



Keegan & Coppin  
COMPANY, INC.

FOR SALE OR LEASE

159 PETALUMA BOULEVARD NORTH  
PETALUMA, CA

Petaluma Downtown Retail  
**Major Price Reduction**



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER  
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PETALUMA, CA

DOWNTOWN PETALUMA  
RETAIL FOR SALE OR LEASE

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# EXECUTIVE SUMMARY



159 PETALUMA BLVD N  
PETALUMA, CA

DOWNTOWN PETALUMA  
RETAIL FOR SALE OR LEASE

- Location, Location, Location!
- Core of Downtown Petaluma
- Healthy Foot Traffic
- Free-Standing, Single-Tenant Building
- Freshly Painted Interior and Exterior
- Brand New HVAC

Excellent opportunity to own a piece of Petaluma History. This unique property is part of the fabric that makes up Petaluma’s vibrant downtown. With its historic buildings and storied past, Petaluma’s downtown is home to an array of award-winning restaurants, creative boutiques, entertainment, and more. 159 Petaluma Blvd offers an owner/user or tenant the opportunity to showcase their business while becoming a part of the rich downtown community.



**REDUCED SALE PRICE**

Sale Price ~~\$1,330,000~~  
**\$995,000**

**LEASE TERMS**

Rate **\$1.80**  
PSF GROSS

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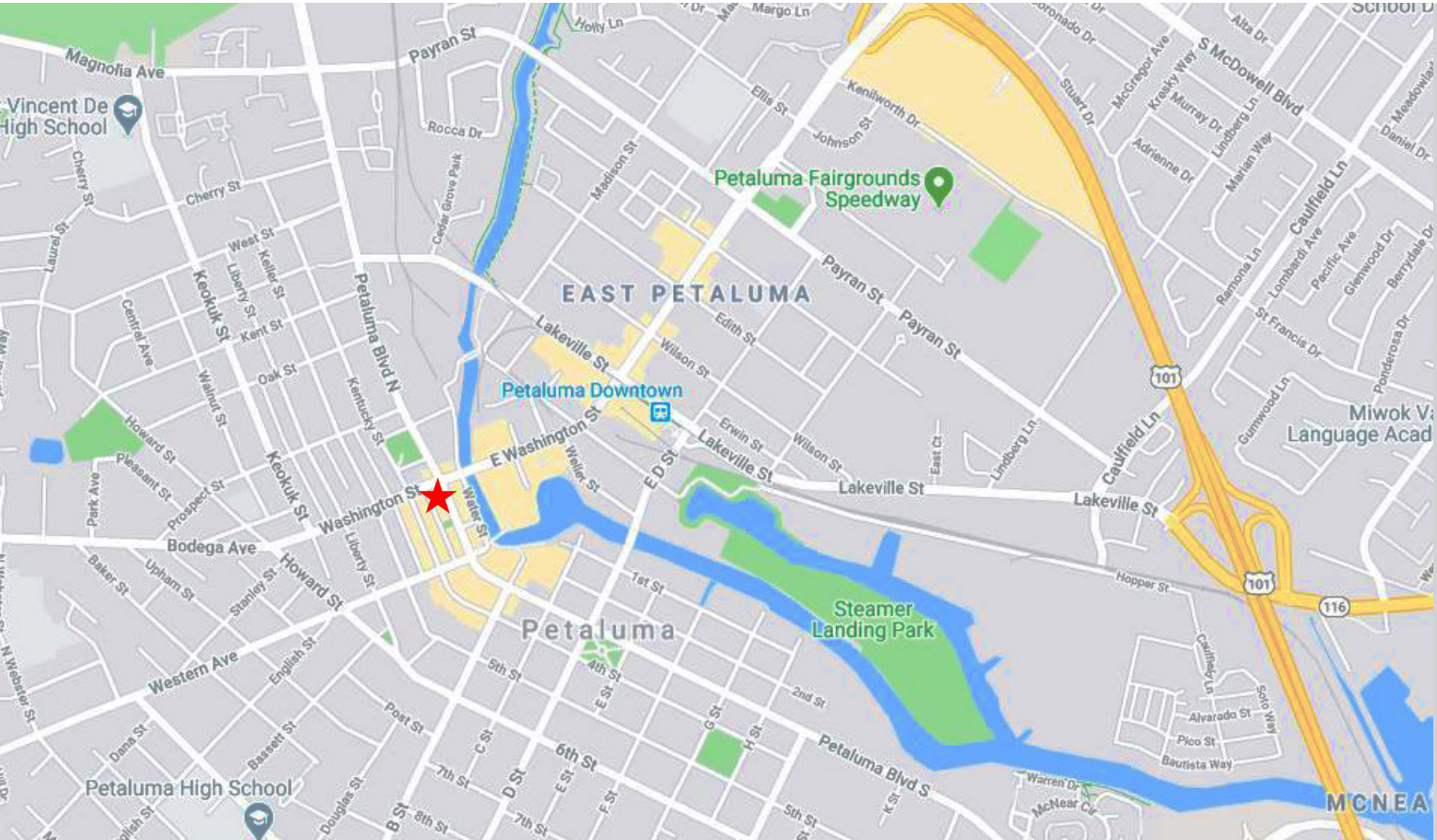


