



Keegan & Coppin  
COMPANY, INC.

FOR SALE

890 N. MCDOWELL BLVD.  
PETALUMA, CA

COMMERCIAL DEVELOPMENT SITE



N MCDOWELL BLVD.

890 N McDowell Blvd.



CORONA RD.

Go  
beyond  
broker.

PRESENTED BY

JAMES NOBLES, PARTNER  
LIC # 01988349 (707) 528-1400, EXT. 247  
JNOBLES@KEEGANCOPPIN.COM



# EXECUTIVE SUMMARY



890 N. MCDOWELL BLVD.  
PETALUMA, CA

**COMMERCIAL  
DEVELOPMENT  
SITE FOR SALE**

Keegan & Coppin Company, Inc. is pleased to present Lot 2 at 890 North McDowell Boulevard, a 0.76-acre infill development opportunity positioned at the highly visible corner of North McDowell Boulevard and Corona Road in Petaluma, California. Strategically located within one of the city’s primary growth corridors, the site benefits from immediate access to Highway 101 and is in close proximity to the SMART North Petaluma Station, providing direct regional connectivity throughout Sonoma and Marin Counties.

The property is directly adjacent to Meridian at North Petaluma Station, a 131-unit residential development currently under construction, which will introduce a significant new housing base to the immediate area. This neighboring project, combined with the site’s infill location within an established residential and commercial corridor, creates strong built-in demand and supports a wide range of potential development outcomes.

With flexible mixed-use zoning, excellent visibility, and proximity to transit-oriented development, Lot 2 represents a rare opportunity to deliver a well-positioned project in one of the North Bay’s most supply-constrained and steadily growing sub-markets.

- Strong visibility high exposure corner with consistent traffic flow
- Dual access points to enhance site circulation
- Flexible zoning MUIB supports wide range of mixed use and commercial applications
- Adjacent to 131 unit residential project (under construction)
- Strong surrounding residential density and demand drivers



## OFFERING

Sale Price

**\$910,000**

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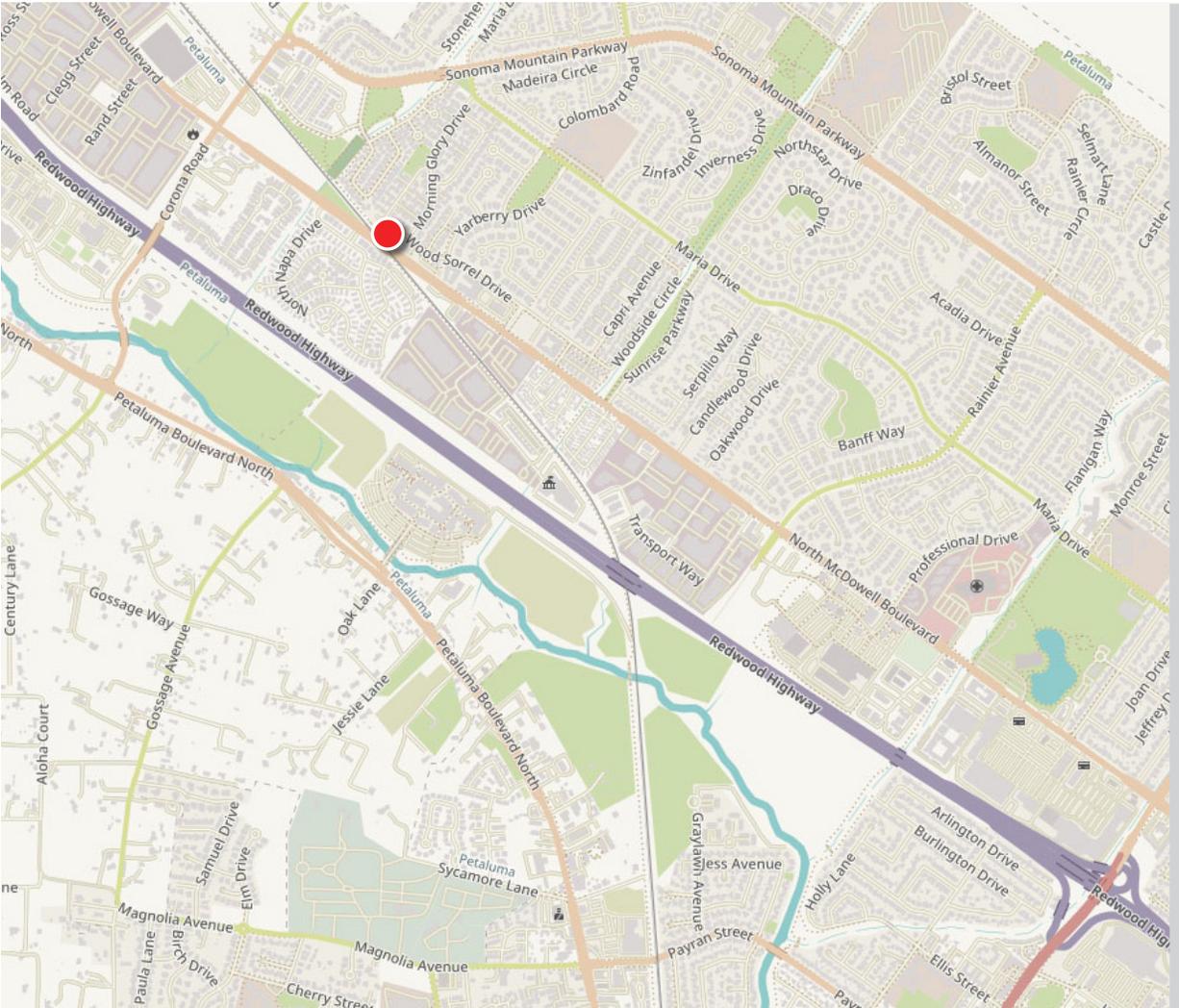


