

FOR SALE **Petaluma**

# Build-Ready Sites

**PETALUMA**  
**CROSSING**



Direct Path of Continued Bay Area Growth



## FOR SALE

### Development Opportunity Near Petaluma River

Type:  
**Residential/Mixed Use  
Development Land**

Address:  
**Caulfield Lane & Hopper Street  
Petaluma, CA**

Total Property Size:  
**1.7 Acres**

Lot 1: 25,875+/- SF  
(APN#: 136-690-001)  
Lot 6: 48,048+/- SF  
(APN#: 136-690-006)

Sale Price:  
**\$2,600,000**

### DESCRIPTION

Riverfront is a 35.7-acre mixed-use development centrally located along the Petaluma River near downtown Petaluma. The community is approximately 95% built out, with all roads and infrastructure complete, along with a riverfront park and bike path, Spirit Living's approved 106-unit development, 134 single-family homes, Riverscape Townhomes (under construction), and a 122-room Courtyard by Marriott hotel.

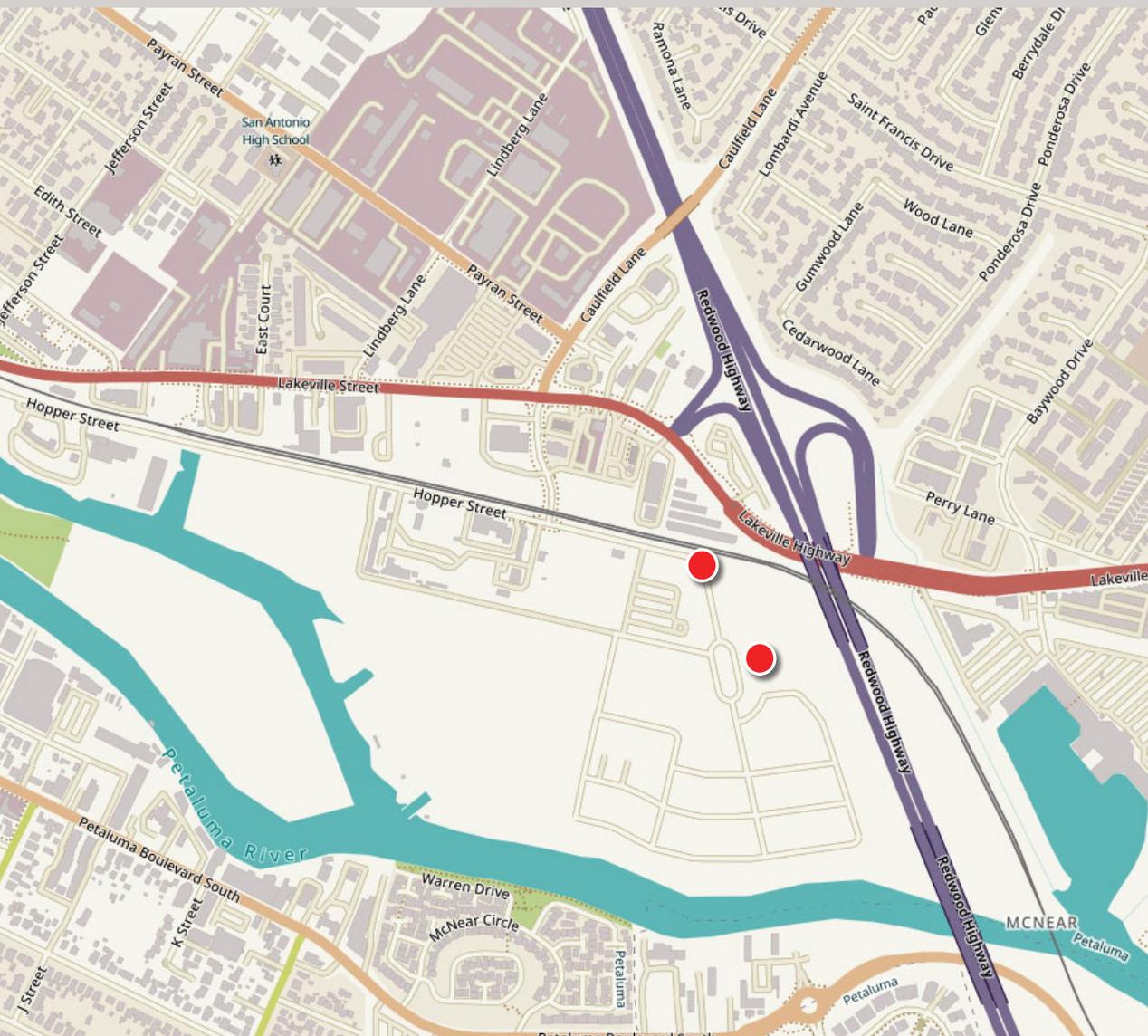
### DEVELOPMENT OPPORTUNITY (LOTS 1 & 6)