# PROPERTY INFORMATION



159 PETALUMA BLVD N  
PETALUMA, CA

DOWNTOWN PETALUMA  
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## PROPERTY INFORMATION

006-281-030  
**APN**

3,800 +/- SF  
**BUILDING SIZE**

0.08 / 3,484  
**LOT SIZE (AC/SQ FT)**

1960  
**YEAR BUILT**

Two (2)  
**STORY**

Street/Public Garage  
**PARKING**

MU2 - Mixed Use 2  
**ZONING**

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# DESCRIPTION



159 PETALUMA BLVD N  
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## DESCRIPTION OF PROPERTY

This stand-alone, single-tenant building boasts a thoughtfully configured layout, featuring an expansive open retail area, a convenient back storage section, a small yet functional second floor office/storage area, with the added convenience of two private restrooms, one located in the back storage area and another one on the second floor. This unique property offers a remarkable signage opportunity plus prominent showcase storefront windows, resulting in excellent visibility and a distinctive brand presence along Petaluma’s prominent “main” street.

## DESCRIPTION OF AREA

Enjoy the benefits of a thriving pedestrian-oriented Downtown in this incredible location. The Downtown district is the heart of Petaluma. Centered around the Petaluma River, the Downtown area offers a mix of retail, residential, restaurants, and office uses. Special legendary Butter and Eggs Days Parade, Antique Fairs, Art & Garden Faire, Jazz Festivals, A Taste of Petaluma, Santa & Mrs. Claus Riverboat arrival, holiday events and more make this truly a unique location. Easily accessible to Highway 101.

## NEARBY AMENITIES

- Downtown Petaluma
- Walking distance to a variety of retail, including high quality restaurants and food establishments, soft goods, hotels, and other service retailers

