

For additional information, contact Exclusive Agent:

**MARK BIAGINI** DRE #00847403  
**(408) 331-2308**

Email: [Mark@BiaginiProperties.com](mailto:Mark@BiaginiProperties.com)

Biagini Properties, Inc.  
333 W. El Camino Real, Suite 240  
Sunnyvale, CA 94087-1969  
10/1/2025



ASKING SALE PRICE	ASKING BASE RENT	2024-2025 Taxes/Month	Insurance	CAM
\$3,000,000	\$30.00 Per SF Per Year	\$1,889.00	\$1,900.00 Per Year All Risk \$6,600.00 Per Year Earthquake	By Tenant

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KITCHEN INTERIOR



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# FOR SALE | LEASE

## Freestanding Restaurant

5312 Old Redwood Highway | Petaluma, CA 94954

### KITCHEN INTERIOR



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**FOR SALE | LEASE**  
**Freestanding Restaurant**  
5312 Old Redwood Highway | Petaluma, CA 94954



## DINING ROOM INTERIOR



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## PROPERTY DESCRIPTION

Street Address	APN	Zoning	Land Area	Building Area
5312 Old Redwood Highway	137-011-059	Restaurant Building CH – Commercial Highway	.55 AC/23,958 SF	5,005 Square Feet

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## PROPERTY DESCRIPTION

**Location**  
*Off US-101*

Freestanding Restaurant Building with ample parking. Easy freeway access via Old Redwood Highway off US-101.

*Total of  
Approximate  
.55 AC of Land  
and  
5,005 Square  
Foot  
Building.*

Former IHOP Restaurant situated next to 7-Eleven.

Approximately 5,005 square foot building, 3 in-ground grease interceptors (1,500-gallons), multiple stainless steel exhaust hoods (main cooking line is over 22' long), 2 public restrooms, walk-in refrigerator and walk-in freezer.

*Easy Ingress and  
Egress on Old  
Redwood  
Highway.*

Interior seating for up to 168 maximum plus exterior patio seating possible.

*Conveniently  
located  
near Redwood  
Business Park.*

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## PROPERTY DESCRIPTION

### Property Facts

- Former IHOP Restaurant. Available Now.
- Call Mark Biagini for Showing Instructions.
- Freestanding restaurant building on separate parcel.
- Ample parking on-site.
- One (1) parcel totaling approximately .55 acres (23,958 square feet of land).
- 5,005 SF (per tax records) freestanding restaurant building.
- Fire Sprinklered.
- Maximum Occupancy: 168 People (per sign near entrance).
- Date Built: 1994.
- Zoning: CH – Commercial Highway.
- Restaurant furniture, fixtures and equipment are included.







# FOR SALE | LEASE

## Freestanding Restaurant

5312 Old Redwood Highway | Petaluma, CA 94954

## Property Facts

### Grease Interceptor

3 In-ground grease interceptors (1,500 gallons) located outside building.

### Exhaust Hoods

Multiple Stainless steel exhaust hoods (main cooking line is over 22' long).

### Seating Capacity

Approximately 168 interior seats maximum. Exterior patio seating possible.

### Water Heater

Gas water heater.

### Walk-In Refrigerator and Walk-in Freezer

One (1) walk-in refrigerator and one (1) walk-in freezer with separate beer and wine cooler.

### Electrical

#### MAIN ELECTRICAL 600 AMPS; 3 PH; 4 W/ 208/120V

Three (3) electrical subpanels in kitchen area:

B – 225 Amps; 3 PH; 4 Wire; 208/120V

C – 225 Amps; 3 PH; 4 Wire; 208/120V

D – 125 Amps; 3 PH; 4 Wire; 208/120V

## PROPERTY DESCRIPTION

### Security System

Complete security and alarm system with key pad.

### Interior Roof Access Ladder

### Attached Trash Enclosure

Secured, trash enclosure area with concrete pad.

### Mop Sink

Large mop sink area with cleaning dispensers in kitchen.

### Dishwashing Area

Exhaust 5' wide vented through roof allows for larger capacity dishwashing equipment.

### Restrooms

Men's and women's restrooms ADA compliant at the time they were built.

### Cooking Line

22' stainless steel (ss) exhaust hood with complete exhaust hood fire suppression system, gas stove top, sandwich/salad line with under counter refrigeration.

