



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE AND LEASE

226/228 PETALUMA BLVD NORTH  
221 WATER STREET, PETALUMA, CA

HISTORIC RIVERFRONT  
PROPERTY

**REDUCED PRICE**



REPRESENTED BY:

**RUSS MAYER, PARTNER**  
LIC # 01260916 (707) 664-1400, EXT 353  
RMAYER@KEEGANCOPPIN.COM

**DEMI BASILIADES, SREA**  
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# PROPERTY INFORMATION



226/228 PETALUMA BLVD NORTH  
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## HISTORIC RIVERFRONT PROPERTY

## PROPERTY INFORMATION

### HIGHLIGHTS

- Petaluma Blvd N and Water Street Access
- Hand-Scraped Redwood Beams and Exposed Brick and Stone Walls
- High Pedestrian Traffic Area; 97 Walk Score (Walker's Paradise)
- Downtown Core Location
- Easy Access to Other Retail and Food
- Recently Renovated Spaces

### DESCRIPTION OF PREMISES

Purchase or Lease a piece of Petaluma history! 226-228 Petaluma Boulevard North (the Schluckebier Building) is a renovated three story commercial building that straddles Petaluma Blvd North and the newly improved Water Street alongside the Petaluma River. If you have been to Brewsters Beer Garden there is a good chance you have seen the beautiful northern facing wall of this building that serves as a complementary backdrop for local eaters. Recently a number of new leases have been completed on Water Street, including an Art Gallery and two brand new restaurants.

The building consists of three fully sprinklered stories. The middle or ground level features Petaluma Boulevard North retail frontage with excellent foot traffic. The base level features two retail suites with Water Street frontage and addresses. 221 Water Street, Suite A is a two story loft that could be an office or art studio. The building has been tastefully restored and updated using historic hardware and fixtures when available including the original Schluckebier safe on the second floor of 228 Petaluma Boulevard North.

### LEASE TERMS

### PRICES/RATES

Sale Price: ~~-\$3,825,000.00-~~  
**\$3,250,000.00**

Lease Rate: \$1.75psf/month NNN  
Nets estimated at \$0.19psf

### TERMS

3-5 Year Lease Term Preferred



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# PROPERTY DESCRIPTION



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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
003-000  
003-018  
003-060

