

DEVELOPED PARCEL FOR SALE Petaluma

# Redwood Business Center



NORTH MCDOWELL BLVD.



OLD REDWOOD HWY.

0.2338 ACRE PARCEL

EXCLUSIVELY MARKETED BY:  
**Shawn Johnson**  
707.528.1400 ext. 238

**Brian Keegan**  
707.528.1400 ext. 249

**James Nobles**  
707.528.1400 ext. 247



# DEVELOPED PARCEL FOR SALE **Petaluma**

## Redwood Business Park



1314 Redwood Way  
Petaluma, CA 94954

Type:  
**Office/Medical/Flex**

Address:  
**1314 Redwood Way  
Petluma, CA**

Parcel  
**0.2338 Acres**

Zoning  
**PCD Planned Community District**

### DESCRIPTION

0.2338 Acre parcel is a development site designed to accommodate a two story office building approximately 20,070 SF. The parcel is within the Redwood Business Center, a fully developed business park consisting of 2 existing buildings approximately 92,657 SF. Included with the subject parcel will be an 18% interest of the improved and completed common parcel featuring allowing for approximately 74 parking spaces for this development site.

### LOCATION

Redwood Business Park is located on Redwood Way on the North side of Petaluma. The park offers immediate access to Highway 101 and is just three miles to downtown Petaluma. It offers close proximity to the Redwood Gateway Shopping Center which has restaurants, Kohl's department store, a health club, and more. Just blocks away you will find popular Lagunitas Brewing Company and Henhouse Brewing Company.

### AMENITIES

#### RECREATION

Active Wellness Center

#### FOOD SERVICES

Steel Bear Deli, O! Sushi, Old Chicago  
Pizza, Beyond the Glory Sports Bar and Grill, Yummy Hawaiian Barbecue

#### ENTERTAINMENT

McNear's Mystic Theater, Lagunitas Brewing Company, Regional Parks

#### LODGING

Hilton Home2 Suites

### TRANSPORTATION ACCESS

#### SONOMA COUNTY AIRPORT

Petaluma Transit, Sonoma County Transit

#### SMART TRAIN

Regional Commuter Rail Line

#### HIGHWAY 101

Direct Access via North McDowell Blvd and Old Redwood Highway

**LISTING PRICE**

**\$530,000**



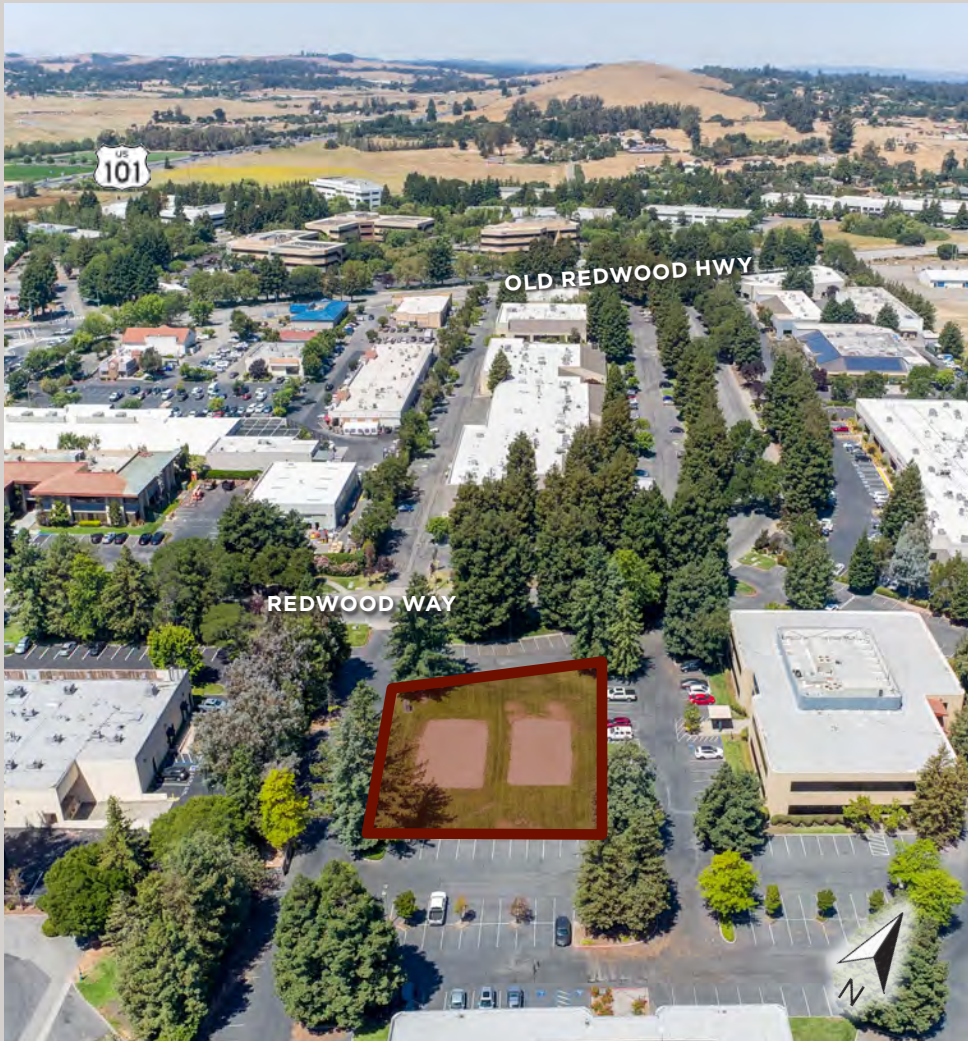
EXCLUSIVELY MARKETED BY:

