



Keegan & Coppin
COMPANY, INC.

FOR SALE OR LEASE

890 PETALUMA BLVD NORTH
PETALUMA, CA

HIGH VISIBILITY LOCATION



Go beyond broker.

PRESENTED BY:

STEVE GORDON, BROKER ASSOCIATE
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PETALUMA, CA

**HIGH VISIBILITY
LOCATION**

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EXECUTIVE SUMMARY



890 PETALUMA BLVD N
PETALUMA, CA

**HIGH VISIBILITY
LOCATION**

- 1,148+/- SF Building
- 16,592+/- SF Lot Size
- Previously a Restaurant
- High Traffic Location
- Signalized Intersection
- Access from Petaluma Blvd and Payran
- Kitchen is Largely Intact
- New Restaurants on Two Sides
- Abundant Parking
- Semi-Covered/Enclosed Patio

OFFERING PRICE

Sale Price	\$1,300,000
Lease Rate	\$2,500/MO. NNN



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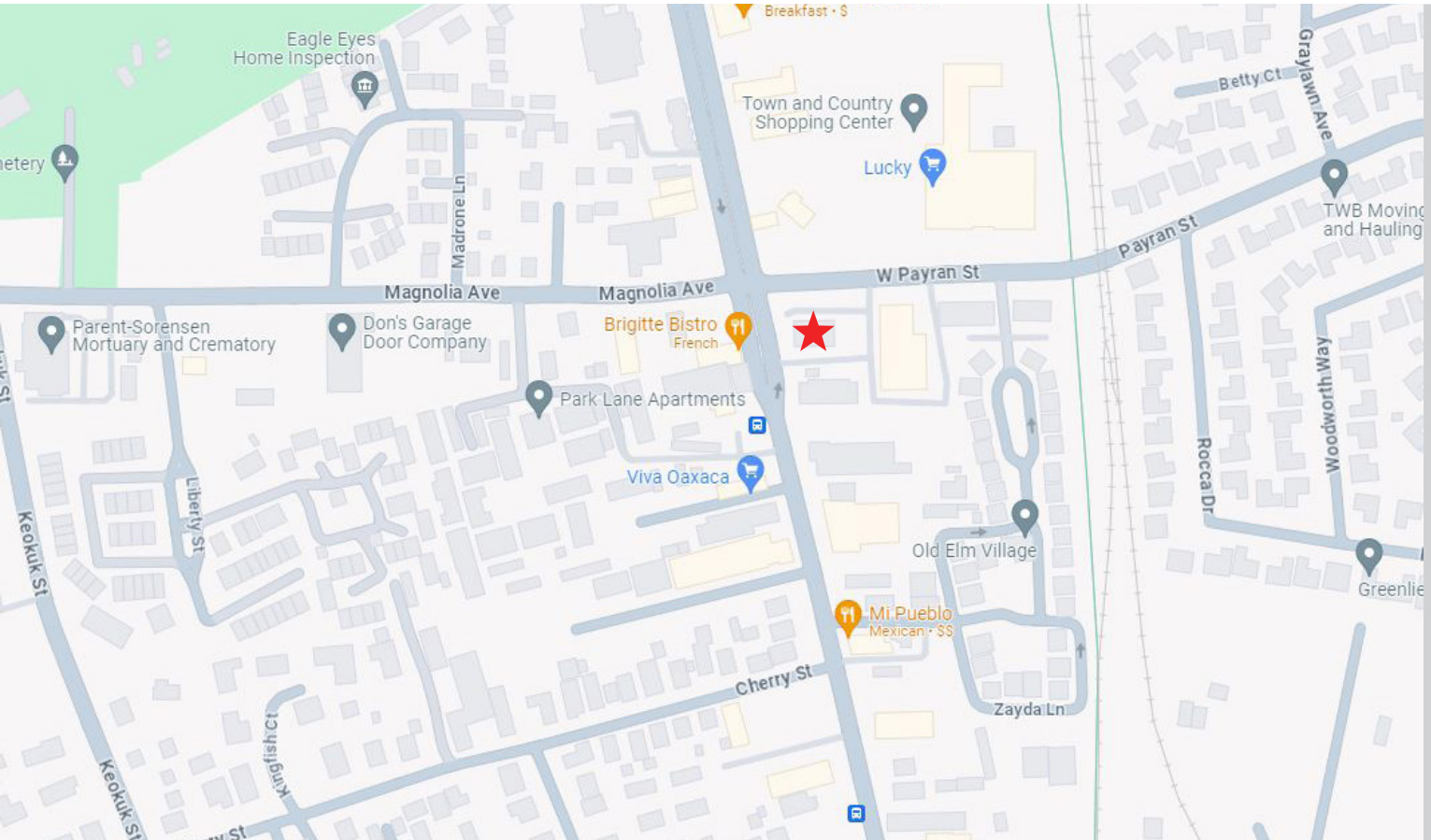