# SITE LOCATION OVERVIEW



890 N. MCDOWELL BLVD.  
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## LOCATION OVERVIEW

- Corner lot with Direct frontage on North Mcdowell Blvd.
- Immediate access to highway 101
- Adjacent to Petaluma north smart train station
- Minutes to downtown Petaluma and regional retail centers

## DRIVING DISTANCE

NAPA	25 MILES
SAN FRANCISCO	39 MILES
OAKLAND	40 MILES
SACRAMENTO	75 MILES
SAN JOSE	85 MILES

## DEMOGRAPHICS

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

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# PROPERTY DESCRIPTION



890 N. MCDOWELL BLVD.  
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### LOT SIZE

.76 acres  
33,106 SF

### APN

137-061-019

### ZONING

Zoning MUIB Mixed use  
(Flexible development potential)

### CONFIGURATION

Corner lot with dual frontage

### TOPOGRAPHY

Flat infill Site

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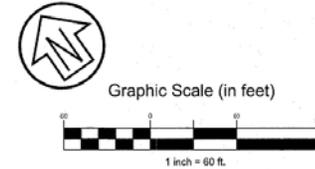
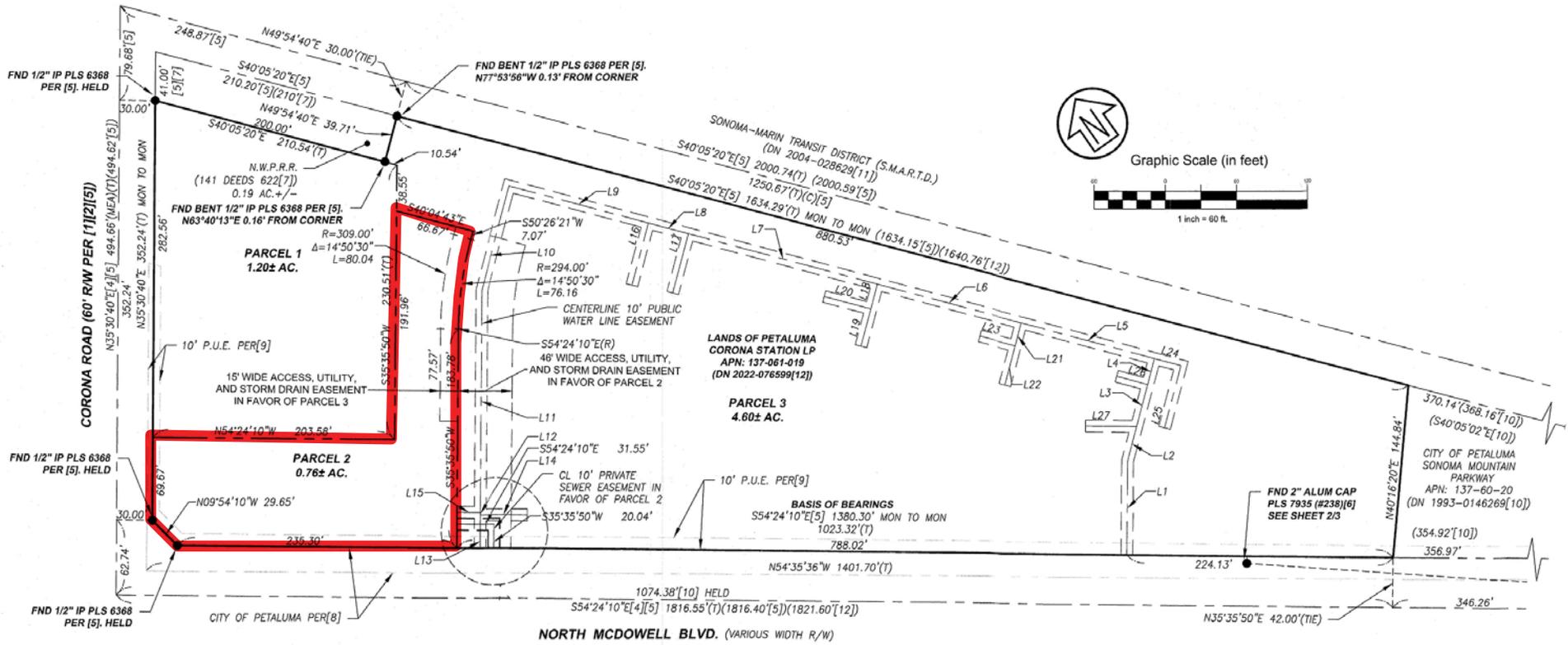