006-28

### PROPERTY DESCRIPTION

006-284-042  
APN

17,735+/- SF  
BUILDING SIZE

0.26 Acres  
TOTAL SIZE OF PARCEL(S)

Street  
PARKING

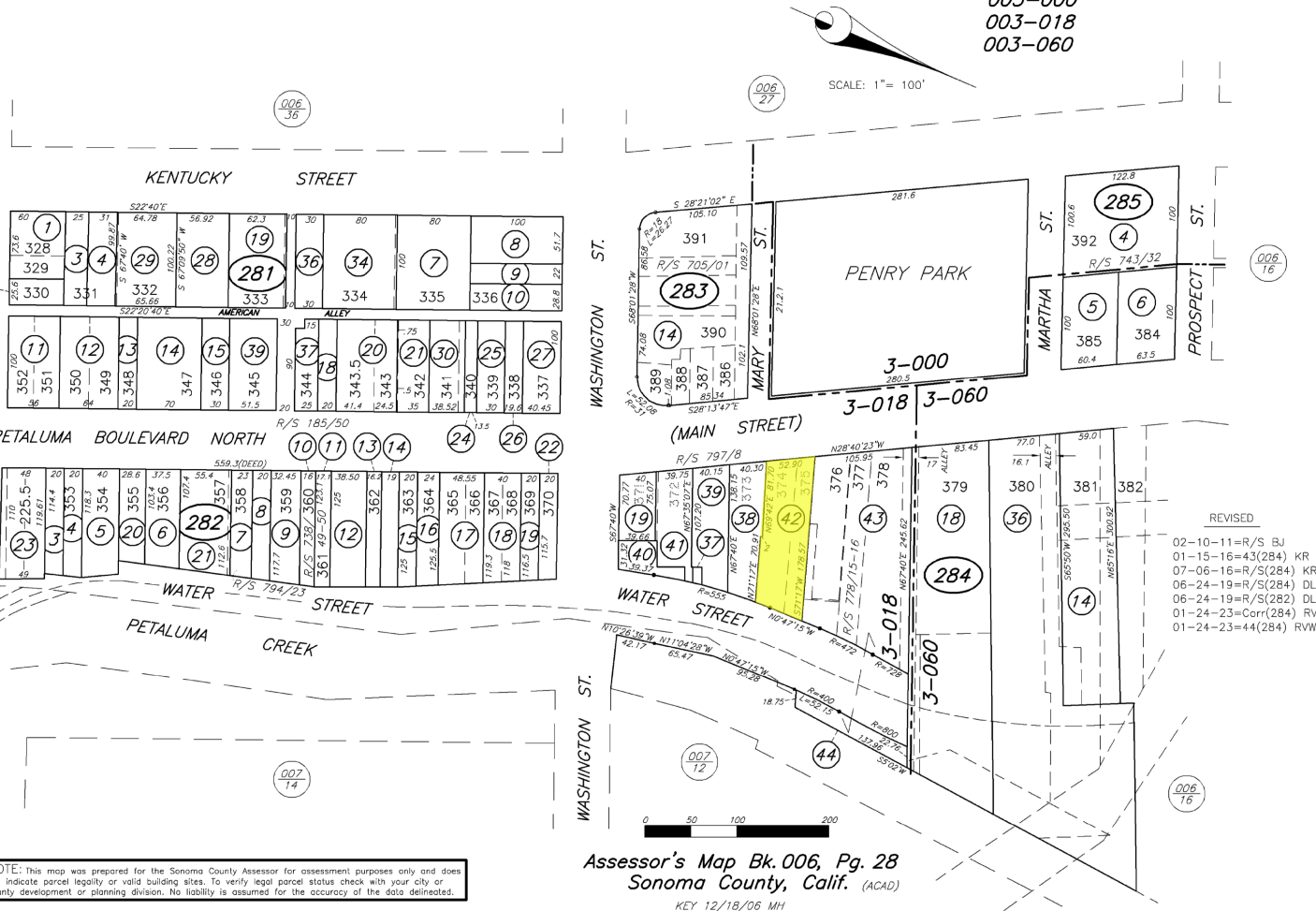
Petaluma T5  
ZONING

Mason and Metal  
CONSTRUCTION TYPE

3  
STORIES

Partial  
HVAC

1855  
YEAR BUILT



NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

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# AVAILABLE SPACES



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## AVAILABLE SPACE

AVAILABILITIES		DESCRIPTION
<b>221 WATER ST, SUITE A</b>	2,145+/- sq ft	Two stories, unique loft style space, exposed wood beams, private bathroom, common Water Street entrance and view of the river.
<b>221 WATER ST, SUITE B</b>	1,444+/- sq ft	Exposed wood, tall ceilings, private bathroom, common Water Street entrance, and great natural light. Can be combined with 228 Petaluma Blvd N.
<b>221 WATER ST, SUITE C</b>	3,150+/- sq ft	Ground-level retail on Water Street with great walk up access. Exposed wood and beautiful stone work for walls. Common restroom. Can be combined with Suite D.
<b>221 WATER ST, SUITE D</b>	4,426+/- sq ft	Ground-level retail on Water Street with Petaluma Blvd. access as well. Exposed wood. Can be combined with Suite C.
<b>228 PETALUMA BLVD N</b>	2,010+/- sq ft	Storefront on Petaluma Blvd N. Window line, exposed brick walls, approx. 400sf of mezzanine included in square footage, and private bathroom. Can be combined with 221 Water Street, Suite B.

