



Keegan & Coppin
COMPANY, INC.

FOR SALE

5151 MONTERO WAY
PETALUMA, CA

EXCEPTIONAL BAR AND RESTAURANT
A PETALUMA GATEWAY PROPERTY



Go beyond broker.

PRESENTED BY:

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EXECUTIVE SUMMARY



5151 MONTERO WAY
PETALUMA, CA

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Petaluma

Under an hour from San Francisco nestled in farmland and rolling hills Petaluma has a beautiful river front, historical district and a fresh mixture of tasteful redeveloped properties. Once a leader in agricultural production and manufacturing Petaluma has turned into a desired location to live, work and eat some of the best food/drink in the Bay Area.

Property History

- The property was first developed in 1975 and historically remembered as Sonoma Joe's. In the early 90's the restaurant was converted to a gambling establishment and renamed the 101 Casino. Most recently it was occupied by the Parkwest Casino, a fully outfitted card house, restaurant and bar. This property is the quintessential gateway to town as one of the sights that you will see when you're driving south into Petaluma and the oversized sky monument sign is the last thing most people likely see driving north out of Petaluma.
- Unmatched 101 Hwy visibility with over 400ft of frontage
- 103 parking spaces 11 per 1000sf
- Large sky monument sign
- Fully outfitted kitchen, bar and dining halls (available with purchase)
- Convenient Access to 101

SALE PRICE

\$3,500,000



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PROPERTY DETAILS



5151 MONTERO WAY
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**EXCEPTIONAL RESTAURANT
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FURNITURE, FIXTURES, & EQUIPMENT AVAILABLE

Kitchen

- Stainless Kitchen prep tables
- Stainless hand sink
- 3 compartment sink
- Slicer
- Mixer
- Walk in cooler
- Walk in freezer
- Dry room pantry
- Canopy hood
- Fire system
- Convection oven
- Ice maker
- 6 burner range
- Plate / glass chiller
- Zephraire convention oven, double deck
- Hobart herbage disposal
- Grease interceptors
- Metro racks
- Kitchen supplies
- Knives, pots, pans, sheets, cookware

Bar

- Blender station
- Cocktail station
- Bar sink
- Barback storage refrigerator
- Undercounter freezer
- Underbar cabinet
- Barback refrigerator cabinet
- Barback non refrigerator cabinet
- Remote beer system
- Bar walk in cooler
- Keg rack
- Glass froster

Facility

- Hot water heater
- Mini split AC units 24000btu
- Swamp Coolers (2 units)
- PA system
- Chairs
- Dining tables

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PROPERTY DESCRIPTION



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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
3-006
3-007

007-42

PROPERTY DESCRIPTION

007-421-027
APN

+/- 9,000 SF
BUILDING

2.25 ACRES / 98,010 SF
LAND SIZE

Petaluma C2 Community Commercial
ZONING



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AERIAL MAP



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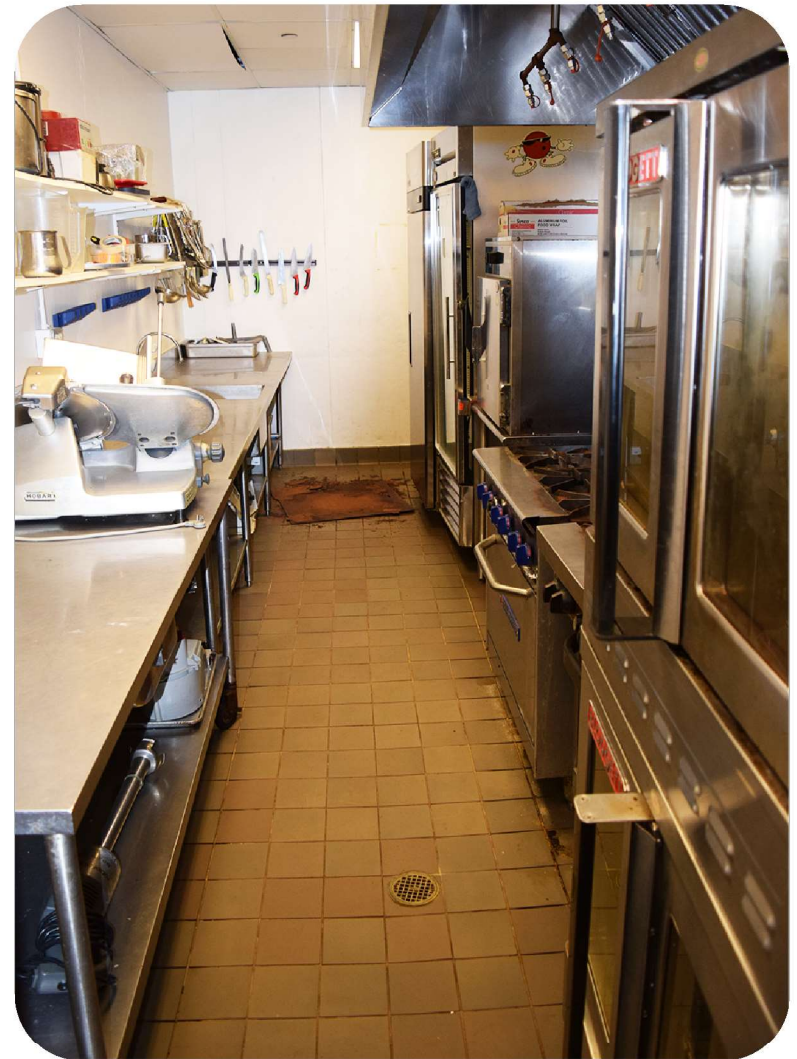


PROPERTY PHOTOS



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PROPERTY PHOTOS



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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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DISCLAIMER



5151 MONTERO WAY
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THE PARKWEST CASINO BUILDING

A PETALUMA GATEWAY PROPERTY

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. The property will only be shown in coordination with the listing agents.

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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