

INDUSTRIAL CONDO FOR SALE

1110 INDUSTRIAL AVENUE

UNITS #27 & 28

PETALUMA, CA 94952



STEPHEN SKINNER

Office: 707-591-0570
Cell: 707-694-1619
SSkinner@wrealestate.net
CALDRE #02020207

COOPER FOX

Office: 707-591-0570
Cell: 707-570-9844
Cooper@wrealestate.net
CALDRE #022080397

INDUSTRIAL CONDO FOR SALE

OFFERING SUMMARY



W Commercial is pleased to present 1110 Industrial Avenue, Units 27–28, an owner-user industrial condominium opportunity located within the Arroyo Business Center in Petaluma. The property consists of two combined units totaling approximately 1,508 square feet, featuring a functional layout with a retail/office frontage and warehouse space in the rear. A roll-up door provides convenient loading access, making the space well suited for a wide range of light industrial, service, and small business uses.

Positioned within one of Petaluma’s established business parks, the property offers convenient access to Highway 101 and the greater North Bay region, providing an excellent opportunity for an owner-user to acquire a flexible, efficiently sized industrial space in a highly desirable Sonoma County market.



SALE PRICE
\$425,000



PRICE PER SF
\$281.83 PSF



SALE TYPE
Owner User



PROPERTY SIZE
1,508 SF



CENTER
Rancho Arroyo
Business Center

PROPERTY HIGHLIGHTS



UNITS
2



PROPERTY SIZE
1,508 SF



YEAR BUILT
1987



ZONING
PCD



CLEARANCE HEIGHT
14'



ROLL UP DOORS
1 (9' x 11')



PARKING
Shared



POWER
100 AMP 3-Phase



HVAC
YES (Warehouse & Office)



TENANCY
Single/Multi



SPRINKLERS
NO



RESTROOMS
1

PROPERTY HIGHLIGHTS



1110 INDUSTRIAL AVENUE UNITS 27 & 28

Petaluma, CA 94952

Unit	SF	Tenant	Current Rent	Term
27	1081	Vacant	Vacant	Vacant
28	427	Piano-Instructor	\$500	MM



Low-Maintenance, Hands-Off Ownership

The Association manages common areas and capital improvements, creating a streamlined ownership structure. The property has been diligently maintained, and upcoming projects are already scheduled and funded — minimizing near-term capital risk and ongoing management responsibilities.



SBA Financing Eligible – Low Barrier to Entry

SBA eligibility provides the opportunity for qualified buyers to acquire the building with a minimal down payment. This creates an ideal path for owner-users or growing businesses to control their real estate while preserving capital for operations.