**Shawn Johnson**  
DRE#: 00835502

**Brian Keegan**  
DRE#: 01809537

**James Nobles**  
DRE#: 01988349

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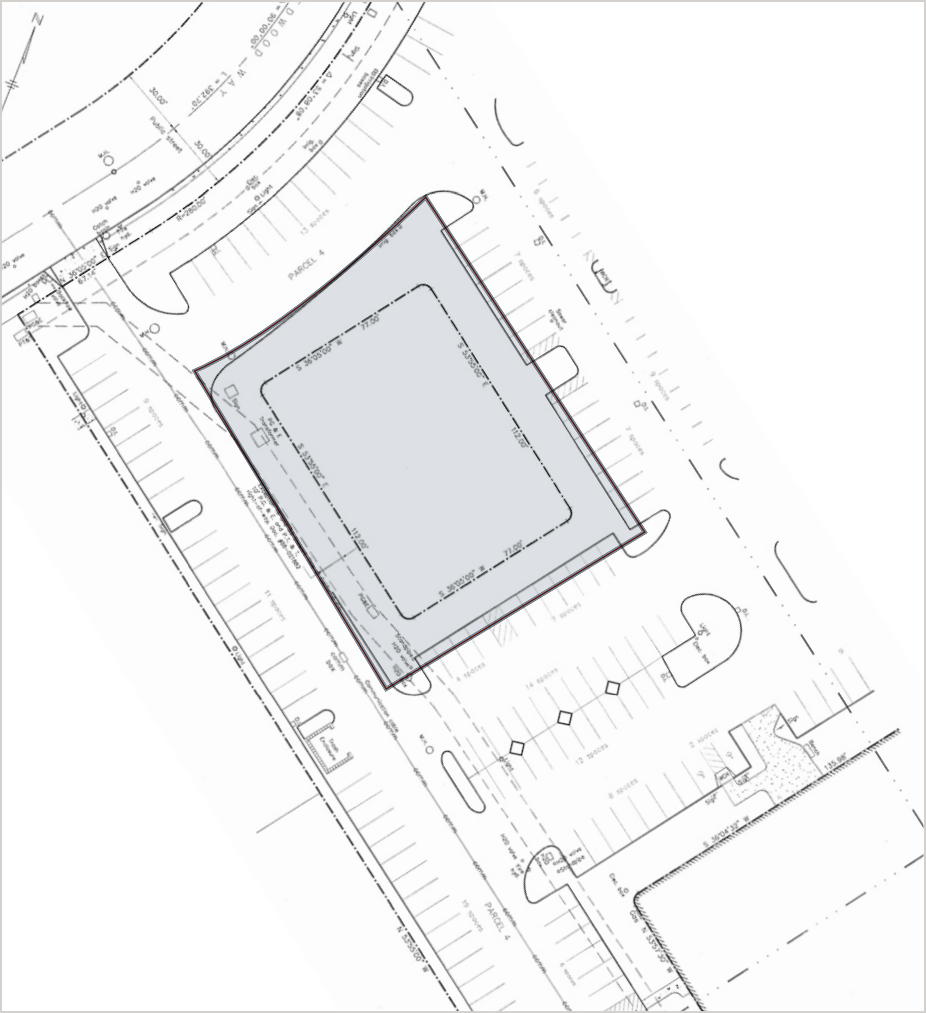
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.2338 Acre Parcel



