



**0.46 ACRES ON A  
SIGNALIZED HARD CORNER**

# PRIME DOWNTOWN DEVELOPMENT SITE FOR SALE

## 201 PETALUMA BLVD S, PETALUMA CA

FOR MORE INFORMATION PLEASE CONTACT

**BLAKE MILLER**

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# THE OFFERING

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201 Petaluma Blvd S (the "Property") is one of the final remaining developable parcels in Petaluma's thriving historic downtown. The Property consists of 0.46 acres of land on a signalized hard corner across from Walnut Park. The Property falls within the Central Petaluma Specific Plan (CPSP) Conceptual Area Boundary with a zoning designation of Urban Core Zone (T6).

The Property is a former gasoline service station, the Seller will deliver the property to a new buyer with a No Further Action ("NFA") Letter. For qualified buyers, the Seller is open to structuring escrow such that closing occurs upon buyer's receipt of entitlements.



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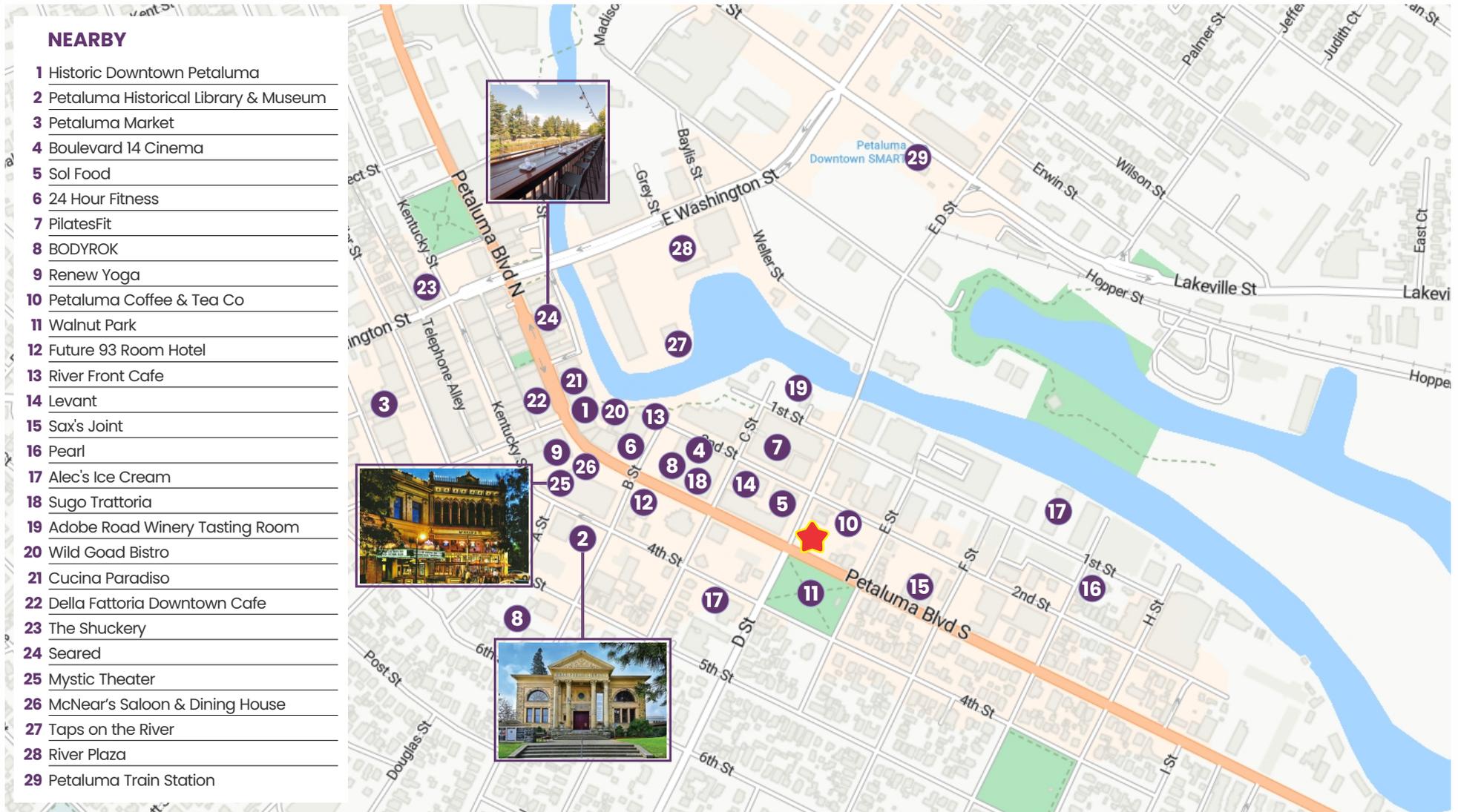


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# LOCATION OVERVIEW

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# ZONING

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The subject property falls within the Central Petaluma Specific Plan (CPSP) Conceptual Area Boundary with a zoning designation of Urban Core Zone (T6). The highest and best use allowed by zoning is a Main Street Building (a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses) or a Mid-Rise Building (medium- to large- sized structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses).