Flexible Income or Owner-User Opportunity

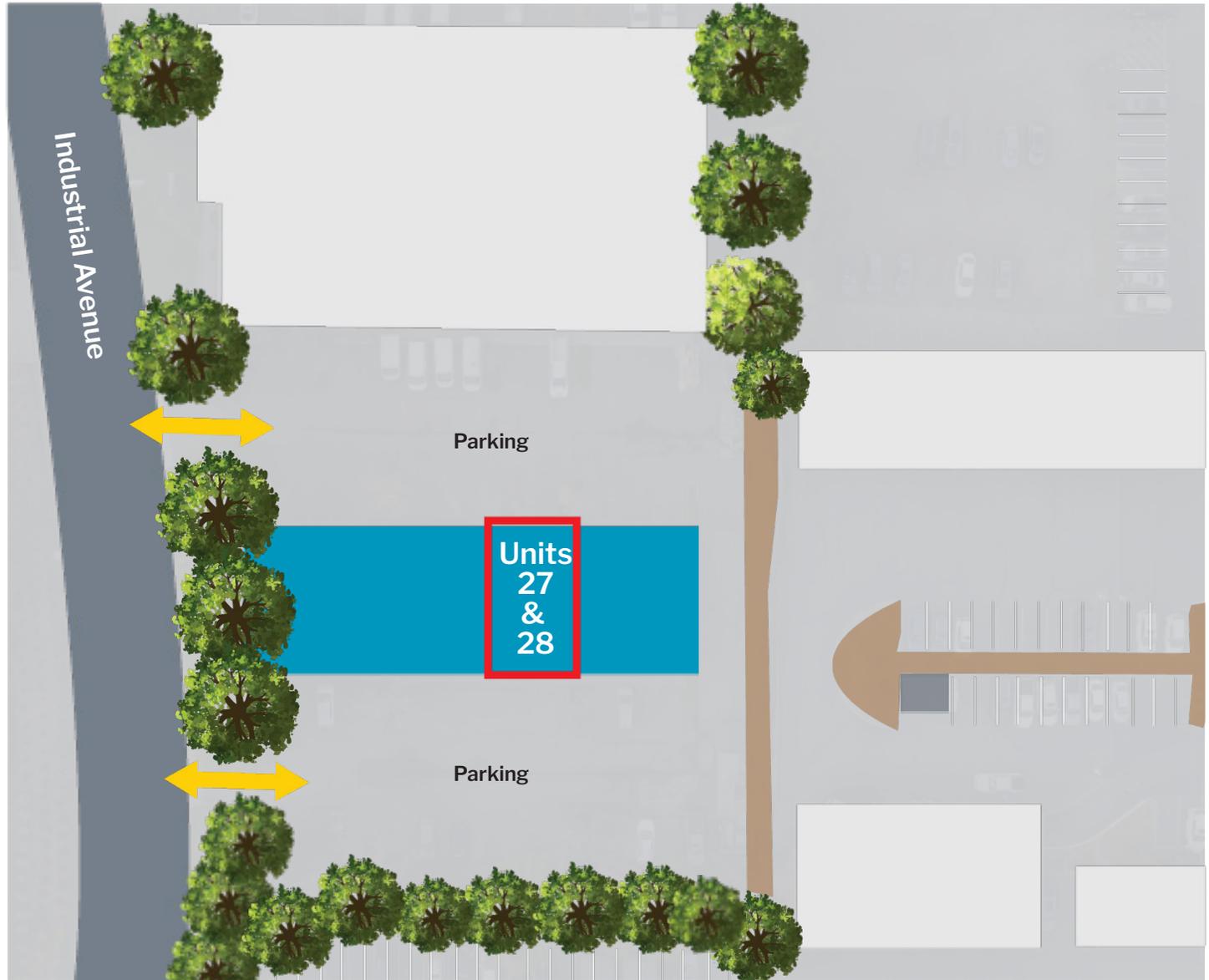
A month-to-month tenant is currently in place, allowing a buyer to offset expenses immediately. Alternatively, the space can be