



Keegan & Coppin
COMPANY, INC.

FOR SALE

1280 PETALUMA BLVD. S
PETALUMA, CA

RESIDENTIAL DEVELOPMENT SITE
NEAR DOWNTOWN PETALUMA



Go
beyond
broker.

PRESENTED BY:

JAMES NOBLES, PARTNER
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JNOBLES@KEEGANCOPPIN.COM

SHAWN JOHNSON, MANAGING PARTNER/SIOR
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EXECUTIVE SUMMARY



1280 PETALUMA BLVD. S
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**RESIDENTIAL
DEVELOPMENT
SITE FOR SALE**

Keegan & Coppin is pleased to present the opportunity to acquire, a prime 4.25-acre residential development site an assemblage of three contiguous parcels located just blocks from downtown Petaluma.

Situated at the signalized intersection of Petaluma Boulevard South and McNear Avenue, the property offers excellent visibility and convenient access, making it well suited for residential or mixed-use development.

The site is zoned R-4 (Medium Density Residential), allowing up to 18 dwelling units per acre by right. This zoning provides flexibility for a variety of housing types, including single-family homes, townhomes, or multifamily projects, creating a unique opportunity to deliver much-needed housing in one of the North Bay's most desirable markets.

- Hard to find flat Petaluma infill development opportunity
- Prime location
- Near other newer developments
- Walking distance to Downtown Petaluma
- Near great restaurants/bars and transit
- Potential for longer term escrow to allow for entitlements
- Petaluma ranks above average for schools on greatschools.org
- Designated High Resource Area on 2025 AFFH
<https://belonging.berkeley.edu/2025-ctcachcd-affh-mapping-tool-nc>

OFFERING

Sale Price

\$6,900,000



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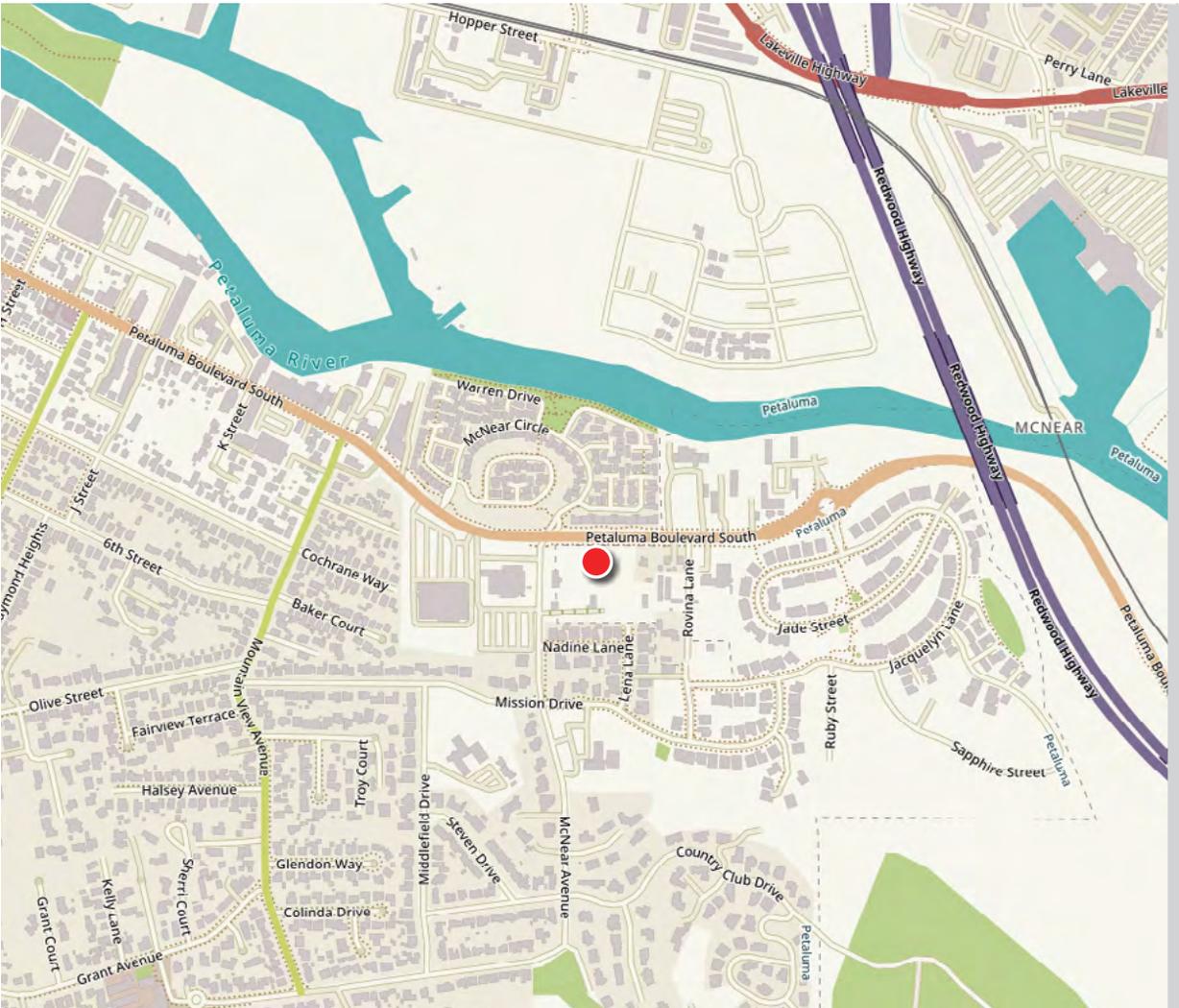


