



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

195 CINNABAR AVENUE  
PETALUMA, CA 94952

RESIDENTIAL DEVELOPMENT  
SITE NEAR DOWNTOWN  
PETALUMA

REPRESENTED BY:

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Go beyond broker.



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DEVELOPMENT SITE  
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PETALUMA FOR SALE**





# EXECUTIVE SUMMARY



195 CINNABAR AVENUE  
PETALUMA, CA

**RESIDENTIAL  
DEVELOPMENT SITE  
NEAR DOWNTOWN  
PETALUMA FOR SALE**

## A RARE 4.2-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY NEAR DOWNTOWN PETALUMA

195 Cinnabar Avenue combines the charm of a historic single-family home with the long-term potential of R4 zoning, allowing 8.1 to 18 units per acre. Located just minutes from downtown Petaluma, this property offers a unique opportunity for investors, developers, or owner-users seeking a strategic land holding in one of Sonoma County's most desirable markets.

### SALE INFORMATION



**Sale Price**  
\$1,300,000  
(\$7.11 PSF)



**Lot Size**  
Approx. 4.2 Acres



**Zoning**  
R4 (8.1 - 18 Units  
Per Acre / 34-75  
Units Allowed)



**APN**  
019-020-000-  
4000



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## PROPERTY DESCRIPTION



195 CINNABAR AVENUE  
PETALUMA, CA

## RESIDENTIAL DEVELOPMENT SITE NEAR DOWNTOWN PETALUMA FOR SALE

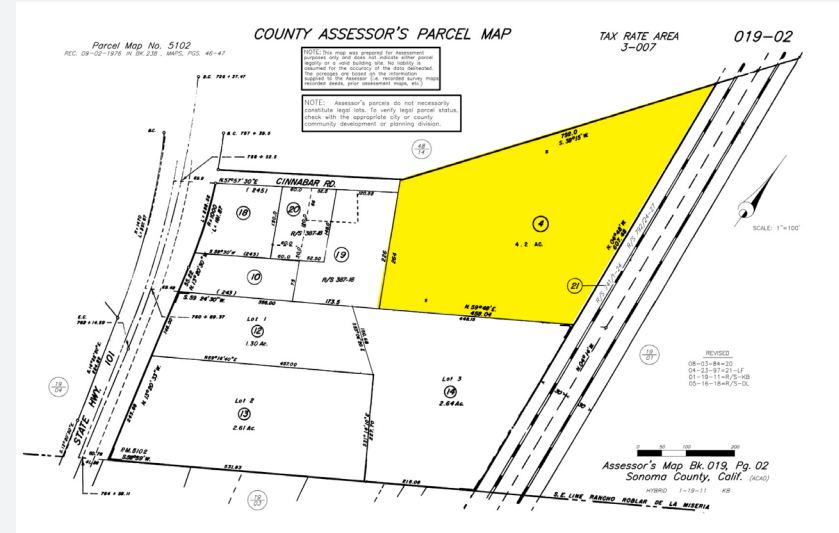
### A UNIQUE BLEND OF HISTORIC CHARM, USABLE LAND AND SIGNIFICANT DEVELOPMENT POTENTIAL

The property features a two-bedroom, one-bath single-family home of approximately 816 square feet, built in 1880 and tastefully redone by the current owners. Soaring ceilings, hardwood floors and original charm reflect the character of the era, while thoughtful updates make the home livable and inviting. The home could be rented for market rents of approximately \$3,000 per month.

Outbuildings dot the property in true working ranch fashion - weathered, photogenic and full of possibility. Whether you're dreaming of a hobby farm, a rural creative retreat or simply a place to exhale, the land invites it all.

With R4 zoning (8.1 to 18 units per acre), this property represents a rare opportunity for residential development in a highly desirable Petaluma location.

*The property is being sold in its as-is condition.*



### PROPERTY DETAILS

|                    |                                             |
|--------------------|---------------------------------------------|
| Lot Size           | 019-020-000-4000                            |
| Zoning             | Approx. 4.2 Acres                           |
| Existing Home      | 2 Bedrooms, 1 Bath, 816± SF (Built in 1880) |
| Utilities          | Public Water, Public Utilities, Septic Tank |
| Topography         | Gently Sloping                              |
| Potential Use      | Single or Multi-Family (Per Zoning)         |
| Est. Rental Income | Approx. \$3,000/Month (Home is Livable)     |
| Property Condition | Sold in As-Is Condition                     |

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# AERIAL MAP



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## DISTANCE TO KEY DESTINATIONS

|                          |           |
|--------------------------|-----------|
| <b>Downtown Petaluma</b> | 1.5 Miles |
| <b>U.S. Highway 101</b>  | 1.0 Mile  |
| <b>Petaluma Blvd N.</b>  | 0.3 Mile  |
| <b>SMART Station</b>     | 1.8 Miles |
| <b>San Francisco</b>     | 40 Miles  |

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## INTERIOR PHOTOS



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# MARKET SUMMARY



195 CINNABAR AVENUE  
PETALUMA, CA

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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 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.

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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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