made available for full owner occupancy, offering flexibility to align with a business's growth strategy.

SITE PLAN

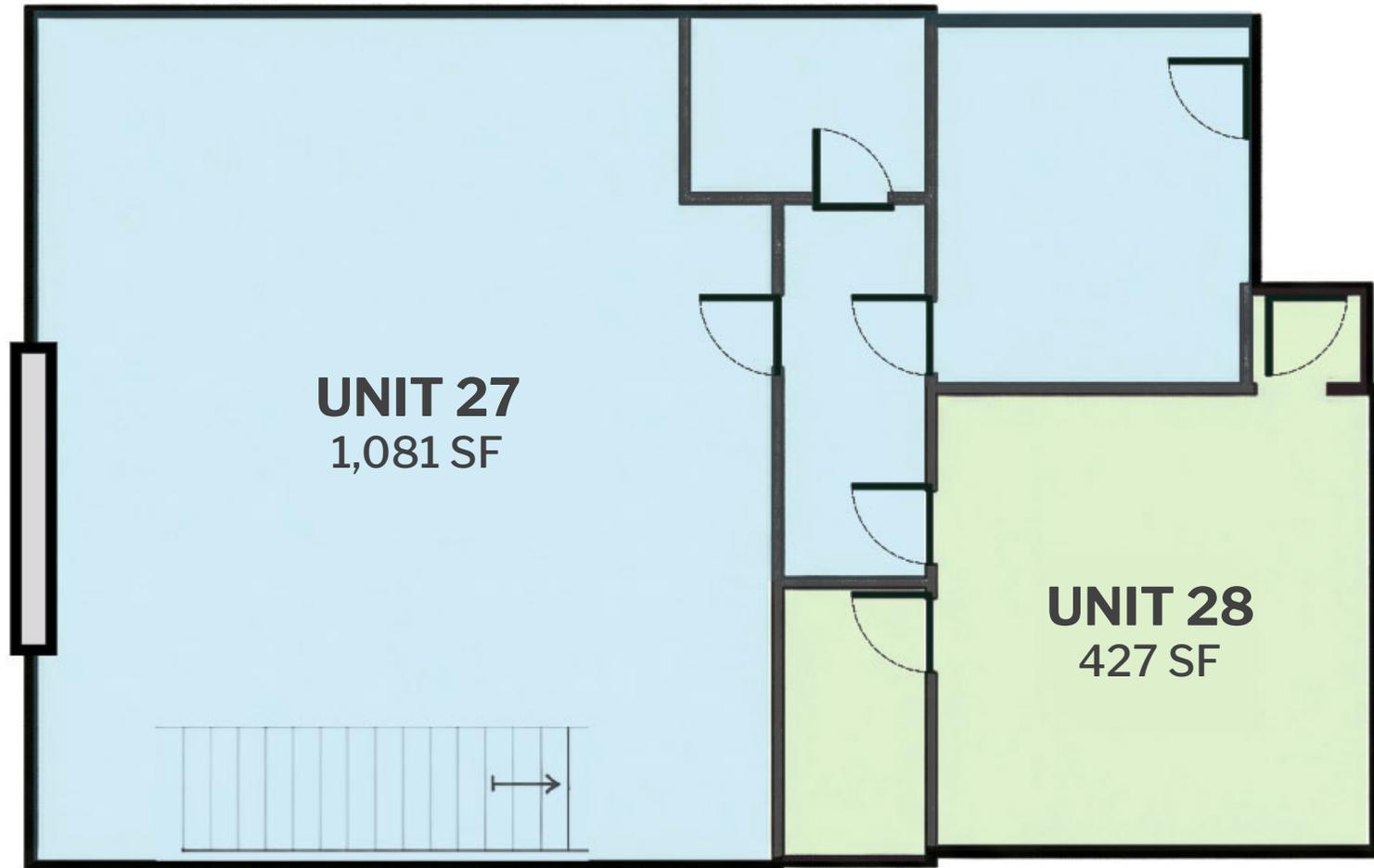
1110 Industrial Avenue
Units 27 & 28
Petaluma, CA 94952

