



Retail & Office Building for Sale

108 Petaluma Blvd. North, Petaluma



I am pleased to offer the following building for sale:

Sale Price: \$1,475,000

Approximate Building Size:

±2,280sf - Street Level
±450sf - Mezzanine Level
±2,140sf - Upper Level

±4,870sf Total

Lot Size:

±2,346 sf (Per Parcel Map - *not surveyed*)

Year Built:

1890s ± Original Build
1930s ± Water St. Side Added

Preston Smith • cell: 707-480-6861 • email: preston6033@gmail.com • PO Box 37, Cloverdale, CA 95425 • Lic #00429862

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal

- This Iconic mixed-use building provides the opportunity to Live, work, and invest in downtown Petaluma. Located in the heart of downtown Petaluma, this rare property boasts of a vibrant ground-floor retail paired with office or possibly residential space above; highlighted by high visibility on Petaluma Blvd. and unobstructed Petaluma River views to the East. A Must See.
- **Features:**
 - Street Frontage & River Views
 - In the Heart of Downtown
 - Excellent Retail Location
 - Construction materials for the building are brick with a built-up roof
- **APN:** 006-282-004
- **Zoning:**
 - MU2
 - Central Petaluma Specific Plan (T-6)
 - Historic Combining District
- **Parking:** • Downtown Assessment District
- **Permit History:** See Attached

Prolacom Realty Advisors



108 Petaluma Blvd. North, Petaluma





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PROFORMA INCOME & EXPENSES

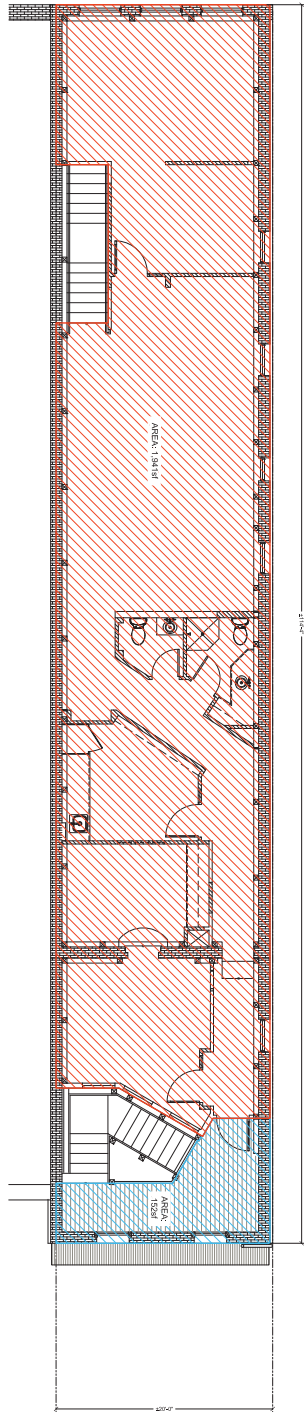
Property	108 Petaluma Blvd. North Petaluma, CA			
		Projected		
	Approximate Rentable Area	Rental Rate PSF		Rent
Upper Unit	1,941	\$ 1.50	\$	2,911.50
Mezanine Space	305	\$ 1.50	\$	457.50
Lower Unit	1,953	\$ 2.00	\$	3,906.00
Total Building Size	4,199		\$	7,275.00
Lot Size (Approximate)	2,346			
Average Rent PSF.	\$ 1.733		\$ 7,275.00	Monthly
		<u>Building Income</u>		
Gross Income			87,300.00	
Vacancy Factor	0.0%	-		
Management Fee	0.0%	-		
Gross Operating Income			87,300.00	
Expenses				
Taxes	16,962.00	* Est. based on new sales price		
Insurance	4,000.00			
Landscaping	-			
Sewer & Water	1,060.00			
PG&E	1,685.00			
Parking lot sweeping	-			
Garbage	760.00			
Fire sprinkler Monitoring	-			
Repairs	1,200.00			
Misc	-			
Total Expenses	25,667.00			
Projected Net Operating Income			61,633.00	
	<u>Actual Income</u>	<u>Rent</u>	<u>Lease Expiration</u>	
Street Level	\$ 2,840.00		6/30/2026	
Upper Level & Mezzanine	\$ 2,000.00		M/M	
Total	\$ 4,840.00			

All information contained herein are deemed reliable however should not be relied upon and should be verified by the buyer and it's financial advisors. Operating expenses are estimates based on similar expenses in the area. Income provided by owner and has not been verified by review of existing leases.



