



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

**501 EAST WASHINGTON STREET  
PETALUMA, CA**

Prime Corner Office Building



Go beyond broker.

PRESENTED BY:

**DEMI BASILIADES, SREA**  
LIC # 02080190 (707) 664-1400, EXT 305  
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# PROPERTY SUMMARY



501 EAST WASHINGTON STREET  
PETALUMA, CA

Prime Corner Office  
Building

## HIGHLIGHTS

- Prime High-Traffic Corner with Excellent Visibility
- Excellent Monument and Building Signage Opportunity
- Turnkey Office Layout with Fifteen (15) Private Offices
- Ample On-Site Parking With Sixteen (16) Dedicated Spaces
- Versatile MU1A Mixed-Use Zoning for Wide-Ranging Uses
- Steps from Downtown SMART Station and Transit Mall

### APN#

007-081-056

### YEAR BUILT

1972

### TOTAL BUILDING S.F.

3,561+/- SF

### LOT SIZE

0.25+/- Ac / 11,060+/- SF

### ZONING

Petaluma MU1A



## SALE PRICE

**\$1,299,000.00 (\$365+/- PSF)**

## DESCRIPTION OF PREMISES

501 East Washington Street is a highly visible, turnkey 3,561+/- SF office building positioned on one of Petaluma's most traveled corridors. Featuring fifteen (15) private offices, two (2) restrooms, ample parking, and excellent monument signage potential, the property offers an ideal setting for an owner-user seeking immediate functionality in a professional environment. Its MU1A mixed-use zoning provides broad flexibility, and its location, steps from the Downtown SMART Station, Transit Mall, restaurants, and the riverfront, places it squarely in the path of Petaluma's most active commercial district.

## ZONING

Located within Petaluma's MU1A Mixed-Use district, the property benefits from one of the city's most flexible and commercially supportive zoning designations. MU1A is designed for walkable, service-oriented corridors and allows a wide range of business types by right, including professional offices, general retail, restaurants/café's, financial services, personal services, fitness studios, art and music studios, galleries, child-care centers, and even upper-floor residential within mixed-use configurations. For the full list of allowed and conditionally permitted uses, see the City of Petaluma's MU1A Use Table (Table 4.3) here:

<https://petaluma.municipal.codes/ZoningOrds/4.050>

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# PETALUMA



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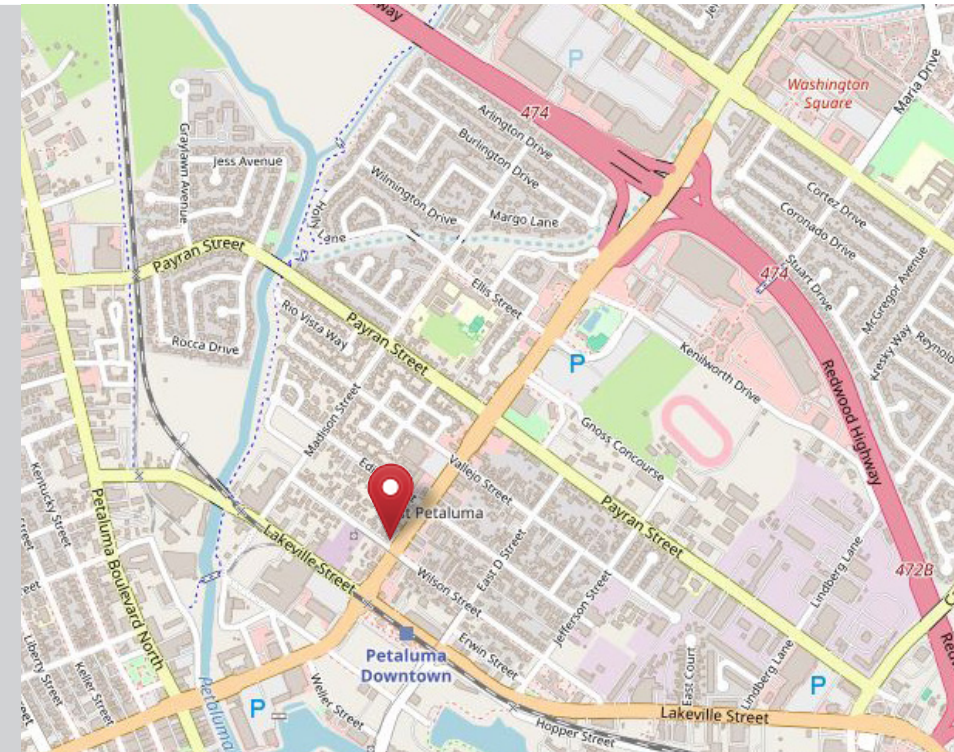
## Prime Corner Office Building

### DESCRIPTION OF AREA

Positioned at one of Petaluma's strongest commercial intersections, 501 E Washington Street offers exceptional visibility along the heavily traveled E Washington and Lakeville corridors. This prime downtown location places the property within steps of the Petaluma River District, award-winning restaurants, cafés, retail, and a thriving pedestrian-oriented environment. Downtown Petaluma serves as the cultural and commercial heart of the city, hosting renowned events such as the Butter & Eggs Day Parade, Antique Fairs, Art & Garden Faire, Jazz Festivals, A Taste of Petaluma, and seasonal celebrations that draw visitors year-round. The site also offers seamless connectivity, with immediate access to the Downtown SMART Station, Transit Mall, and Highway 101, making it a uniquely accessible and high-impact location for any business.

### 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	16,355	64,379	69,646
Est. Avg. HH Income	\$119,642	\$138,200	\$137,837

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# INTERIOR PHOTOS



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# AERIAL PHOTO



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## VICINITY AERIAL



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