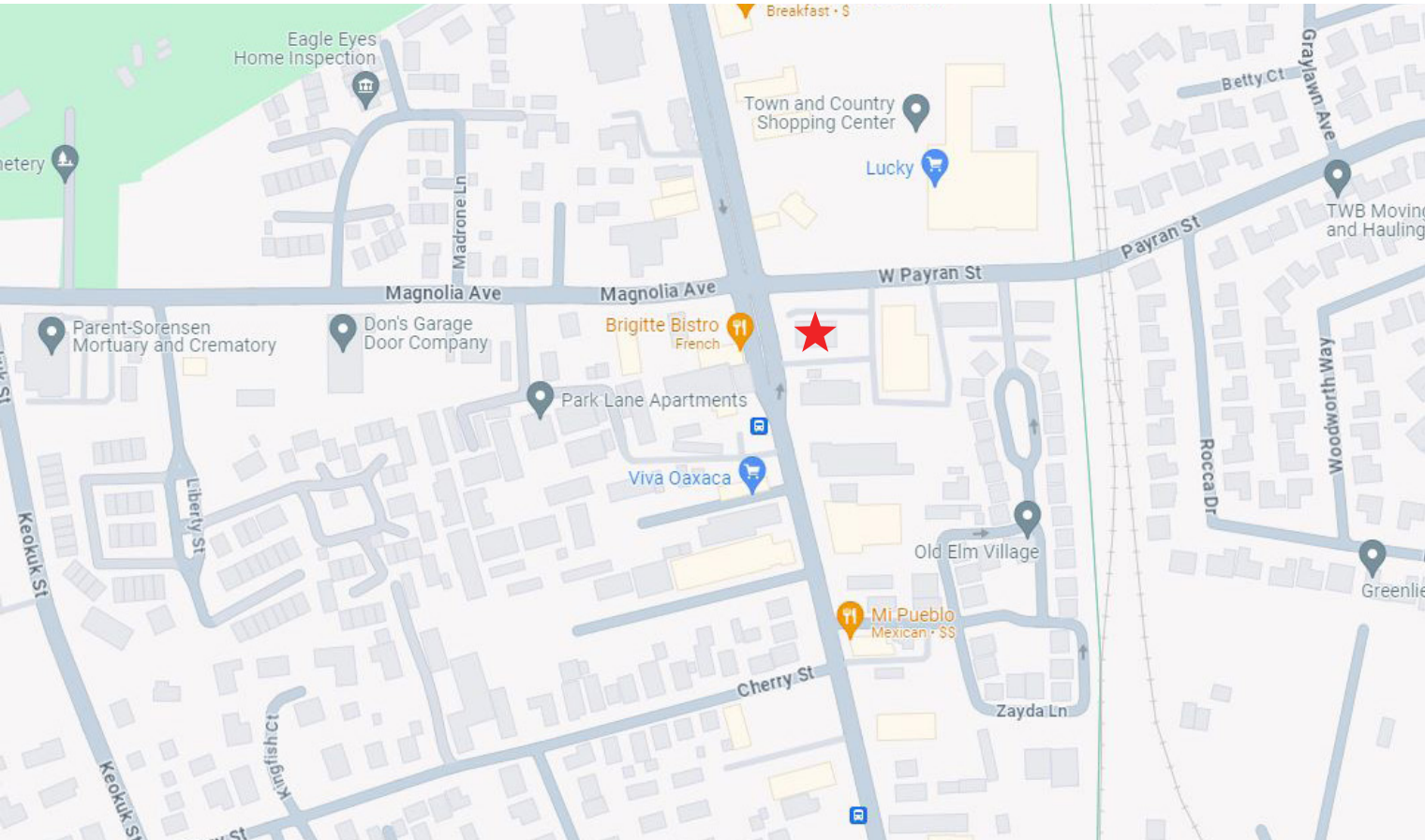


PROPERTY DESCRIPTION



890 PETALUMA BLVD N
PETALUMA, CA

**DEVELOPMENT
OPPORTUNITY**



PROPERTY DESCRIPTION

006-051-076-000
APN

1,148 +/- SF
BUILDING SIZE

1989
YEAR BUILT

One (1)
STORY

19 Spots Plus One Delivery Spot
PARKING

MU1A
ZONING

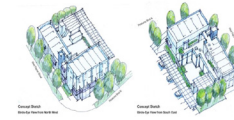
Development opportunity! Great location, less than a mile to Downtown Petaluma. Close to shopping, restaurants and transportation. Mixed-use development with seven units above ground floor commercial approved by the city. Enclosed courtyard. Eleven units with no ground floor commercial may be possible. Buyer to do due diligence.