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# FLOOR PLAN FIRST LEVEL



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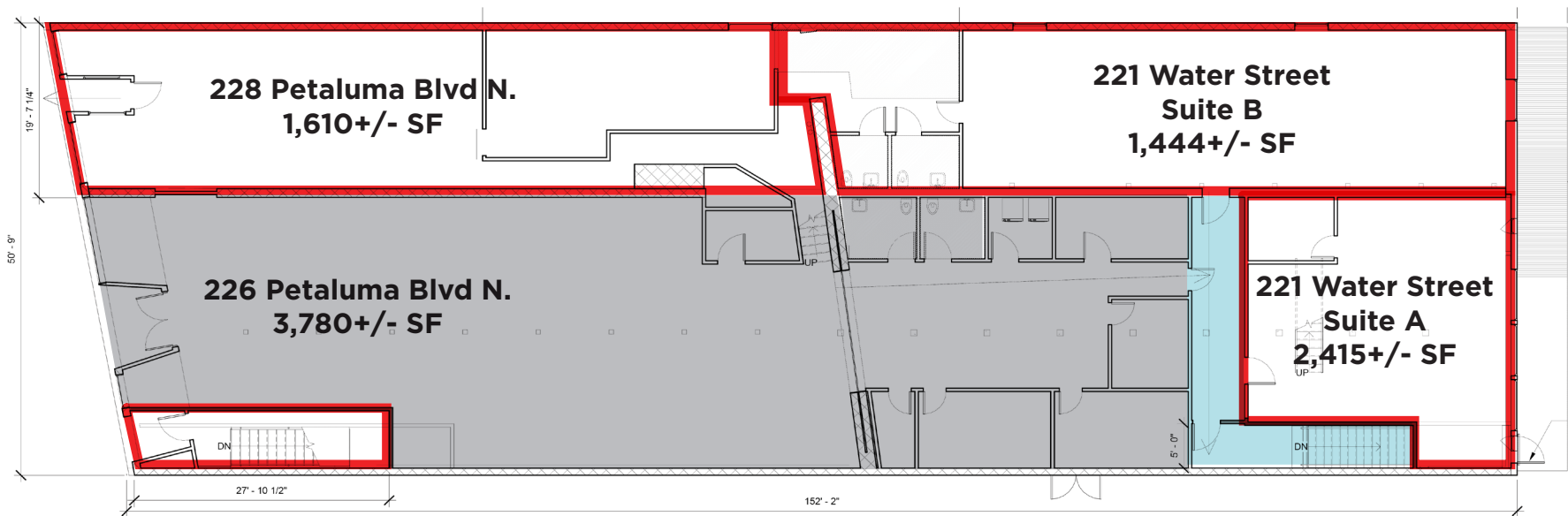
# FLOOR PLAN SECOND LEVEL



226/228 PETALUMA BLVD NORTH  
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Petaluma Blvd N.



② Level 2 - 7040 SF  
1/8" = 1'-0"



Occupied



Common Area

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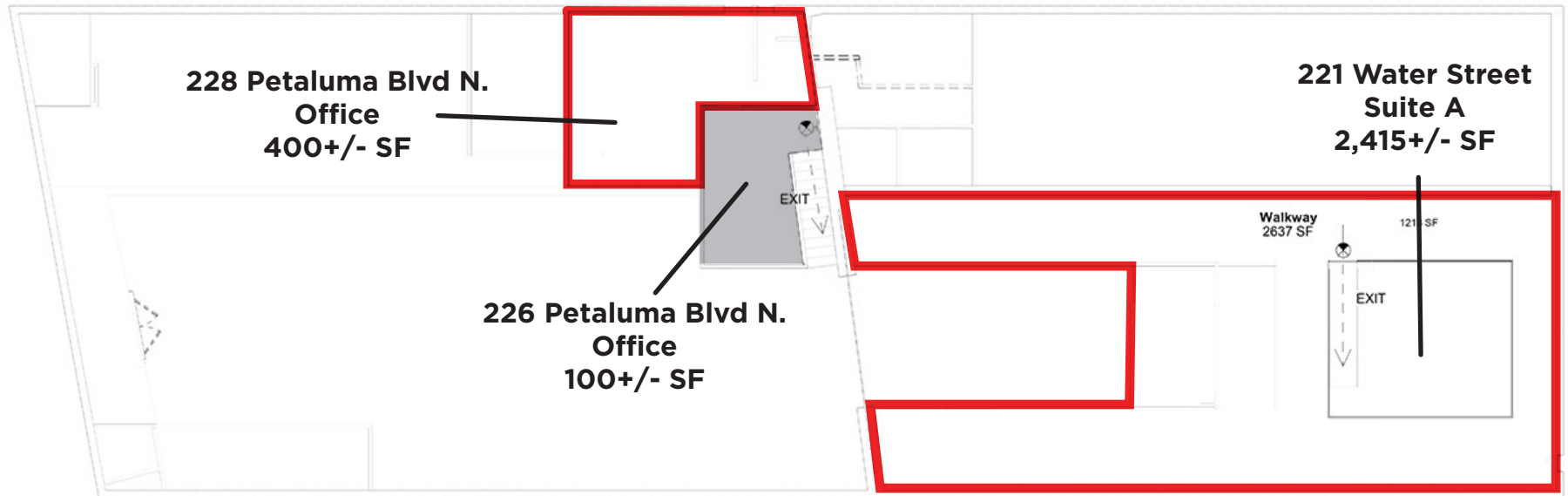