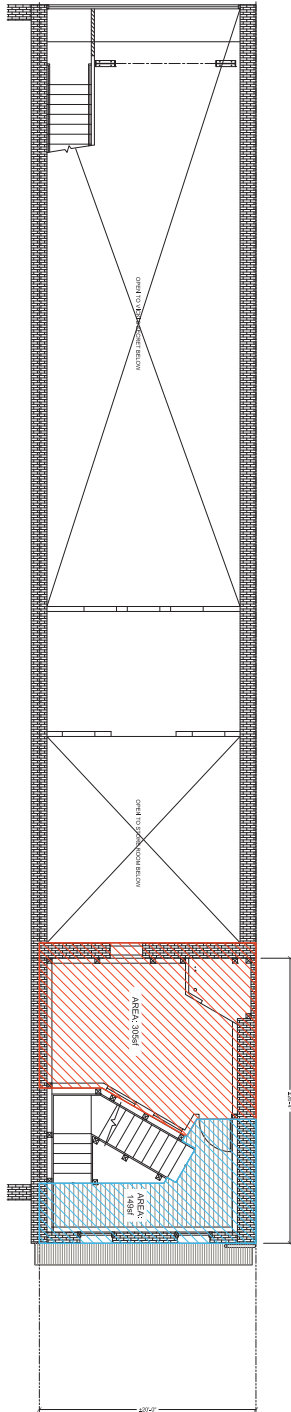
108 Petaluma Blvd. North, Petaluma

108 Petaluma Blvd. North
EXISTING CONDITION FLOOR PLANS



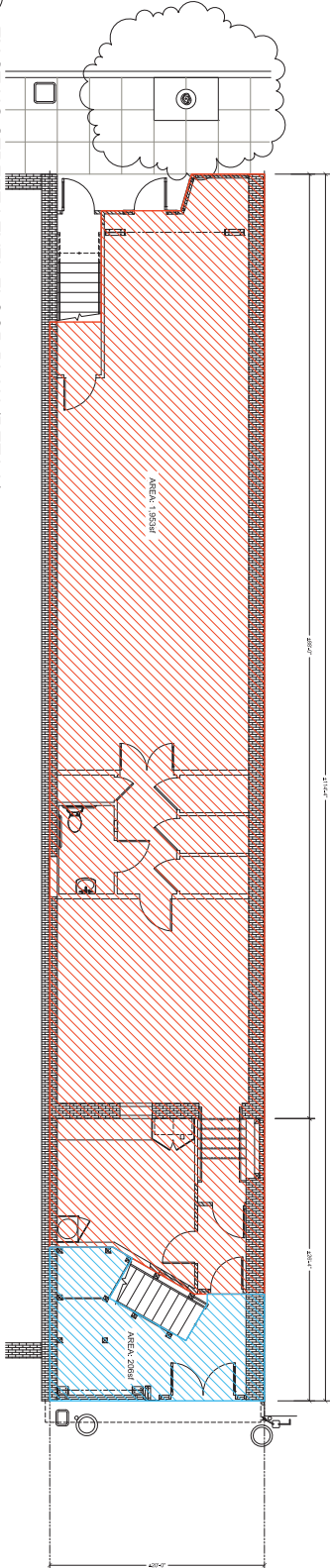
3 EXISTING UPPER LEVEL FLOOR PLAN (OFFICE)

Scale:



2 EXISTING MEZZANINE LEVEL FLOOR PLAN (OFFICE)

Scale:



1 EXISTING STREET LEVEL FLOOR PLAN (RETAIL)

Scale:



108 Petaluma Boulevard North / River Place Offices

Chronology of Property Development & Permit History

April 1988 Purchased property.

UPPER FLOOR REMODEL / Permit #88002032

- July 7, 1988 Concurrent applications filed for zoning permit (Site Plan & Architectural Review Committee) and building permit. Scope of work included:
- Minor Facade upgrades to front and back
 - Addition of second upper floor exit (internal rear stair)
 - Second floor tenant improvement, converting vacant spaces to four office suites, a mezzanine storeroom/office, and common toilet rooms and
 - The ground floor restaurant remained open.
- Aug 25, 1988 Site Plan & Architectural Review Committee (SPARC) hearing / approval.
- Sep 19, 1988 Building Permit issued.
- May 3, 1989 Building Permit finalized.