- 2 fully developed level building pads with all off-site work complete and utilities stubbed in
- Lot 1 includes exclusive parking already improved, along with fully improved shared parking.
- Lot 1 (T5 Urban Center) and Lot 6 (T6 Urban Core) zones are designed to support dense urban development with a broad mix of residential and commercial uses.
- Development uncertainty is reduced by the established complementary uses of completed and city-approved projects, together with Petaluma River Park's acquisition of the adjoining 38 acres and the McNear Peninsula, which will remain park land.

### HIGHLIGHTS

- Petaluma's vibrant historic downtown with walkable streets lined with award winning restaurants, breweries, wine tasting rooms, boutiques, galleries, and locally owned shops anchors the community.
- Surrounded by rolling vineyards and scenic countryside, the city offers a rare balance of natural beauty and unparalleled access to Sonoma County's wine country.
- With Petaluma River Park's current ownership of both the McNear Peninsula on the Petaluma River, and the 38-acres of land adjacent to Petaluma Crossing, the foundation is advancing plans that will incorporate:
  - Public open space, riverfront trails, habitat restoration, and environmental education areas.
  - A pedestrian bridge connecting the 38-acre future park to the peninsula is also being considered.

# PETALUMA/CROSSING



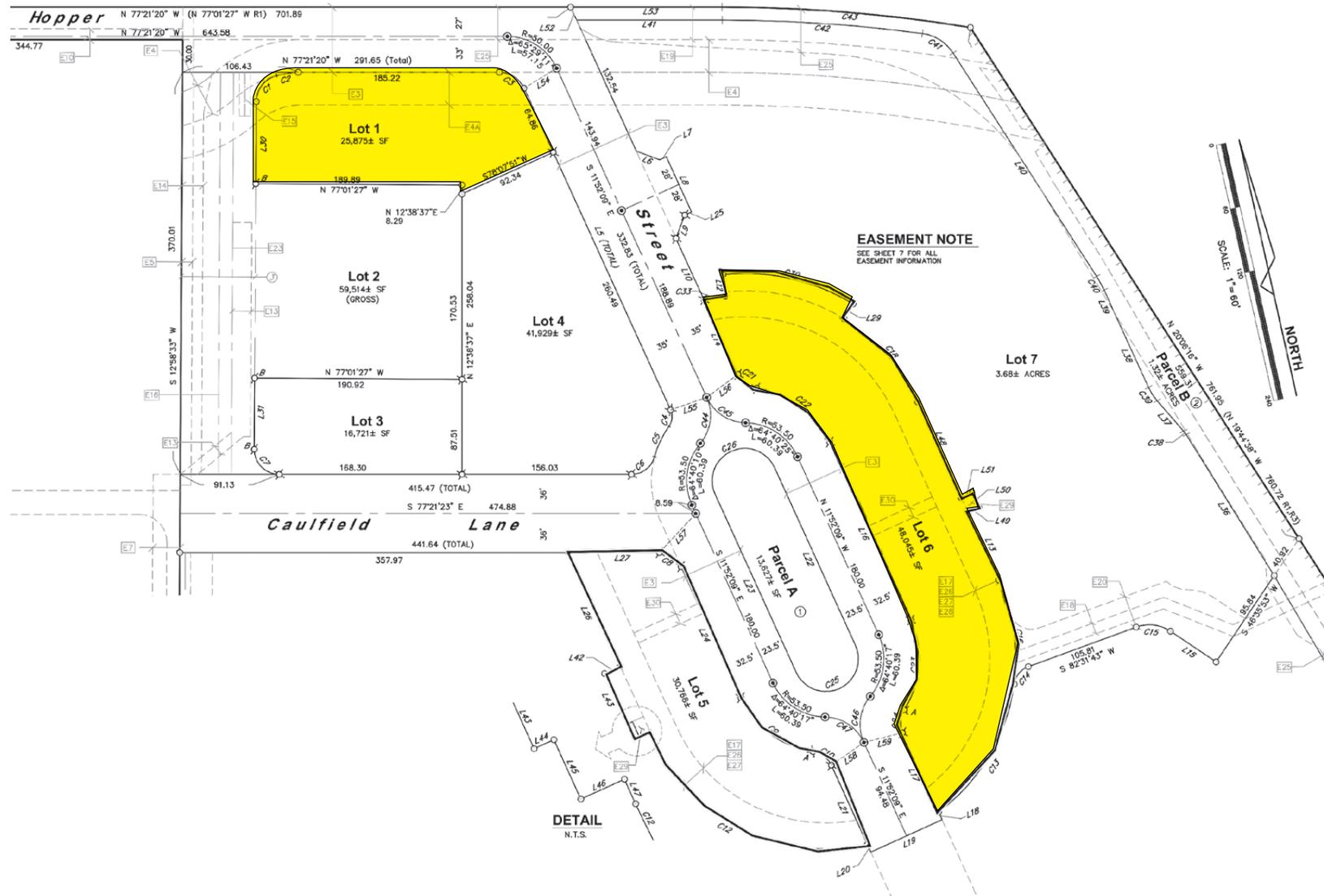
## LOCATION OVERVIEW

- Ideally located near various retail amenities and short ride to major cities
- Exceptional demographics with an average household income of \$138,190 within 5 miles
- Easy access to Highway 101 and less than one hour from Golden Gate Bridge
- Highway 37 via Highway 116 provides access to the greater Sacramento Region

| DEMOGRAPHICS        | 2 MILES   | 5 MILES   |
|---------------------|-----------|-----------|
| Est. Avg. HH Income | \$133,611 | \$138,190 |

| DRIVING DISTANCES |          |
|-------------------|----------|
| NAPA              | 25 MILES |
| SAN FRANCISCO     | 39 MILES |
| OAKLAND           | 40 MILES |
| SACRAMENTO        | 75 MILES |
| SAN JOSE          | 85 MILES |

# PETALUMA/CROSSING Parcel Map



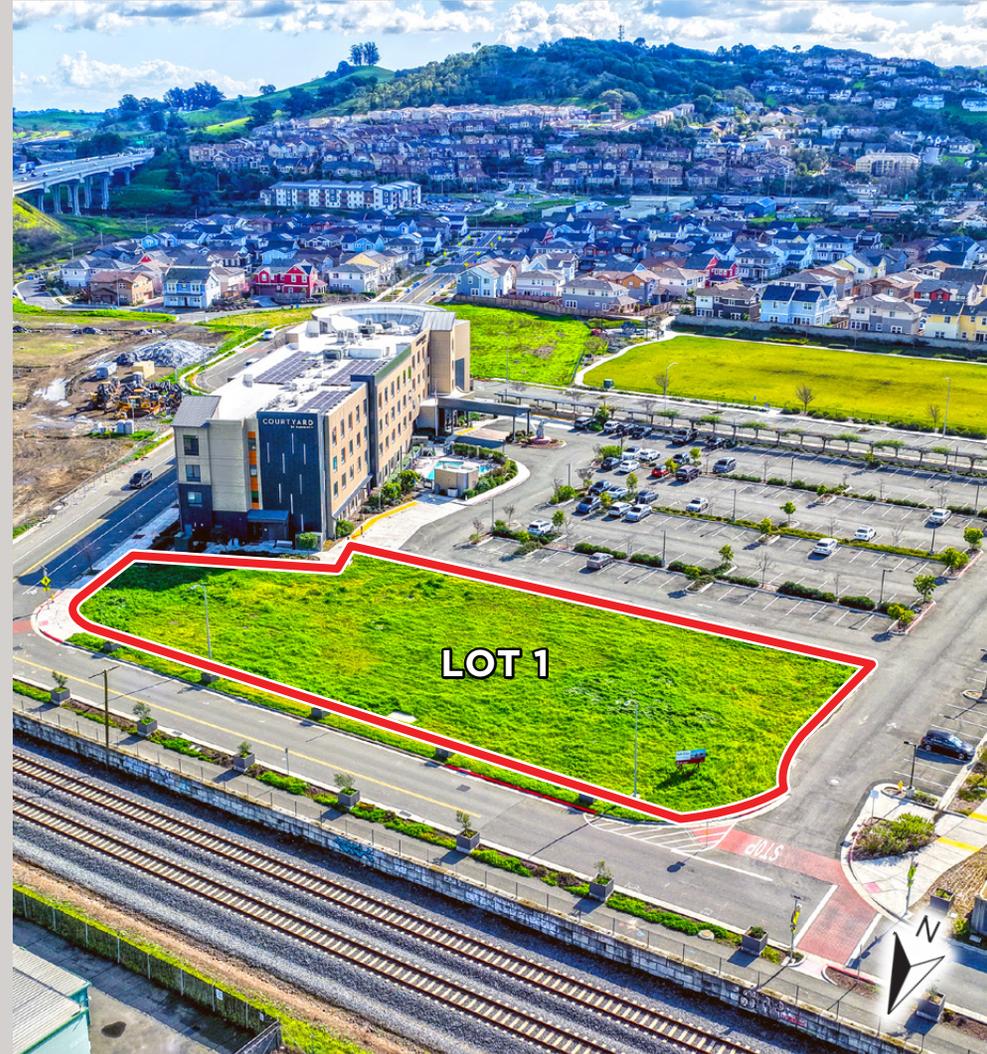
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**Shawn Johnson**  
**Keegan & Coppin Co., Inc.**  
 DRE#: 00835502  
 (707) 528-1400