APN:
150-060-027
150-060-028

Property Size:
1,508 SF



FLOOR PLAN



KEY BUSINESSES

- Strauss Family Creamery
- Toyota Dealership
- Alpha Medical Academy
- Hyundai
- Hertz Rent A Car
- Honda
- Northbay Sourdough Sandwiches
- Redwood Gateway Retail Center (Kohls, Sephora, Michael's, Five Below, Dollar Tree)
- AT&T, Bank of Marin, Beyond the Glory Sports Bar
- FedEx Distribution
- Lagunitas Brewing and Beer Garden
- Henhouse Brewing
- Chick-Fil-A
- 7/11 Starbucks



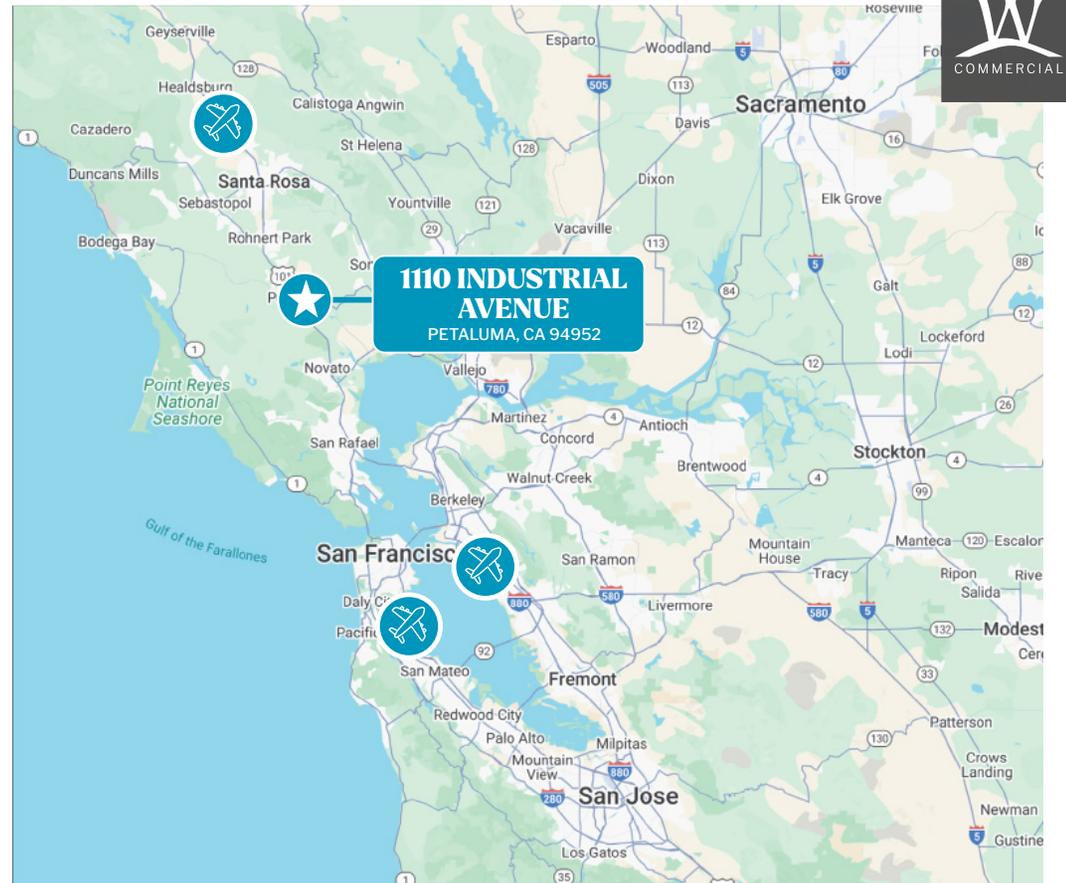
KEY BUSINESSES

- Strauss Family Creamery
- Storquest Self Storage
- Toyota
- Ford
- AeroVironment (AV)
- SMART Train
- Petaluma Premium Outlets
(Nike, Vans, Old Navy, Michael Kors, Coach, Saks off 5th, Kate Spade)
- PG&E
- Ongaro And Sons
- Deer Creek Village Shopping Center
- The Plaza North Shopping Center
- South (Novato)



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	4,339	45,227	84,169
 AVERAGE HOUSEHOLD INCOME	\$126,628	\$133,725	\$134,834
 HOUSEHOLDS	1,795	17,977	32,602
 MEDIAN HOUSEHOLD INCOME	\$100,387	\$107,087	\$108,226
 MEDIAN AGE	46	46	44
 OWNER/RENTER OCCUPIED	66 34	61 39	62 38
 EMPLOYMENT	3,885	44,654	84,926



1110 INDUSTRIAL AVENUE
PETALUMA, CA 94952



CITIES	Distance
San Francisco	~40 miles
Oakland	~45 miles
Sacramento	~80 miles
San Jose	~82 miles



FREEWAYS	Distance
US Hwy 101/I-580 interchange, San Rafael	~22 miles
I-80 (Vallejo access)	~27 miles



AIRPORTS	Distance	Travel Time
Sonoma County Airport (STS)	~26 miles	~35 minutes
San Francisco Int. Airport (SFO)	~52 miles	~60 minutes
Oakland Int. Airport (OAK)	~53 miles	~55 minutes

ABOUT PETALUMA, CA

DISCOVER PETALUMA: A Thriving Hub for Commercial Real Estate Investment Welcome to Petaluma, a vibrant city nestled in the heart of Sonoma County, California. Known for its rich history, picturesque landscapes, and dynamic community, Petaluma is fast becoming a prime destination for commercial real estate opportunities. With its strategic location just 30 miles north of San Francisco, businesses can benefit from easy access to the Bay Area while enjoying a lower cost of living. Petaluma boasts a diverse economy, with strong sectors in agriculture, technology, and retail, making it an ideal environment for new ventures and established companies alike.

The city's commitment to sustainable growth and development has fostered a supportive atmosphere for entrepreneurs, attracting innovative startups and established businesses seeking expansion. Our commercial real estate market offers a variety of properties, including retail spaces, office buildings, and industrial sites. With ongoing infrastructure improvements and a burgeoning population, the potential for growth in Petaluma is limitless. Whether you are looking to invest, lease, or expand your operations, Petaluma presents unique opportunities to thrive in a welcoming community.

Join us in Petaluma, where your business can flourish amid a backdrop of scenic beauty and a supportive community. Explore our available commercial real estate listings today and take the first step toward securing your future in this exceptional city!