In 1991 the first-floor restaurant lease expired, allowing for a series of projects to upgrade the exterior facades, develop a first-floor retail space, and bring the building into compliance with the City's pending URM ordinance. It was determined that the building needed a new roof, creating an ideal opportunity to stiffen and tie the roof diaphragm to the walls and install seismic parapet bracing. However, the City had not yet adopted an ordinance defining the engineering requirements for seismic upgrades of unreinforced masonry buildings (URM). Accordingly, River Place Properties (RPP) developed an agreement with the City Building Official allowing the anticipated seismic upgrades to be installed with the re-roof, and later integrated into the full seismic retrofit once the City established the engineering requirements by ordinance. Two separate permits were issued as follows:

ROOF TO WALL CONNECTION, DIAPHRAM STRENGTHENING & PARAPET BRACING & RE-ROOFING / Permit #91003384

- Oct 23, 1991 Applied for Building Permit for "angle iron and through bolts for future parapet bracing"
- Nov 4, 1991 Building Permit #91003384 issued.
- Nov - Dec 1991 work completed; permit held open for inclusion in full URM/Seismic upgrade.

ROOF REMOVAL & RE-ROOFING / Permit #91003454

- Oct 29, 1991 Palmer Roofing applied for Building Permit for "removal of tar & gravel roof, install new membrane roof"
- Oct 29, 1991 Building Permit issued.
- Nov - Dec 1991 Work completed, permits were held open for inclusion in full URM/Seismic upgrade (below).



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In February of 1992 The City adopted Ordinance 92-48 establishing the requirements for strengthening unreinforced masonry buildings (URM). River Place Properties decided to concurrently implement the seismic upgrades with conversion of the restaurant to a retail space. The work requires a series of permits as set out but the Building and Planning departments. Some work required additional SPARC (design review), while other needed to be reviewed by the City's third part plans examiner for compliance with the newly adopted UPM ordinance.

RESTAURANT INTERIOR DEMOLITION / Permit #9200563

March 1992 Demolition permit 9200563 was issued after first floor restaurant vacated, allowing for complete removal of all nonstructural elements including mechanical and electrical.

FRONT & REAR FACADE REVISIONS / Permit #92002306

July 9, 1992 Site Plan & Architectural Review Committee (SPARC) hearing & approval.

July 28, 1992 Application for Building Permit; scope of work included:

- New wood doors & windows on Petaluma Blvd
- New aluminum storefront, ornamental lintel, and windows on Water Street.

Sep 29, 1992 Building permit issued. The work under this permit was subsequently merged into the first-floor remodel permit #9302224 (below).

URM / SEISMIC UPGRADE / Permit #93000234

Jan 28, 1993 Application for Building Permit; scope of work included:

- Base requirements under 1992 City code for strengthening of unreinforced masonry buildings.
- Additional work (not required by City)
 - Lateral bracing (moment frames) front and back storefronts
 - Strengthening of floor and roof diaphragms to 1991 UCBC levels
 - Shear transfer connections between walls and diaphragms

April 23 1993 Building Permit issued (only for work required under the city's URM ordinance).

May- July 1993 Work Completed - Building Permit final not found, assumed merged with final of permit #93002224, and issuance of the Certificate of Occupancy.

NEW ELECTRICAL SERVICE / Permit #93001998

July 8, 1993 Permit for a new electrical service issued. Final inspection folded into tenant improvement permit #93002224

LOWER FLOOR INTERIOR REMODEL/ Permit #93002224

July 22, 1993 Application for permit; scope of work included an interior remodel of the first floor converting the space from restaurant to retail.

Sep 20, 1993 Permit issued.

October 4, 1993 Building Permit finalized,

June 7, 1994 Certificate of Occupancy issued (initially issued in November of 1993 pending Building and Fire Approval



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LOWER FLOOR TENANT IMPROVEMENT / Permit #96000653

In 1996 the first-floor retail space was split into two spaces, one facing Petaluma Boulevard and one facing Water Street.

March 29, 1996 Application for Building Permit, scope of work included:

- Conversion of the rear storage areas to a hair salon
- ADA upgrades
- New (separate) electrical meters

June 3, 1996 Building Permit finalized.

REINSTATEMENT OF PARAPET BRACING & RE-ROOFING PERMITS / Permit #96003178

The major URM/seismic upgrade work was completed in 1993 (see above), and should have incorporated the 1991 pre-ordinance parapet work into the work. For reasons that are not entirely clear the chief building official requested that the 1991 parapet bracing, and roof permits he held open be reissued and finalized.

Dec 24, 1996 Building Permit issued, (reinstating the re-roof and parapet work under permit numbers 91003384 and. 91003454).

May 3, 1998 Building Permit finalized.

MINOR UPPER FLOOR TENANT IMPROVEMENT

In 2018 the upper floor was remodeled into a single tenant space, merging two of the four suites. The work consisted of minor demolition and new finishes, no permits were requested or issued.