**James Nobles**  
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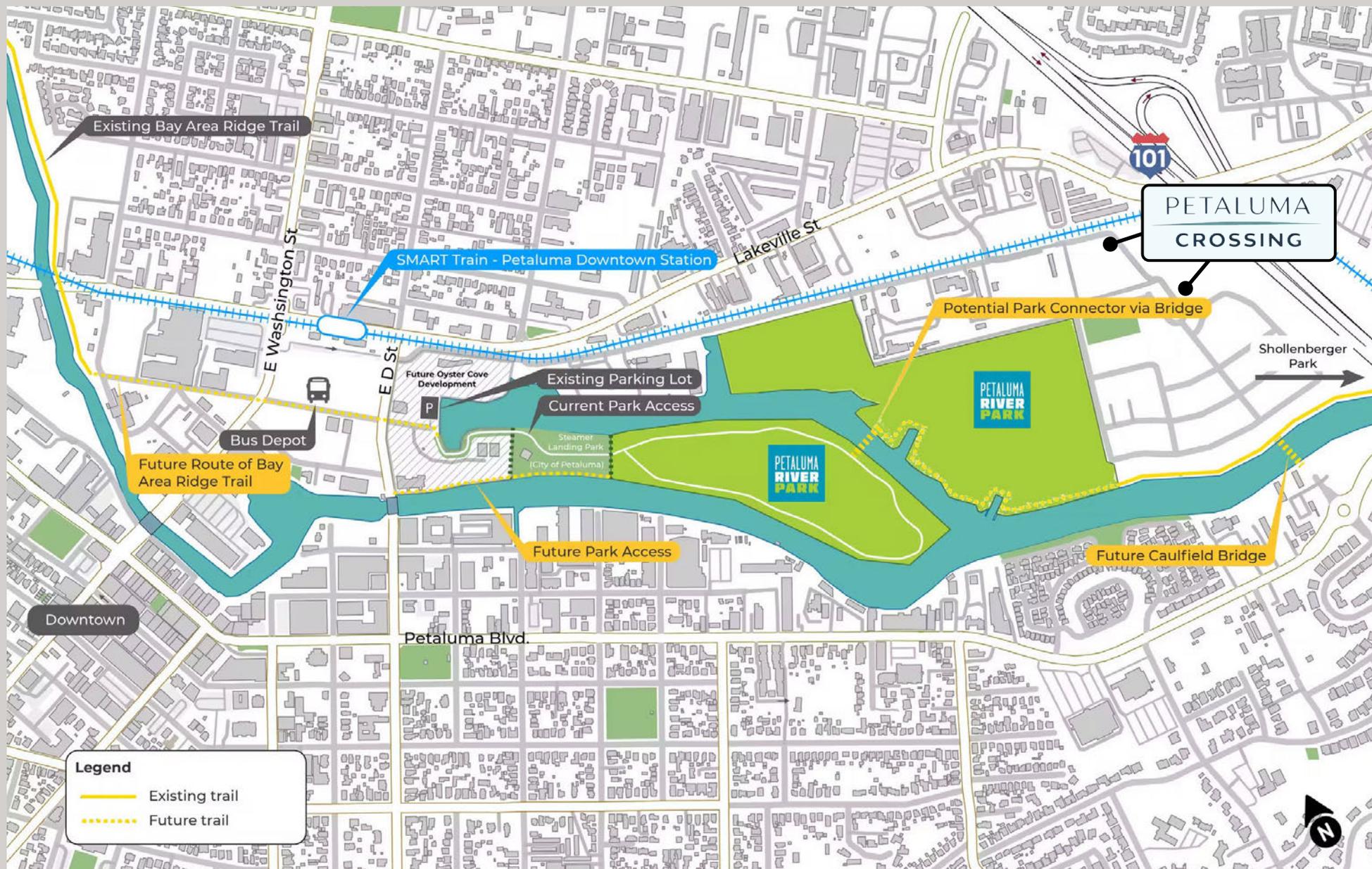
# PETALUMA/CROSSING Aerial Images



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# PETALUMA/CROSSING Park & Trail Map



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# PETALUMA/CROSSING Park & Trail Map



# PETALUMA/CROSSING Retail & Regional Maps