PROPERTY DESCRIPTION



890 PETALUMA BLVD N
PETALUMA, CA

**HIGH VISIBILITY
LOCATION**



PROPERTY DESCRIPTION

006-051-076-000
APN

1,148 +/- SF
BUILDING SIZE

1989
YEAR BUILT

One (1)
STORY

19 Spots Plus One Delivery Spot
PARKING

MU1A
ZONING

Single-story retail building currently built out as a restaurant with some equipment in place. Open kitchen, large hood, walk-in cooler and front counter. Opens to semi-covered patio area. 19 parking spaces on site and one spot for deliveries. Monument sign on Petaluma Blvd. Thriving area with new restaurants. Cafe Brigitte across the street and Sermantine Bakery coming in next door.

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PARCEL MAP



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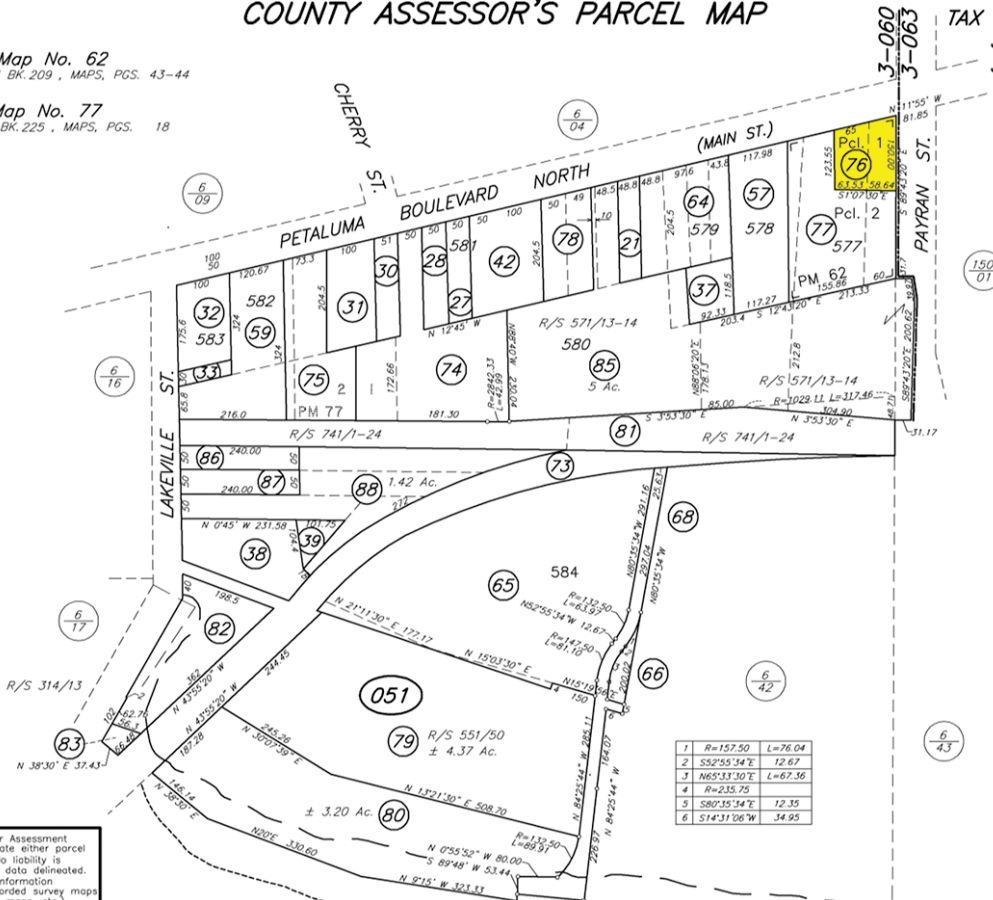
**HIGH VISIBILITY
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COUNTY ASSESSOR'S PARCEL MAP