## TRANSPORTATION ACCESS

- Easy access to Highway 101
- Walking distance to the SMART Train

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# PHOTOS



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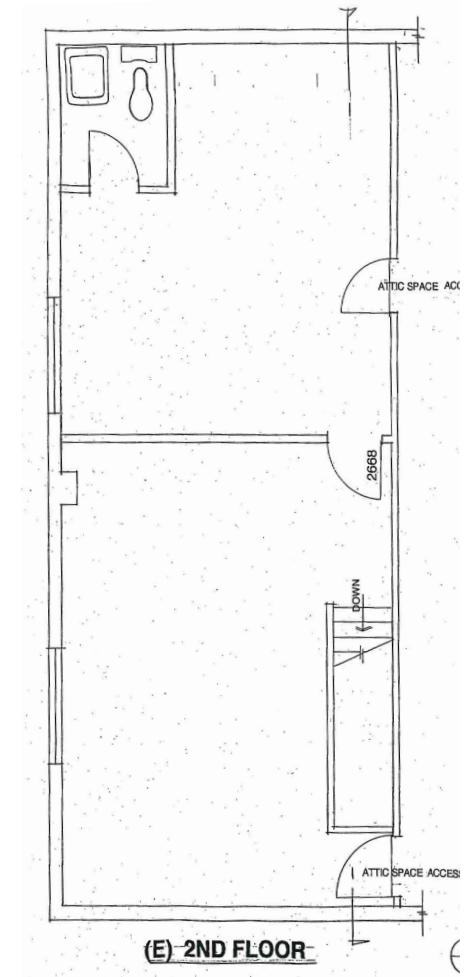
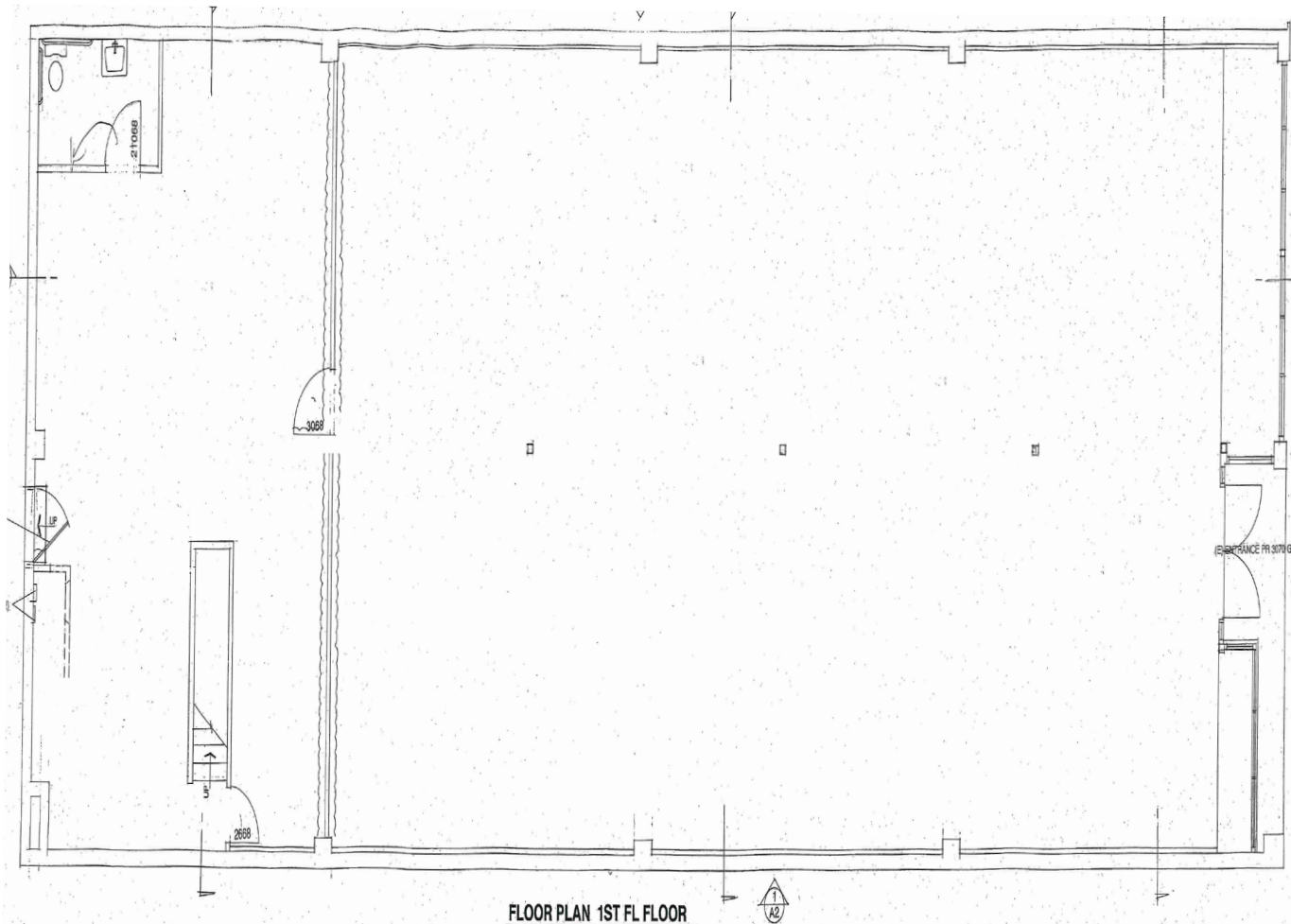