CREDIT: John Martinez Pavliga from San Pablo, USA, CC BY 2.0 via Wikimedia Commons



POPULATION (2024)

59,393



AVERAGE AGE (2023)

45



MEDIAN HOUSEHOLD INCOME (2023)

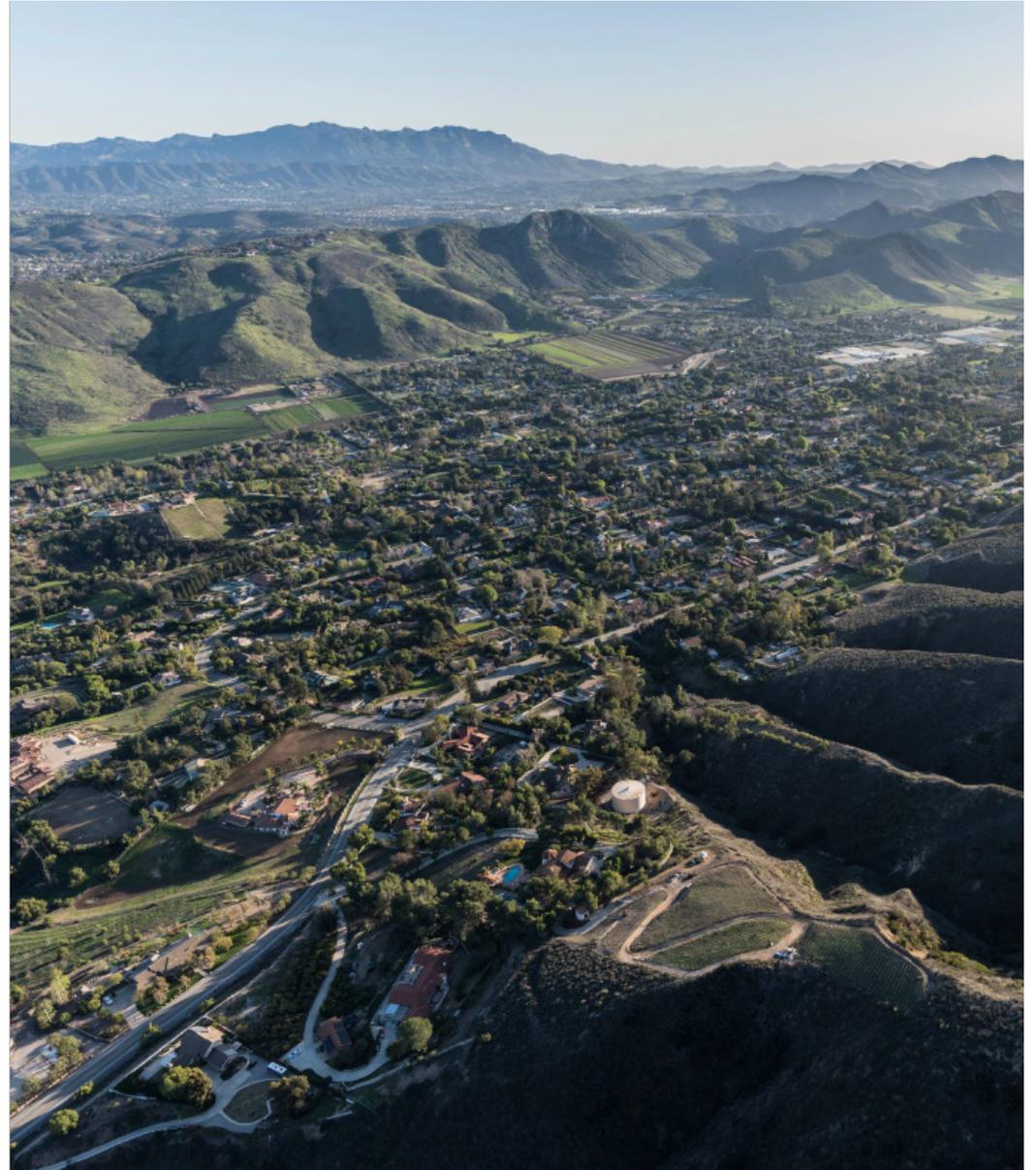
\$109,823

ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.





1110 INDUSTRIAL AVENUE
UNITS 27 & 28
PETALUMA, CA 94952
FOR SALE



FOR SALE



1110 INDUSTRIAL AVENUE
UNITS 27 & 28

PETALUMA, CA 94952



STEPHEN SKINNER

Office: 707-591-0570
Cell: 707-694-1619
SSkinner@wrealestate.net
CALDRE #02020207



COOPER FOX

Office: 707-591-0570
Cell: 707-570-9844
Cooper@wrealestate.net
CALDRE #022080397

500 Bicentennial Way, Ste. 310
Santa Rosa, CA 95403
www.wcommercialre.com
Phone: 707.591.0570
Fax: 707.591.0576

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 the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.