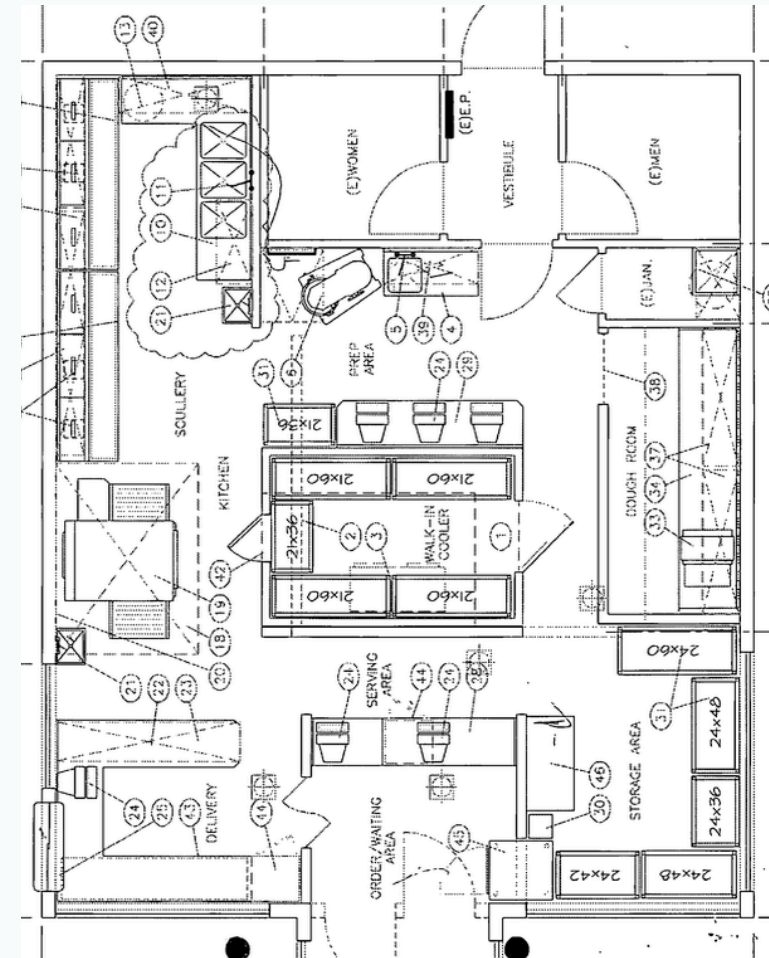
Parcel Map No. 62
REC. 07-12-1974 IN BK. 209, MAPS, PGS. 43-44

Parcel Map No. 77
SC. 08-04-1975 IN BK. 225, MAPS, PGS. 18

TAX RATE AR
3-060
3-063



This map was prepared for Assessment only and does not indicate either parcel or a valid building site. No liability is assumed for the accuracy of the data delineated. All lot lines and dimensions are based on the information provided to the Assessor (i.e. recorded survey maps).



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PROPERTY PHOTOS



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AREA DESCRIPTION



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PETALUMA SUMMARY

LIFESTYLE

The Petaluma lifestyle combines country with city, quirky with conventional. People here like to spend time outdoors—and there’s plenty to do on nearby trails, bike paths, and waterways. At the same time, we like our indoor pursuits—the arts, music, shopping, and, of course, enjoying local food and beverages. You can feel the Petaluma vibe whether you live here or work here. It’s the stranger who says hello at the market and the co-worker who brings in tomatoes from the garden. It’s the Sonoma Mountain ridgeline and the downtown skyline. It’s hay trucks, Teslas, and bicycles. It’s old-timers and newcomers—of every age and many cultures—living and working side-by-side.

SUSTAINABLE FOCUS

Want to save the world? Petaluma is right there with you. Our business community includes companies that pioneered the sustainable movement, as well as businesses who’ve recently adopted eco-conscious practices in response to concerns about climate change.

Nonprofits like Daily Acts and Point Blue complement Petaluma’s “Green Sector” through education and research focused on sustainability and wildlife conservation. Our school districts and city departments also have sustainability initiatives in place.

BAY AREA ACCESS

Petaluma is located near two of the country’s leading metropolitan areas: the San Francisco Bay Area and the Sacramento Valley. This large swath includes cities, the state capitol, Silicon Valley, Wine Country, and numerous micro-economies and job markets tied to suburban areas. As a result, you and your family will have many options when it comes to landing a job, pursuing a degree, or staying on the cutting edge of industry.

GROWTH POTENTIAL

Growth means different things to different people. Some see it in terms of pay or job title, while others consider skill development as primary. Many judge it by the quality of their professional relationships or their level of personal fulfillment. Often, things change depending on where you are in life and career.

In Petaluma, we have healthy economy fueled by businesses in many different industry sectors as well as nonprofits and public agencies. That means you’ll find opportunities to achieve growth according to your own values, no matter what your stage in life.

GLOBAL IMPACT

Petaluma is well-known for its local loyalties and philanthropic efforts. But make no mistake— we’re a town of world-class organizations making a global impact. In recent years, several international brands have set up satellite offices here or acquired companies started in the Petaluma area. That’s in addition to our local businesses’ ever increasing global expansion

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ABOUT US



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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.

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