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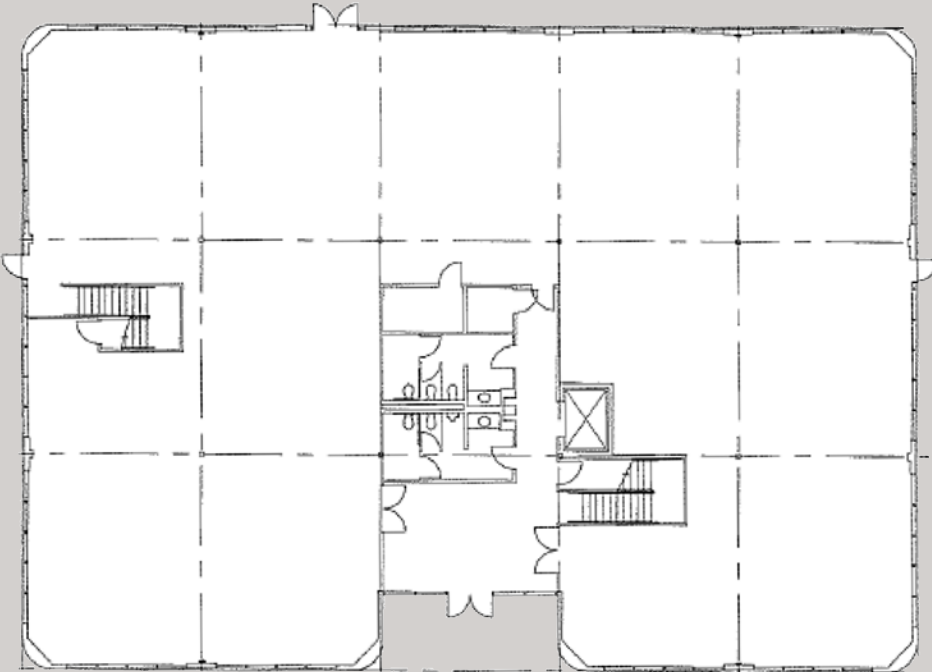
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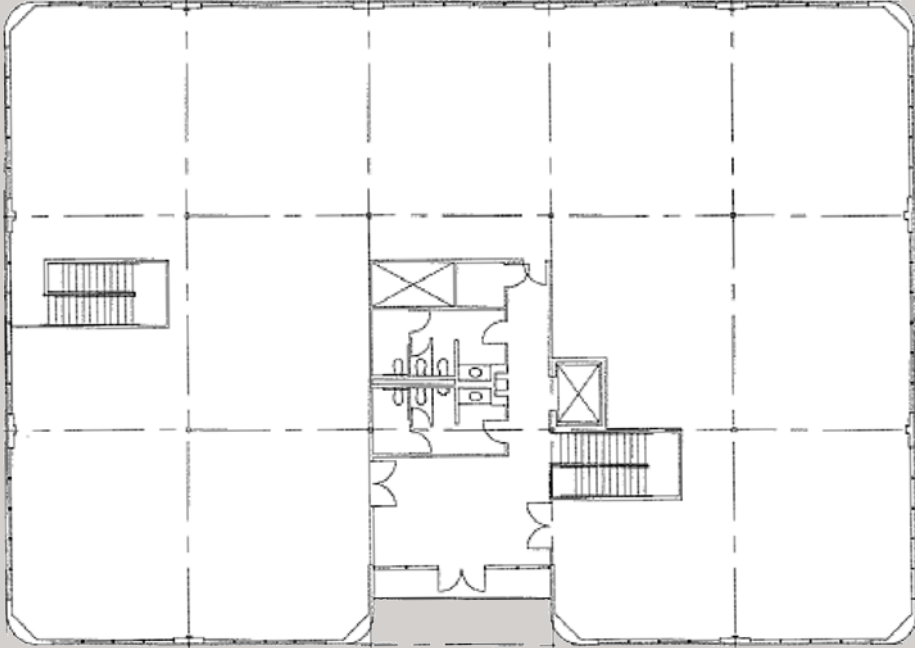
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**Redwood Business Park**



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Proposed First Floor Plan



Proposed Second Floor Plan



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