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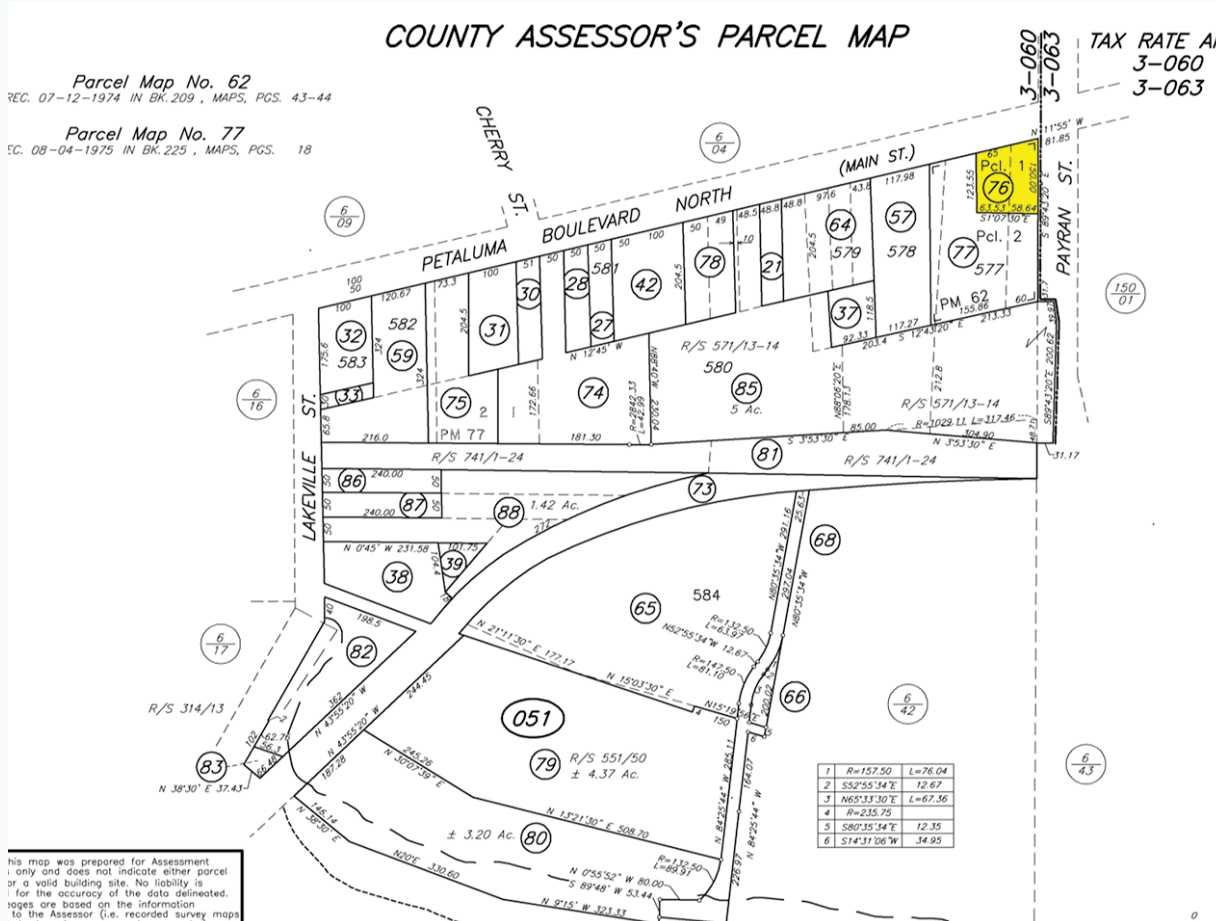


PARCEL MAP



890 PETALUMA BLVD N
PETALUMA, CA

DEVELOPMENT
OPPORTUNITY



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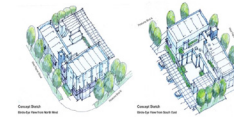
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PROPERTY PHOTOS



890 PETALUMA BLVD N
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DEVELOPMENT
OPPORTUNITY



West Elevation - Petaluma Boulevard North



North Elevation - Payran Street



East Elevation



South Elevation

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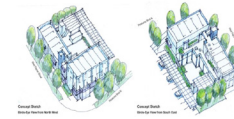
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AREA DESCRIPTION



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PETALUMA, CA

**DEVELOPMENT
OPPORTUNITY**



PETALUMA SUMMARY

LIFESTYLE

The Petaluma lifestyle combines country with city, quirky with conventional. People here like to spend time outdoors—and there’s plenty to do on nearby trails, bike paths, and waterways. At the same time, we like our indoor pursuits—the arts, music, shopping, and, of course, enjoying local food and beverages. You can feel the Petaluma vibe whether you live here or work here. It’s the stranger who says hello at the market and the co-worker who brings in tomatoes from the garden. It’s the Sonoma Mountain ridgeline and the downtown skyline. It’s hay trucks, Teslas, and bicycles. It’s old-timers and newcomers—of every age and many cultures—living and working side-by-side.

SUSTAINABLE FOCUS

Want to save the world? Petaluma is right there with you. Our business community includes companies that pioneered the sustainable movement, as well as businesses who’ve recently adopted eco-conscious practices in response to concerns about climate change.

Nonprofits like Daily Acts and Point Blue complement Petaluma’s “Green Sector” through education and research focused on sustainability and wildlife conservation. Our school districts and city departments also have sustainability initiatives in place.

BAY AREA ACCESS

Petaluma is located near two of the country’s leading metropolitan areas: the San Francisco Bay Area and the Sacramento Valley. This large swath includes cities, the state capitol, Silicon Valley, Wine Country, and numerous micro-economies and job markets tied to suburban areas. As a result, you and your family will have many options when it comes to landing a job, pursuing a degree, or staying on the cutting edge of industry.

GROWTH POTENTIAL

Growth means different things to different people. Some see it in terms of pay or job title, while others consider skill development as primary. Many judge it by the quality of their professional relationships or their level of personal fulfillment. Often, things change depending on where you are in life and career.

In Petaluma, we have healthy economy fueled by businesses in many different industry sectors as well as nonprofits and public agencies. That means you’ll find opportunities to achieve growth according to your own values, no matter what your stage in life.

GLOBAL IMPACT

Petaluma is well-known for its local loyalties and philanthropic efforts. But make no mistake— we’re a town of world-class organizations making a global impact. In recent years, several international brands have set up satellite offices here or acquired companies started in the Petaluma area. That’s in addition to our local businesses’ ever increasing global expansion

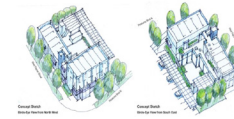
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ABOUT US



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PETALUMA, CA

DEVELOPMENT
OPPORTUNITY



Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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