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# SALE COMPARABLE

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**2 PETALUMA BLVD N, PETALUMA, CA**

**13,939 SF OF LAND SOLD MAY 2025 FOR \$2.1M OR \$151/LAND SF**

Purchased by a developer, two blocks away from the subject property. This site is to be developed into a 6-story, 69,750 SF hospitality building with 93 guest rooms, a below-grade parking garage, restaurant, event space, and rooftop bar. Construction is expected to commence Q1 2026.

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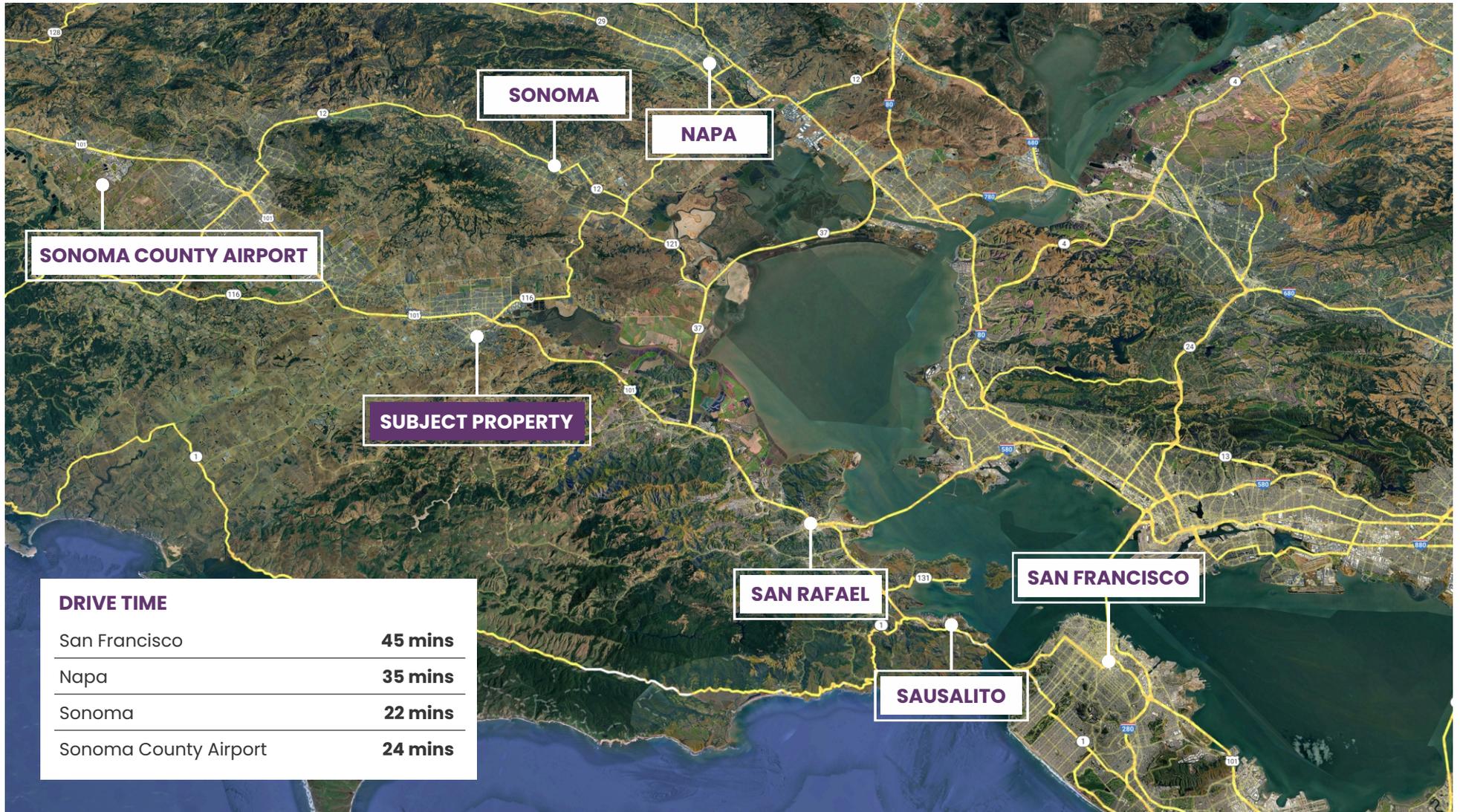


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# AERIAL MAP

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