



Keegan & Coppin
COMPANY, INC.

FOR LEASE

133 COPELAND STREET
PETALUMA, CA

Creative Industrial in the Heart of Town



MANUFACTURING
READY



HEAVY POWER
(3-PHASE)



22'
CLEAR HEIGHT



Go beyond broker.

REPRESENTED BY:

DEMI BASILADES, SREA
LIC # 02080190 (707) 664-1400, EXT 305
DBASILADES@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



133 COPELAND STREET
PETALUMA, CA

CREATIVE INDUSTRIAL
IN THE HEART OF TOWN

PROPERTY INFORMATION

HIGHLIGHTS

- Historical Downtown Brick & Truss Construction
- Yard Space and Basement Storage Available
- Fenced Courtyard Access
- 3-Phase Power

INDUSTRIAL SPACE DESCRIPTION

Section A: 34,787+/- SF

Section A offers approximately 29,167 SF of first-floor warehouse/manufacturing space with an additional 5,741 SF of second-floor office/showroom. The main production area features approximately 22-ft clear height, floor drains, four dock-high doors, and four grade-level doors, with existing improvements for stone and concrete work, plus shared secure alley access, yard, and on-site parking.

Section E: 8,069+/- SF

Section E consists of approximately 8,069 SF with approximately 22-ft clear height, featuring one grade-level door, two elevated roll-up doors, and one ramped door. The space includes a large open warehouse area and approximately 2,000 SF of office-style space.

LEASE TERMS

RATE

Contact Broker
Approximately 3/4-Acre of Yard Space Available

TERMS

Industrial Gross
3 - 5 Year Term Lease

PARKING

On-site

ZONING

T5
Allows for many mixed uses including light industrial, warehouse, office, and creative artisan tenants.

DESCRIPTION OF PREMISES

The property offers a mix of character and modern industrial functionality, with Section E featuring vintage brick walls and exposed wood beams for a loft-style feel, and Section A providing a newer industrial build with metal wall construction, higher clear heights, and a layout suited for manufacturing and warehouse use, all within walking distance to downtown.

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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AERIAL MAP



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AERIAL MAP



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	16,313	64,423	69,725
Median Home Value	\$868,465	\$837,108	\$852,410
Avg. HH Income	\$131,409	\$144,157	\$144,276

TRAFFIC COUNTS	
E. Washington and Redwood Hwy	89,595/Day



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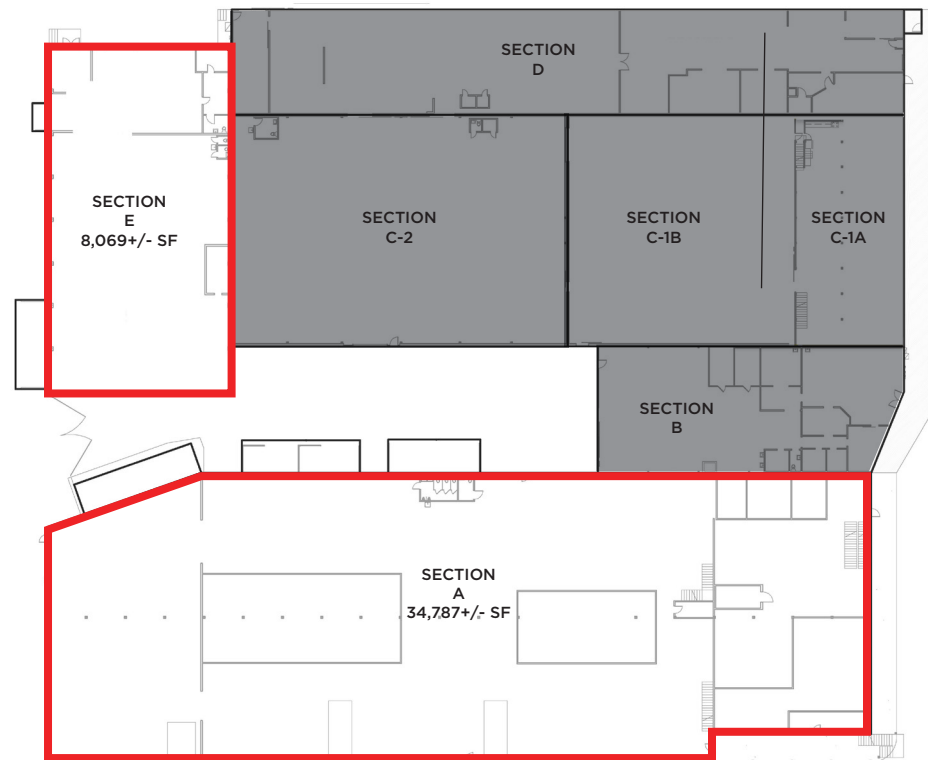
FLOOR PLANS