SITE LOCATION OVERVIEW



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LOCATION OVERVIEW

- Ideally located near various retail amenities and short ride to major cities
- Exceptional demographics with an average household income of \$138,190 within 5 miles
- Good visibility with ADT count of 10,528 on Petaluma Blvd. South
- Easy access to Highway 101 and less than one house from Golden Gate Bridge
- Highway 37 via Highway 116 provides access to the greater Sacramento Region

DRIVING DISTANCE

NAPA	25 MILES
SAN FRANCISCO	39 MILES
OAKLAND	40 MILES
SACRAMENTO	75 MILES
SAN JOSE	85 MILES

DEMOGRAPHICS 2 MILES 5 MILES

Est. Avg. HH Income	\$133,611	\$138,190
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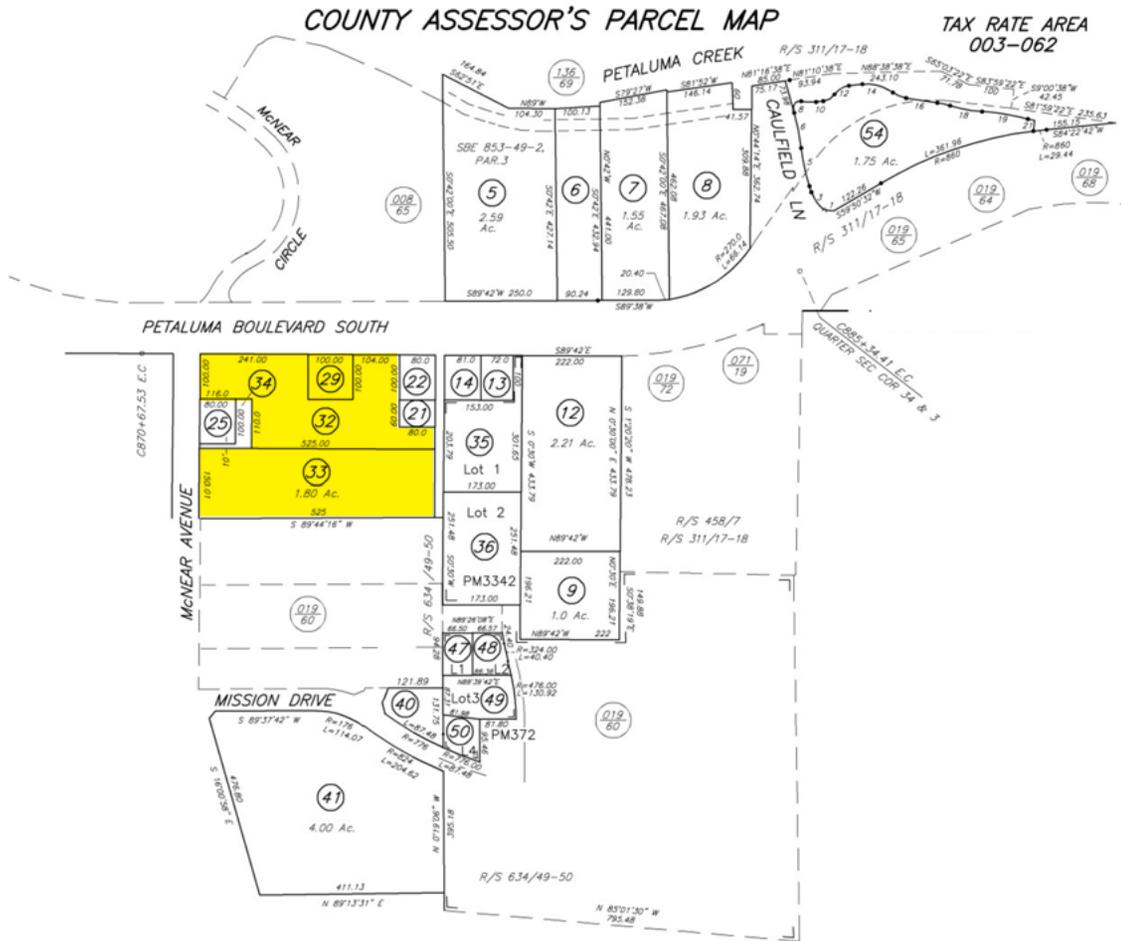


PROPERTY DESCRIPTION



1280 PETALUMA BLVD. S
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LOT SIZE
4.25+/- Acres
185,130+/- SF

APN
019-210-029
019-210-032
019-210-033

ZONING
R-4 — 8.1-18 Units/Acre

Potential for single or multi-family (up to 77 units by right)