# FLOOR PLAN MEZZANINE



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3 MEZZ - EXISTING DIAGRAM  
1/8" = 1'-0"

 Occupied

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# STEEPED IN HISTORY



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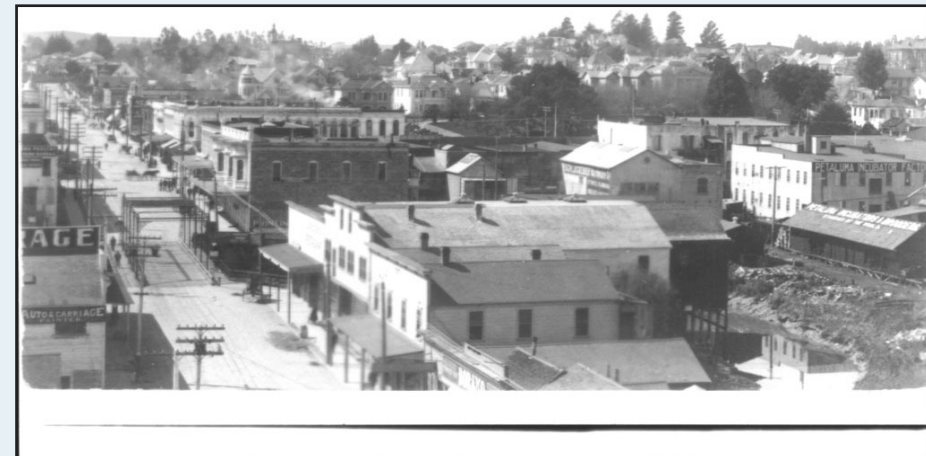
## HISTORIC RIVERFRONT PROPERTY



The name "Schluckebier" might be familiar to those who remember the Schluckebier Hardware store that stood at 226 Petaluma Boulevard North up until the mid-1960s.

The Schluckebier Hardware store was founded as the Bauer and Temple Hardware in the early 1860s and was originally located on East Washington Street. The store became Schluckebier Hardware when Henry Schluckebier took over the business from Ludwig Bauer, his father-in-law, and became partners with Ludwig Bauer Jr.

He was also a member of the Petaluma Elks Lodge No. 901 and for many years was active with the Young America Hose Company No. 3 of the local volunteer fire department. Henry Schluckebier was born in Waldeck, Germany in the 1850s. According to one obituary, Henry was 16 when he left Germany for the United States, settling first in Colorado with his brother. In 1880 he was working as a bookkeeper in Sacramento and by 1884 was living in Petaluma and had married Florentine Bauer. In addition to his hardware business and real estate interests, Schluckebier was a founder of the Petaluma National Bank and served on the Chamber of Commerce Board of Directors as well as the Board of Education.



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# VICINITY MAP



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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 almost 50 years. 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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