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FIRST FLOOR



COPELAND STREET



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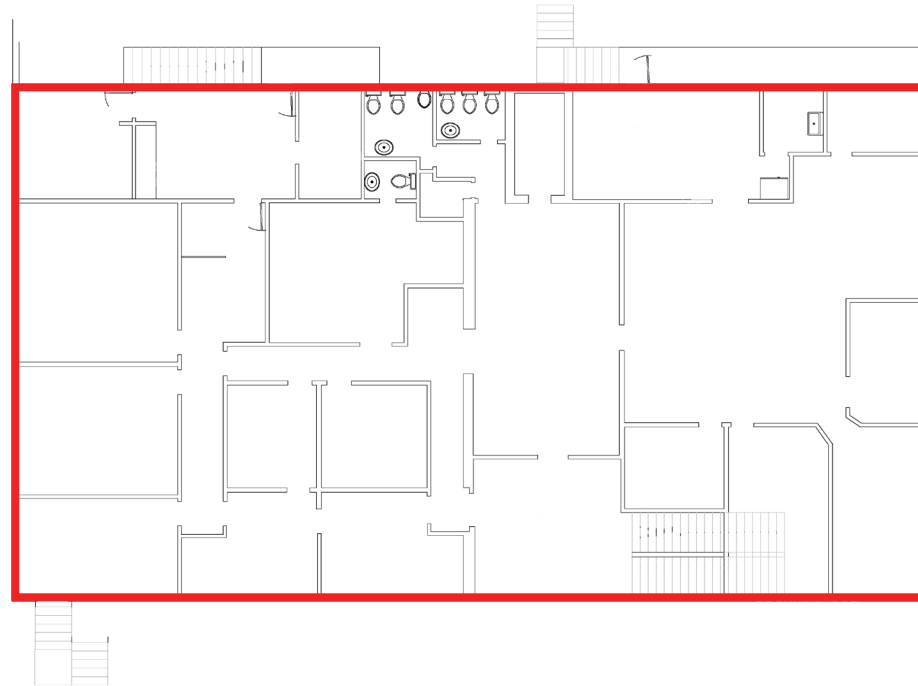
FLOOR PLANS



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SECTION A SECOND FLOOR



COPELAND STREET



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PETALUMA



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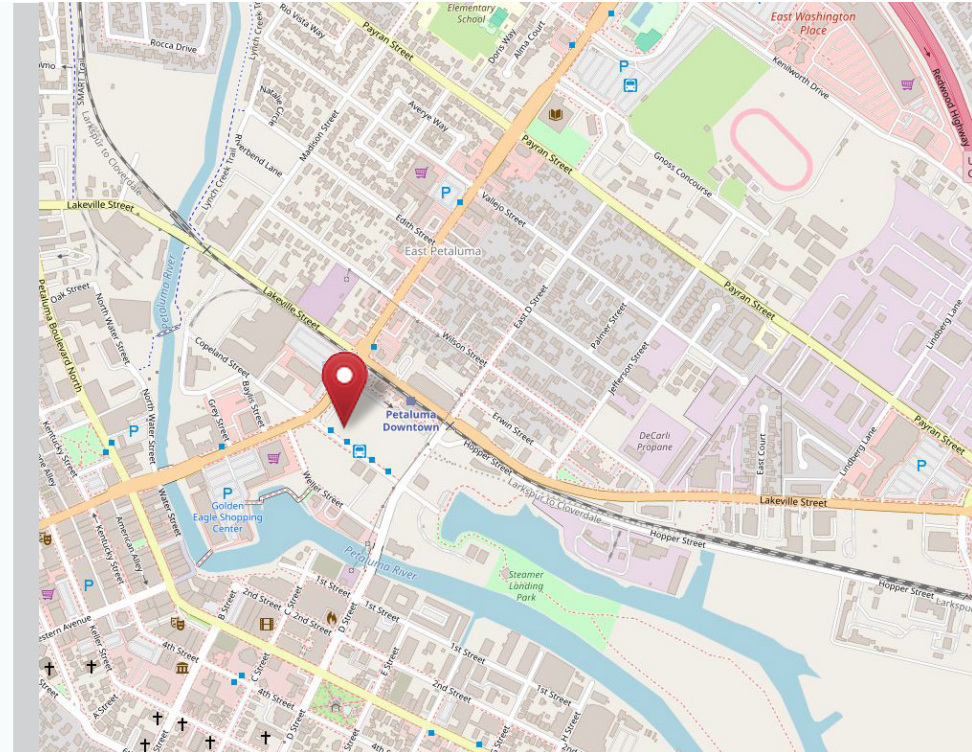
CREATIVE INDUSTRIAL
IN THE HEART OF TOWN

DESCRIPTION OF AREA

Positioned in downtown Petaluma, 133 Copeland Street enjoys a central location just blocks from the River District and Petaluma’s walkable historic core, with easy access to cafés, boutiques, galleries, tasting rooms, and local services that define the city’s vibrant commercial and cultural heart. The property is surrounded by a mix of creative businesses and artisan uses, and benefits from nearby transit options including bus service along Copeland Street and connection to regional transit corridors like the SMART line and Highway 101. Downtown Petaluma serves as the cultural and commercial center of the region, hosting community events and festivals year-round that draw residents and visitors alike, while a strong local retail and dining scene continues to expand the area’s activity and appeal.