BUILDINGS
One older single family home to be delivered vacant at close of escrow

TOPOGRAPHY
Flat buildable site

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PROPERTY PHOTOS



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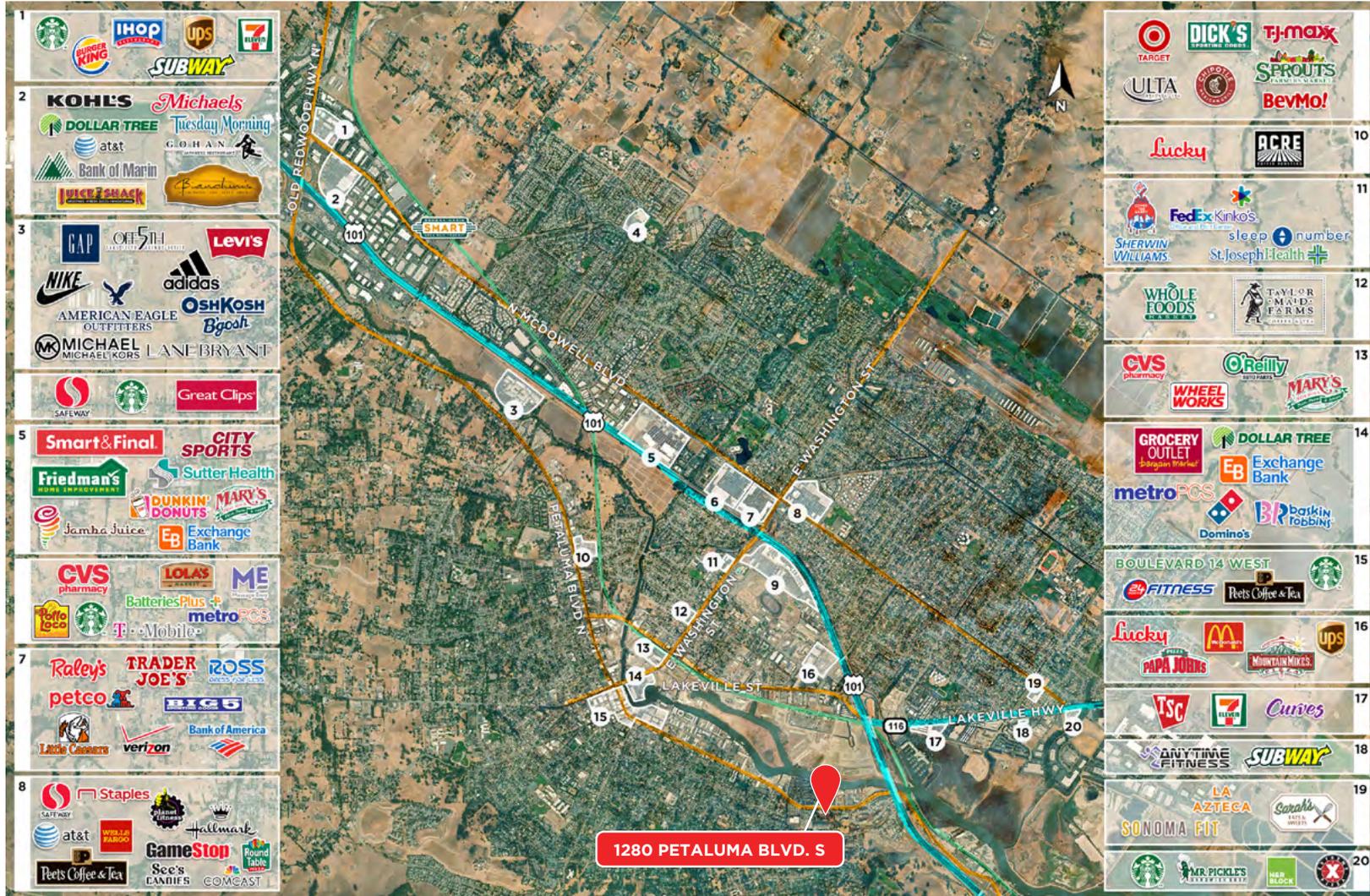


DETAILED AREA MAP



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MARKET SUMMARY



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PETALUMA SUMMARY

Petaluma is Sonoma County's second largest city, with a population of 58,401. Petaluma is the southern gateway to Sonoma County and just 32 miles north of San Francisco's Golden Gate Bridge, conveniently located on Highway 101 at the east/west artery of Highway 116. Petaluma offers a wide array of attractions and points of interest to explore, including: a 150-year-old historic downtown, waterfront areas, charming historic homes and neighborhoods, a mixed-use theater district, a thriving restaurant scene, live music venues, a historical museum, an airport, a marina, numerous community parks, and golf courses.

Petaluma is a full-service charter city operating under the Council/City Manager form of government. The City, incorporated in 1858, operates with a seven member City Council including the Mayor. The City Council appoints a City Manager as the Chief Executive Officer of the city government. The Council also appoints the City Clerk and City Attorney. Reporting directly to the City Manager are the departments of Finance, Fire, Human Resources, Police, Public Works & Utilities, and Recreation.

Free-standing divisions: Information Technology, Housing, and Building Services also report to the City Manager; Planning and Animal Control services are contracted.

Petaluma is Sonoma County's second largest city, with a population of almost 60,000. Petaluma is the southern gateway to Sonoma County, 32 miles north of San Francisco's Golden Gate Bridge, and conveniently located on Highway 101 at the east/west artery of Highway 116.

Petaluma offers a wide array of attractions and points of interest to explore, including: a 150-year-old historic downtown, waterfront areas, charming historic homes and neighborhoods, a mixed-use theater district, a thriving restaurant scene, art galleries, live music and theater venues, a historical museum, an airport, a marina, numerous community parks, and golf courses. professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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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 Company, Inc. 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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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.

Keegan & Coppin Co., Inc.
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