

# Standalone Commercial Building and Land For Sale

2840-3028 PETALUMA BOULEVARD N.  
PETALUMA, CALIFORNIA

PETALUMA BLVD N

CORONA RD

ACCESS EASEMENT



**\$1,750,000**

**±2,079 SF Building ±11.06 Acres**

The Property benefits from an easement over a 60' wide former railroad right of way that runs from Old Corona Road down to the end of the land.

The Property has a VESCO Permit obtained from the County for development of a vineyard or orchard on the site. The permit expires June 26, 2024

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**NEWMARK**

**COMMERCIAL BUILDING & LAND FOR SALE**

**2840-3028 Petaluma Boulevard N.  
PETALUMA, CALIFORNIA**

# Overview

**Purchase Price:**

\$1,750,000

**Building Size:**

±2,079 SF

**Lot Size:**

±11.06 Acres (per public record)

**APN:**

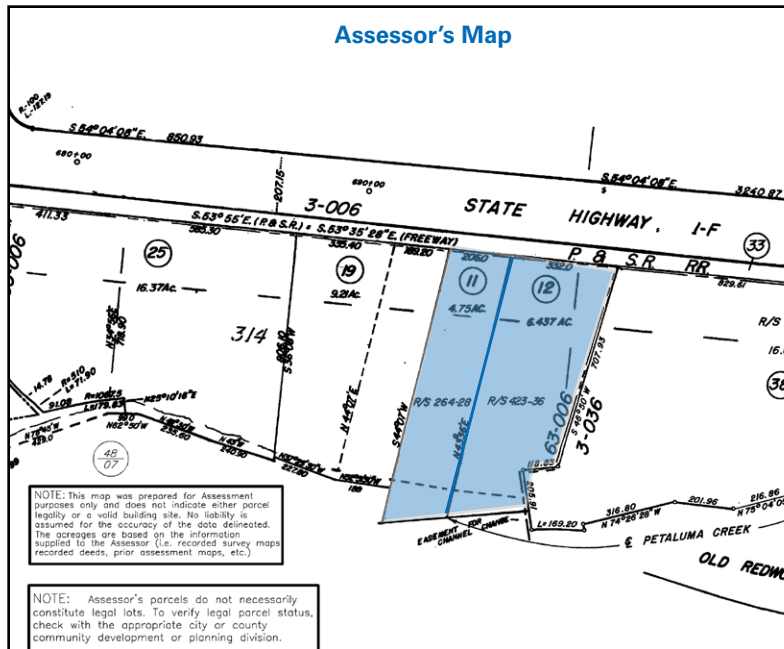
048-080-011, 048-080-012

**Zoning:**

DA B6 20, F1 F2 RC200/25 SR VOH  
County of Sonoma

**Flood Zone:**

AE



## COMMERCIAL BUILDING & LAND FOR SALE

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PETALUMA, CALIFORNIA

# Description

The Property is comprised of two parcels of land totaling  $\pm 11.06$  acres in unincorporated Petaluma, Sonoma County. The two parcels are bisected by the Petaluma River, which runs behind the building. A small fraction of approximately 0.77 acres of the property is on the west side of the Petaluma River (which contains the office building at 3028 Petaluma Blvd N.), while the remainder of the land is located on the east side of the river, with wide open frontage to U.S. Highway 101.

The Property contains a freestanding commercial building located at 3028 Petaluma Blvd N. which was built in approximately 1979 and is comprised of  $\pm 2,079$  square feet. The building is leased as an office to O'Connell Landscape, whose lease expires May 31, 2025. The current rent is \$2,600 a month. The Property benefits from an easement over a 60' wide former railroad right of way that runs from Old Corona Road down to the end of the land.

The property lies within the County of Sonoma, and is within the DA (Diverse Agriculture) Zoning District. The property is subject to development restrictions due to its location within a floodway and floodplain, and subject to other setbacks and conservation requirements.

The property is also within the sphere of influence of the City of Petaluma, with an assigned land use of BP (Business Park). The property is located in the Petaluma Blvd. North planning sub area of the City of Petaluma General Plan.

A potential buyer is encouraged to consult with both the County of Sonoma and City of Petaluma planning departments to discuss their proposed use of the Property.



O'CONNELL  
LANDSCAPE  
Design-Build Contractors  
www.olandscape.com



# Location Map



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# 2840 - 3028 Petaluma Boulevard N

## Petaluma, California

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