PETALUMA MOMENTUM

- **300+ new businesses opened in 2025**, reflecting strong commercial growth citywide.
- **\$2 million in state funding** awarded to advance the 24-acre Petaluma River Park along the downtown waterfront.
- **Major mixed-use and housing projects** underway, adding activity and long-term stability to the downtown core.
- **General Plan Update** in progress, guiding future development, transportation, and economic policy.
- **Expanding retail and restaurant scene**, strengthening the walkable Downtown and River District.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	16,734	63,731	67,520
Est. Avg. HH Income	\$100,096	\$110,745	\$110,023

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TENANTS



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TENANTS

133 Copeland Street is currently occupied by a successful, creative, hip group of Artisan Tenants ranging in industries and unique products they bring to market. Join them and take advantage of this building's open space layout and collaborative community.

TENANT

DESCRIPTION

SONOMA CAST STONE	Architectural concrete innovations
ROGUE RESEARCH, INC.	Soaps, hand sanitizers, and cosmetics
NOMAD BOTANICALS	Genuine essential oils and skincare
HOOCHA	Hard kombucha
O2 TREEHOUSE	Custom treehouse builders
LIFE ON EARTH ART	Handmade large scale interactive art



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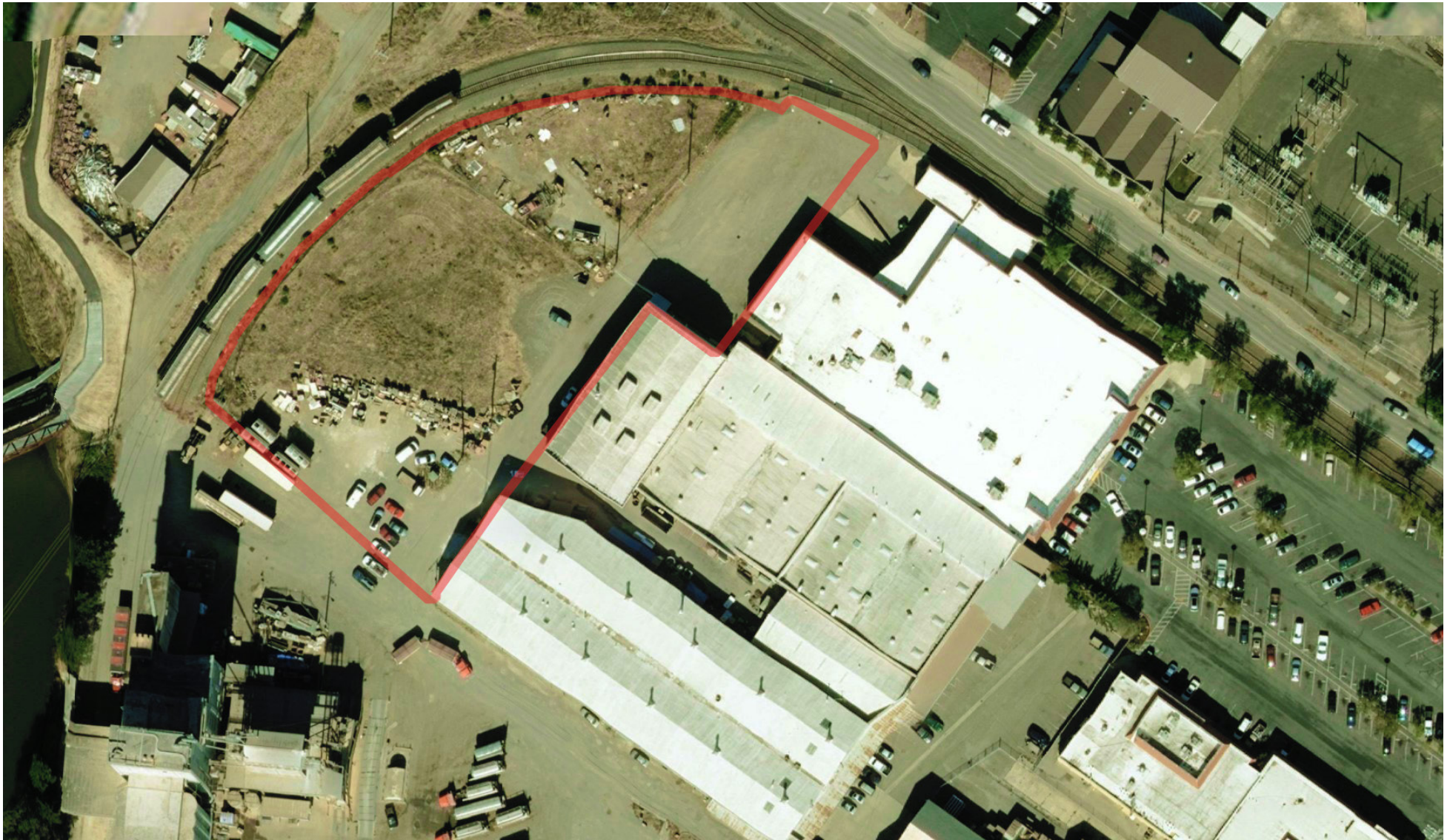


YARD SPACE



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