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- 3 Business license required.
- 4 Business license and compliance with Section [7.060](#) required.
- 5 Site plan and architectural review required and compliance with Section [7.040](#) required.
- 6 Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP.
- 7 Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor.
- 8 A CUP is required for overnight board and care.
- 9 Neighborhood serving and open at lunch.
- 10 Allowed only on floors above the ground floor.
- 11 Urgent care facilities may be located on the ground floor as a street fronting use.
- 12 Allowed only in a shopping center.
- 13 Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road.
- 14 See Section [21.030](#) (Non-Residential Uses Abutting Residential Uses).
- 15 Short-term vacation rental permit, business license and transient occupancy tax certificate required (see Section [7.110](#)).
- 16 Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line.
- 17 All cannabis businesses must obtain an annual commercial cannabis permit.
- 18 Pursuant to Government Code Section [65850.7](#), this Zoning Ordinance requires no permit for stations.
- 19 Allowed with CUP when located on site of an existing fueling station/gas station land use.

Mixed Use Zones					
TABLE 4.3 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B (21)	MU1C	MU2 (22)	
INDUSTRY, MANUFACTURING AND PROCESSING					
Artisan/Craft Product Manufacturing	P	P	—	CUP(6)	



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LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B (21)	MU1C	MU2 (22)	
Catering Service, as a Primary Use	P(6)	P	—	P(6)	
Furniture and Fixture Manufacturing, Cabinet Making	—	P	—	—	
Laboratory – Medical, Analytical	—	P	—	—	
Manufacturing, Light	—	P(14)	—	—	
Media Production	P(6)	P	—	P(6)	
Printing and Publishing	P(6)	P	—	P(6)	
Research and Development	—	P	—	—	
LODGING					
Lodging – Short-Term Vacation Rentals	P(15)	P(15)	P(15)	P(15)	Section 7.110
Lodging – Bed and Breakfast Inn (B&B)	—	—	—	P	
Lodging – Hotel/Motel	P	P	—	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY					
Cardroom	CUP	CUP	—	CUP	Chapter 9
Community Meeting Facility	CUP	CUP	CUP	CUP	
Commercial Recreation – Indoor	CUP	CUP	—	P(6)	
Fitness/Health Facility	P	P	—	P	
Library, Museum, Art Gallery	P	P	—	P	
Park	P	P	P	P	
School – Elementary, Secondary, or College, Private	CUP	CUP	CUP	CUP	
School – Specialized Education and Training	CUP	CUP	—	CUP	



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LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B (21)	MU1C	MU2 (22)	
Studio – Art, Dance, Martial Arts, Music, etc.	P	P	—	P	
Theater, Cinema or Performing Arts	CUP	CUP	—	CUP	Theater District Ord. 2158
RESIDENTIAL					
Dwelling, Multiple	CUP	CUP	P	—	
Dwelling, Accessory	A,S	A,S	A,S	A,S	Section 7.030
Dwelling, Junior Accessory	A,S	A,S	A,S	A,S	Section 7.035
Dwelling, Single	—	—	P	—	
Home Occupation	A,S(2)	A,S(2)	A,S(2)	A,S(2)	Section 7.050
Residential Care, 7 or More Clients	P(10)	P(10)	P	CUP(10)	
Residential Care Facility, Adult	P(6)	P(6)	—	CUP(10)	
Residential Care Facility, for the Chronically Ill	P(6)	P(6)	—	CUP(10)	
Residential Care Facility, for the Elderly	P(6)	P(6)	—	CUP(10)	
Residential in Mixed Use Building	P(6)	P(6)	P(6)	P(6)	
Work/Live	P(6)	P(6)	P	P(6)	
RETAIL					
Adult Oriented Business	CUP	CUP	—	CUP	Chapter 10
Artisan Shop	P	P	—	P	
Auto Parts Sales	P	P	—	—	
Bar, Tavern, Night Club	CUP	CUP	—	CUP	Chapter 8



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LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B (21)	MU1C	MU2 (22)	
Building and Landscape Materials Sales Indoor – 25,000 sf or Less	P	P	—	P	
Building and Landscape Materials Sales Indoor – More Than 25,000 sf	CUP(20)	CUP(20)	—	CUP(20)	
Fueling Station/Gas Station	—	—	—	—	
General Retail – 25,000 sf or Less	P	P	—	P	
General Retail – More Than 25,000 sf	CUP(20)	CUP(20)	—	CUP(20)	
Groceries/Specialty Foods – 25,000 sf or Less	P	P	—	P	
Groceries/Specialty Foods – More Than 25,000 sf	CUP(20)	CUP(20)	—	CUP(20)	
Plant Nursery	P	P	—	—	
Restaurant, Café, Coffee Shop	P	P	CUP	P	
SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL					
ATM	P	P	P	P	
Bank, Financial Services	P	P	—	P	
Business Support Service	P	P	—	P	
Medical Services – Health Care Facility	P(6)	P(6)	—	P(6)	
Medical Services – Major	P	P	—	P	
Medical Services – Minor	P(6,11)	P(6,11)	P	P(6, 11)	
Office – Government	P	P	P	P(6)	
Office – Headquarters, or Processing	P(6)	P	—	P(6)	
Office – Professional, Administrative	P	P	P	P(6)	



