



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

964 PETALUMA HILL ROAD  
SANTA ROSA, CA

MODERN FLEX INDUSTRIAL



Go beyond broker.

PRESENTED BY:

**STEVE GORDON**  
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# PROPERTY DETAILS



964 PETALUMA HILL ROAD  
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MODERN FLEX INDUSTRIAL  
SPACE FOR SALE

## HIGH-VISIBILITY COMMERCIAL WAREHOUSE

### HIGHLIGHTS

- 5,500+/- SF Warehouse/Flex Space
- Two (2) Roll-up Doors for Efficient Loading
- Modern Facade - Great for Showroom or Customer-facing Use
- General Commercial (CG) Zoning - Flexible Use Options
- Excellent Frontage on Petaluma Hill Road
- Easy Access for Deliveries, Staff and Clients
- One (1) Bathroom

### LOCATION BENEFITS

- Strong Daily Traffic Counts
- Central Access within Santa Rosa
- Close Proximity to Major Commercial Hubs

### SALE PRICE

**\$925,000.00 (\$168.18+/- PSF)**



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# AREA DESCRIPTION



964 PETALUMA HILL ROAD  
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## DESCRIPTION OF AREA

Located along the well-traveled Petaluma Hill Road corridor, this property benefits from a strategic position within one of Santa Rosa's primary north-south arteries, connecting residential neighborhoods, employment centers, and regional highways.

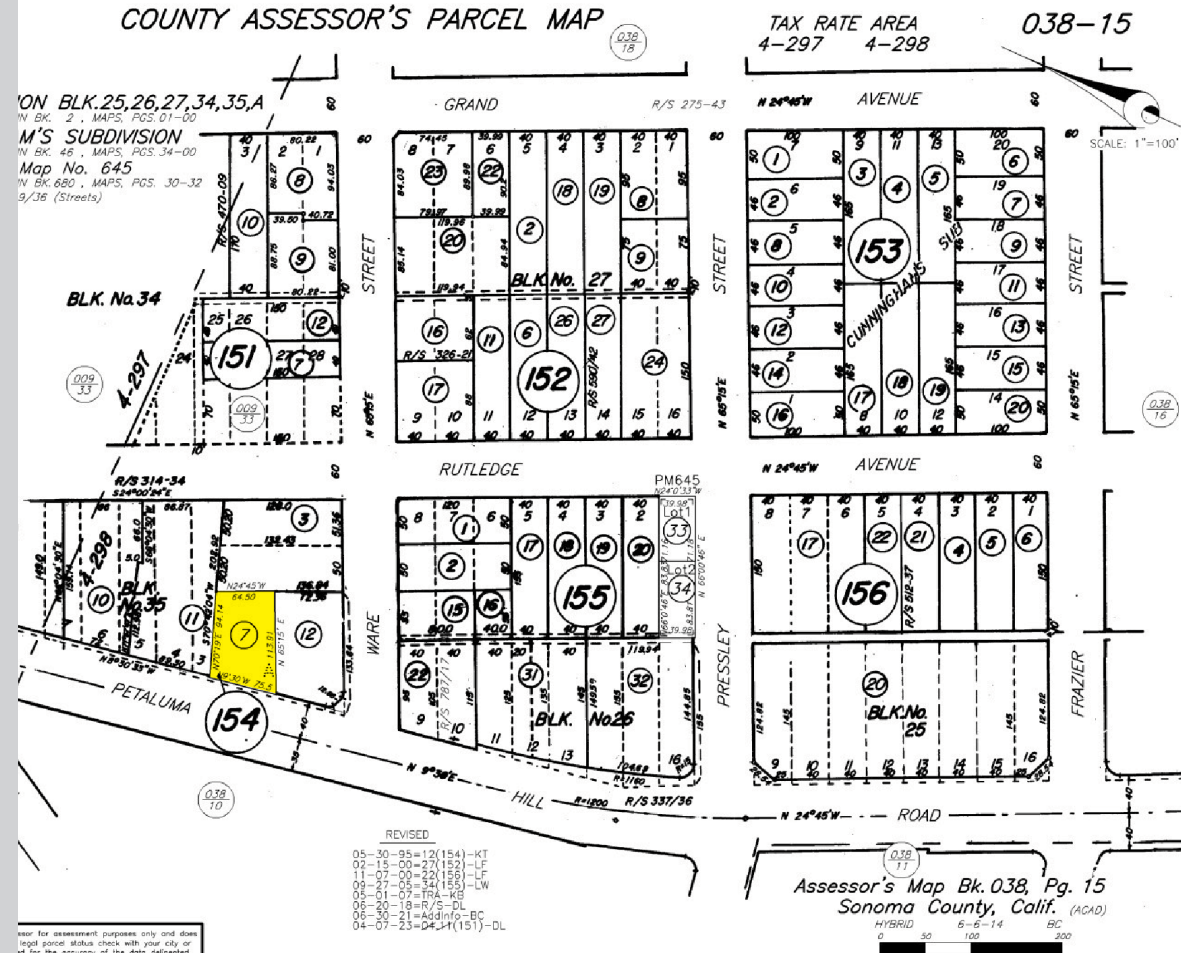
The surrounding area features a dynamic mix of commercial, light industrial, and residential uses, creating consistent daytime activity and built-in customer demand. Nearby neighborhoods such as Bennett Valley and South Park contribute to a stable local population base, with over 130,000 residents within a 3-mile radius and solid household income levels supporting local businesses.