# PARCEL MAP



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# AERIAL PHOTO



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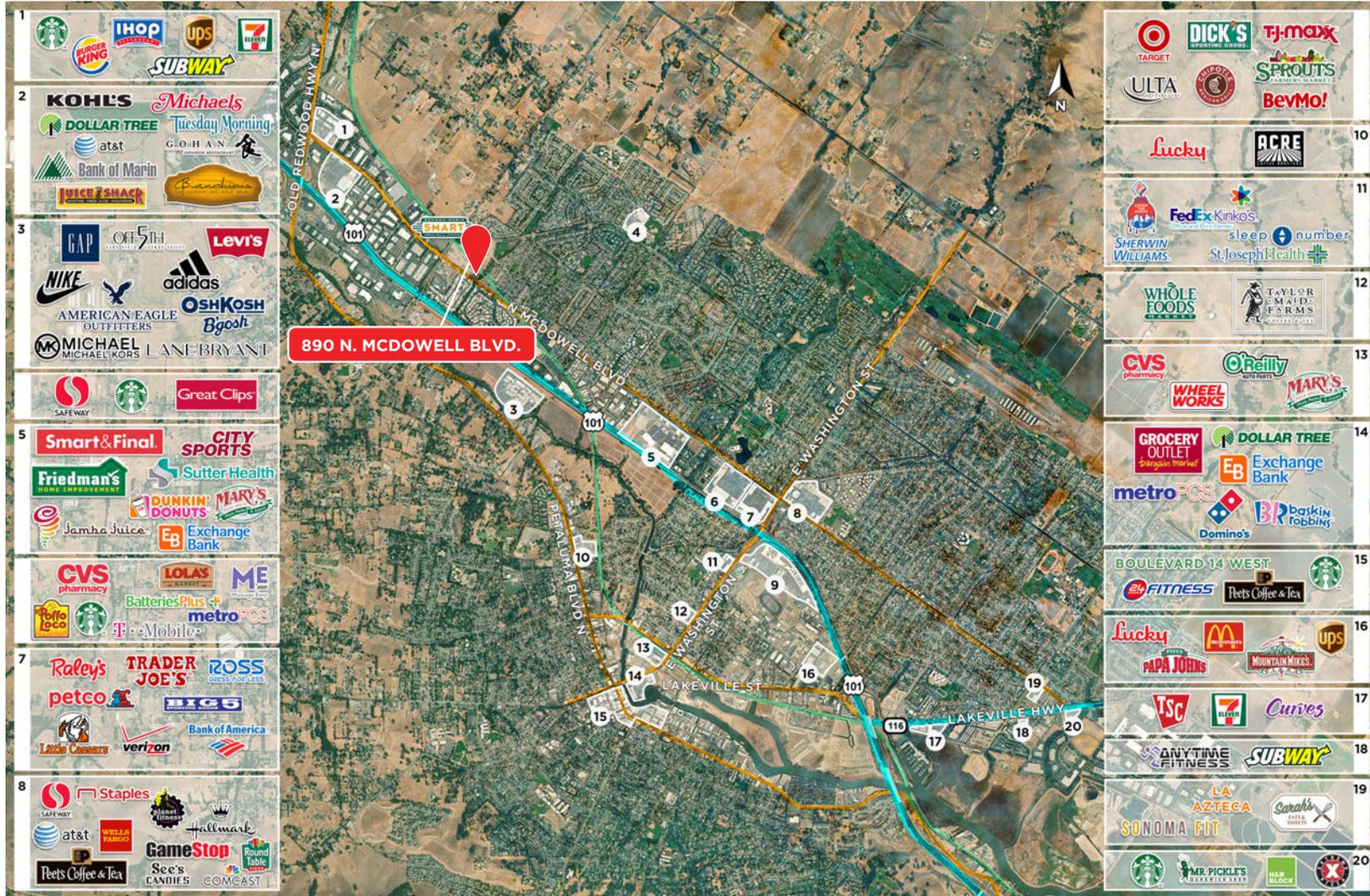


# DETAILED AREA MAP



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# MARKET SUMMARY



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## PETALUMA SUMMARY

Petaluma is Sonoma County's second largest city, with a population of 58,401. Petaluma is the southern gateway to Sonoma County and just 32 miles north of San Francisco's Golden Gate Bridge, conveniently located on Highway 101 at the east/west artery of Highway 116. Petaluma offers a wide array of attractions and points of interest to explore, including: a 150-year-old historic downtown, waterfront areas, charming historic homes and neighborhoods, a mixed-use theater district, a thriving restaurant scene, live music venues, a historical museum, an airport, a marina, numerous community parks, and golf courses.

Petaluma is a full-service charter city operating under the Council/City Manager form of government. The City, incorporated in 1858, operates with a seven member City Council including the Mayor. The City Council appoints a City Manager as the Chief Executive Officer of the city government. The Council also appoints the City Clerk and City Attorney. Reporting directly to the City Manager are the departments of Finance, Fire, Human Resources, Police, Public Works & Utilities, and Recreation.

Free-standing divisions: Information Technology, Housing, and Building Services also report to the City Manager; Planning and Animal Control services are contracted.

Petaluma is Sonoma County's second largest city, with a population of almost 60,000. Petaluma is the southern gateway to Sonoma County, 32 miles north of San Francisco's Golden Gate Bridge, and conveniently located on Highway 101 at the east/west artery of Highway 116.

Petaluma offers a wide array of attractions and points of interest to explore, including: a 150-year-old historic downtown, waterfront areas, charming historic homes and neighborhoods, a mixed-use theater district, a thriving restaurant scene, art galleries, live music and theater venues, a historical museum, an airport, a marina, numerous community parks, and golf courses. professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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## ABOUT KEEGAN & COPPIN



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

Keegan & Coppin Company, Inc. 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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## DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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