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	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B (21)	MU1C	MU2 (22)	
SERVICES - GENERAL					
Adult Day Program	CUP	CUP	CUP	P	
Child Care Center	P(6)	P(6)	—	P(6)	
Child Day Care – Large Family	—	—	A(4)	—	Section 7.060
Child Day Care – Small Family	A(3)	A(3)	A(3)	A(3)	
Kennel, Animal Boarding	—	CUP	—	—	
Meals Assembly Business	P(12)	—	—	—	
Mortuary, Funeral Home	CUP	—	—	—	
Personal Services	P	P	—	P	
Personal Services – Restricted	P	P	—	P	
Public Safety Facility	P	P	P	P	
Vehicle Services – Minor Maintenance/Repair	—	P	—	CUP	
Veterinary Clinic, Animal Hospital	P(8)	P(8)	—	P(8)	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
City Water and Sewer Facility	P	P	P	P	
Parking Facility, Public or Commercial	CUP	—	—	CUP	
Telecommunications Facility	S	S	S	S	Section 7.090 and Muni Code 14.44
Utility Facility	CUP	CUP	—	CUP	
Zero Emission Vehicles (Battery Charging Station)	A(18)	A(18)	A(18)	A(18)	



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TABLE 4.3 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B (21)	MU1C	MU2 (22)	
Zero Emission Vehicles (Hydrogen Fuel Cell Station)	CUP(19)	—	—	CUP(19)	
Key to zone symbols					
MU1A - Mixed Use 1A		MU1C - Mixed Use 1C			
MU1B - Mixed Use 1B		MU2 - Mixed Use 2			

Notes:

- 1 See glossary for land use definitions.
- 2 Home occupation permit and business license required.
- 3 Business license required.
- 4 Business license and compliance with Section [7.060](#) required.
- 5 Site plan and architectural review required and compliance with Section [7.040](#) required.
- 6 Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP.
- 7 Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor.
- 8 A CUP is required for overnight board and care.
- 9 Neighborhood serving and open at lunch.
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- 12 Allowed only in a shopping center.
- 13 Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road.
- 14 See Section [21.030](#) (Non-Residential Uses Abutting Residential Uses).



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- 15 Short-term vacation rental permit, business license and transient occupancy tax certificate required (Section [7.110](#)).
- 16 Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line.
- 17 All cannabis businesses must obtain an annual commercial cannabis permit.
- 18 Pursuant to Government Code Section [65850.7](#), this Zoning Ordinance requires no permit for stations.
- 19 Allowed with CUP when located on site of an existing fueling station/gas station land use.
- 20 To be processed as a major conditional use permit at the discretion of the Planning Commission.
- 21 Refer to Section [5.080](#) for parcels in the Fairgrounds Overlay Zone.
- 22 Refer to Section [5.070](#) for parcels in the Downtown Housing and Economic Opportunity Overlay Zone.

Commercial, Business Park, and Industrial Zones						
TABLE 4.4 Allowed Land Uses and Permit Requirements for Commercial, Business Park, and Industrial Zones	P(16)	Permitted Use				
	CUP	Conditional Use Permit Required				
	S	Permit Requirement in Specific Use Regulations				
	A	Accessory Use				
	—	Use Not Allowed				
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations	
	C1	C2	BP	I		
INDUSTRY, MANUFACTURING AND PROCESSING						
Artisan/Craft Product Manufacturing	—	—	P	P		
Catering Service, as a Primary Use	P(6)	P(6)	P	P		
Furniture and Fixtures Manufacturing, Cabinet Shop	—	—	—	P		
Laboratory – Medical, Analytical	—	—	P	P		
Laboratory – Cannabis	—	—	P(16,17)	P(16,17)	Muni Code 6.10	
Laundry, Dry Cleaning Plants	—	—	—	P		
Manufacturing/Processing – Light	—	—	P	P		
Manufacturing/Processing – Medium Intensity	—	—	—	P		



108 Petaluma Blvd. North, Petaluma

AERIAL PHOTOGRAPH