## NEARBY AMENITIES

- Retail services, auto-related businesses, and neighborhood commercial uses within immediate proximity
- Grocery, dining, and service retail along nearby Santa Rosa Avenue corridor
- Close to schools, parks, and residential communities providing a consistent customer base
- Access to Santa Rosa Junior College and other educational institutions within a short drive

## TRANSPORTATION ACCESS

- Minutes to Highway 101 via Santa Rosa Avenue, providing efficient regional access to Petaluma, Marin County, and the greater Bay Area



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	23,005	135,405	205,047
Est. Avg. HH Income	\$79,370	\$90,403	\$97,315

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# PROPERTY PHOTOS



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# AERIAL PHOTO



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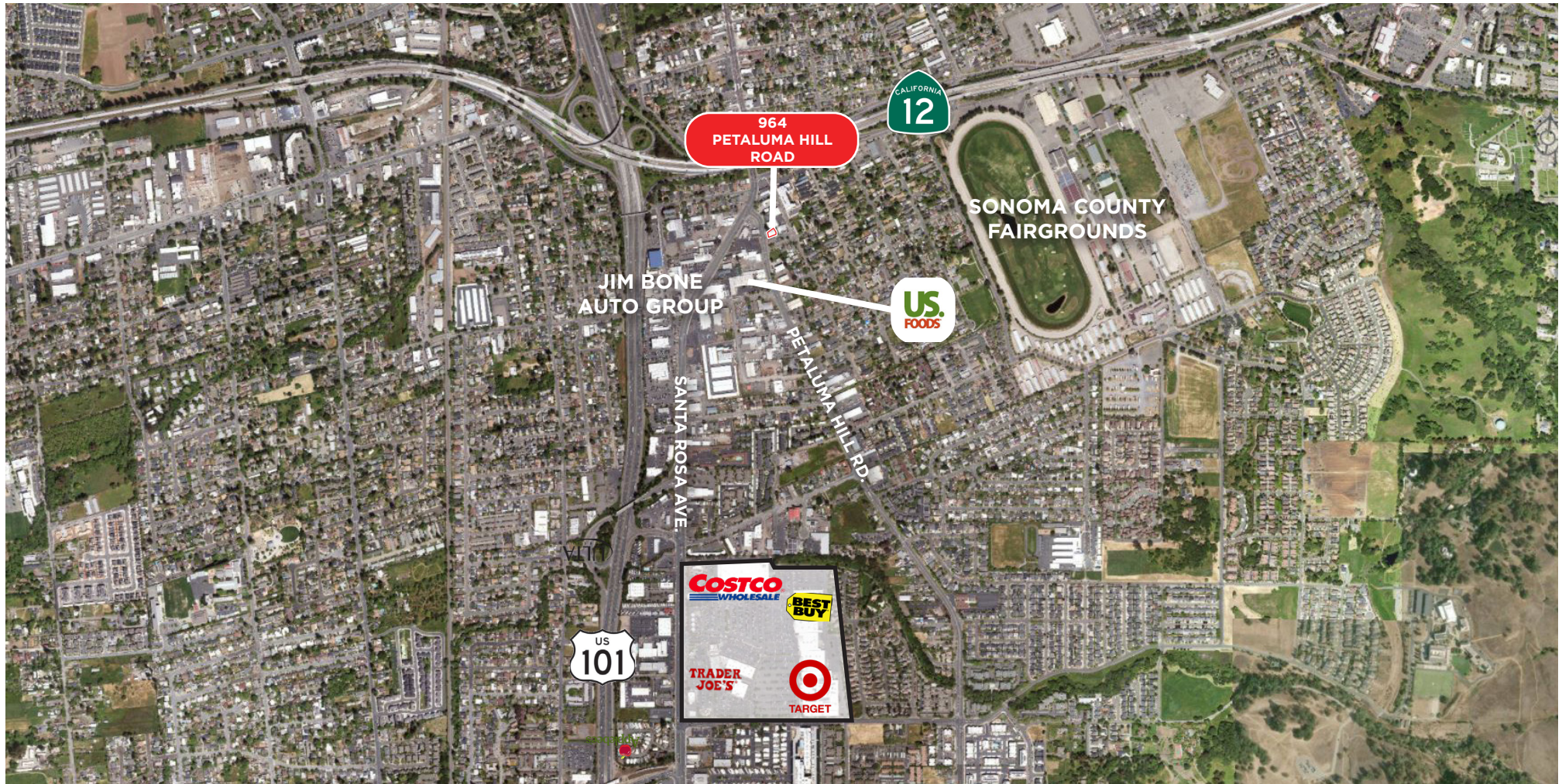


# VICINITY MAP



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## ABOUT KEEGAN & COPPIN



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SPACE FOR LEASE



# 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.

Keegan & Coppin Co., Inc.  
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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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