# FLOOR PLAN



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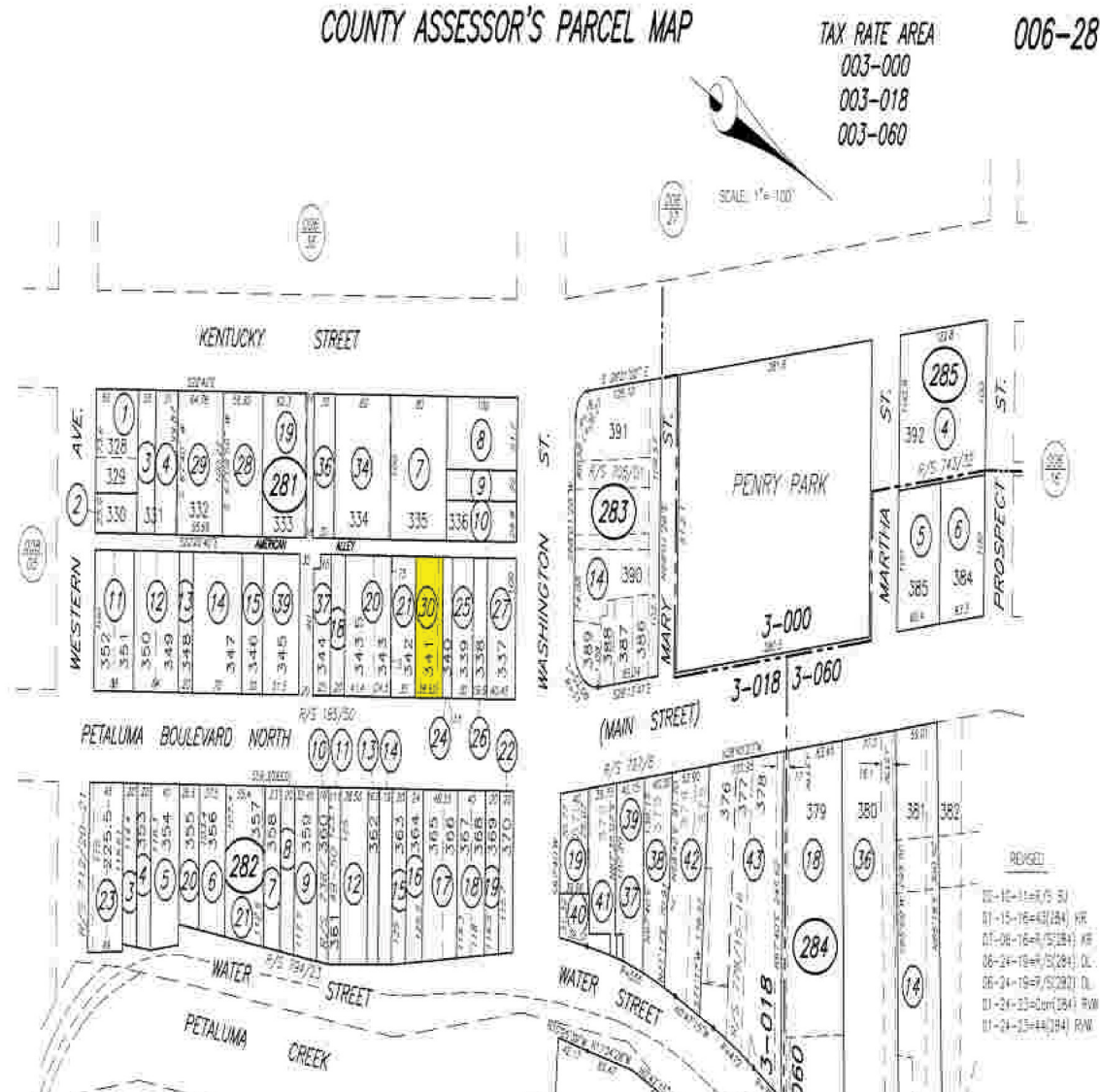


# PARCEL MAP



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# AERIAL MAP



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## ABOUT KEEGAN & COPPIN



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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.

Keegan & Coppin Co., Inc.  
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(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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# DISCLAIMER



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## DISCLAIMER

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

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