### Fire Sprinklers

Yes

**Separate Manager's Office with music controls.**

### Demographics

2025	1-Mile	3-Mile	5-Mile
Population	957	32,608	106,035
Daytime Population	6,080	15,068	37,023
Avg. HH Income	\$149,312	\$155,837	\$148,278



### Traffic Counts - 24 Hour ADT as of 2022

Redwood Highway N. at N. McDowell Blvd.	16,110
N. McDowell Blvd. at Redwood Way	17,550
Redwood Highway N. at Redwood Highway S.	25,970
Redwood Highway N. at Old Highway W.	98,000
US 101 at Redwood Highway N.	114,400



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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**5312 Old Redwood Highway | APN: 137-011-059 | Total Building Area: 5,005 SF | Total Land Area: 23,958 SF / .55 Acres**



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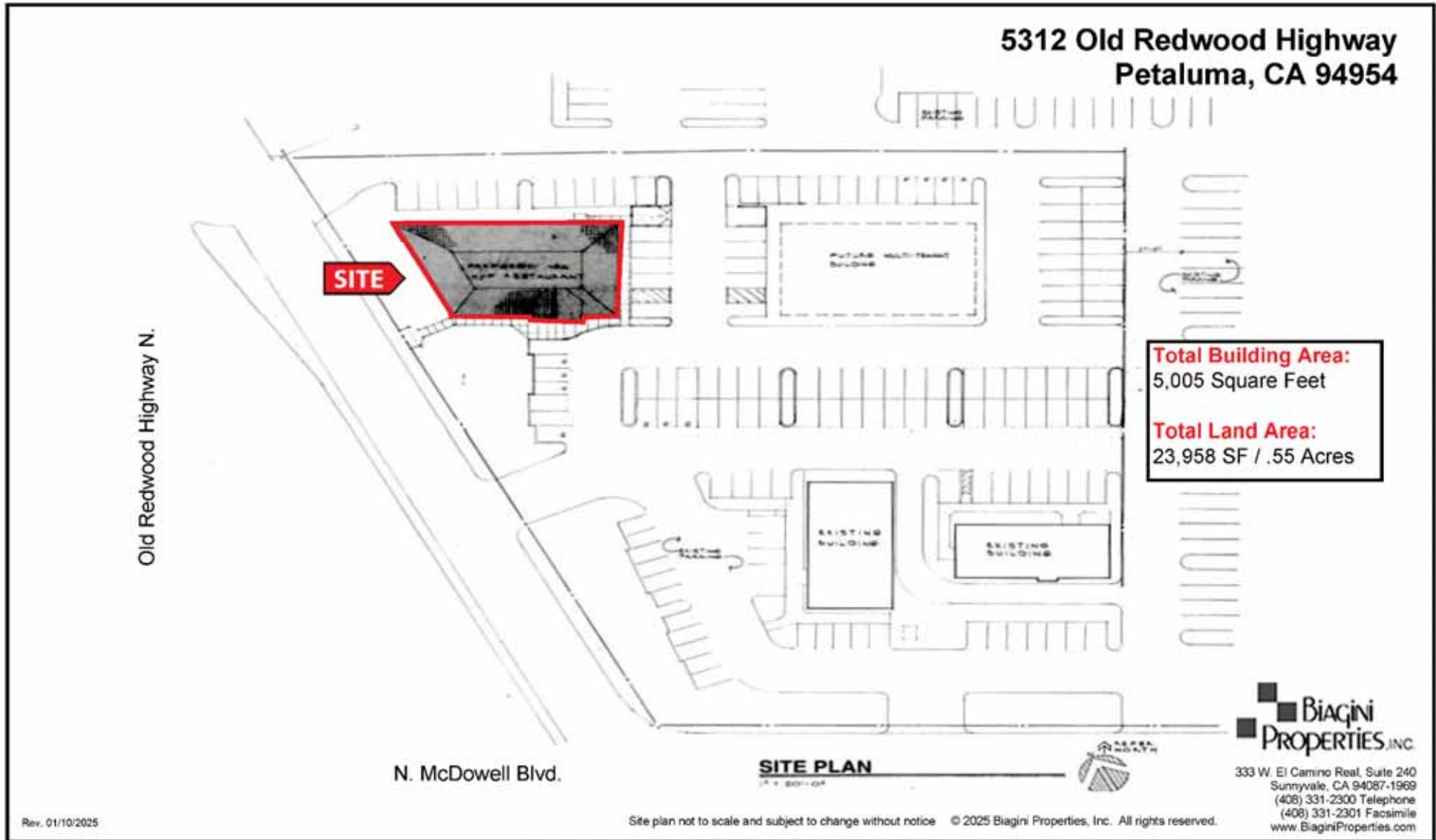
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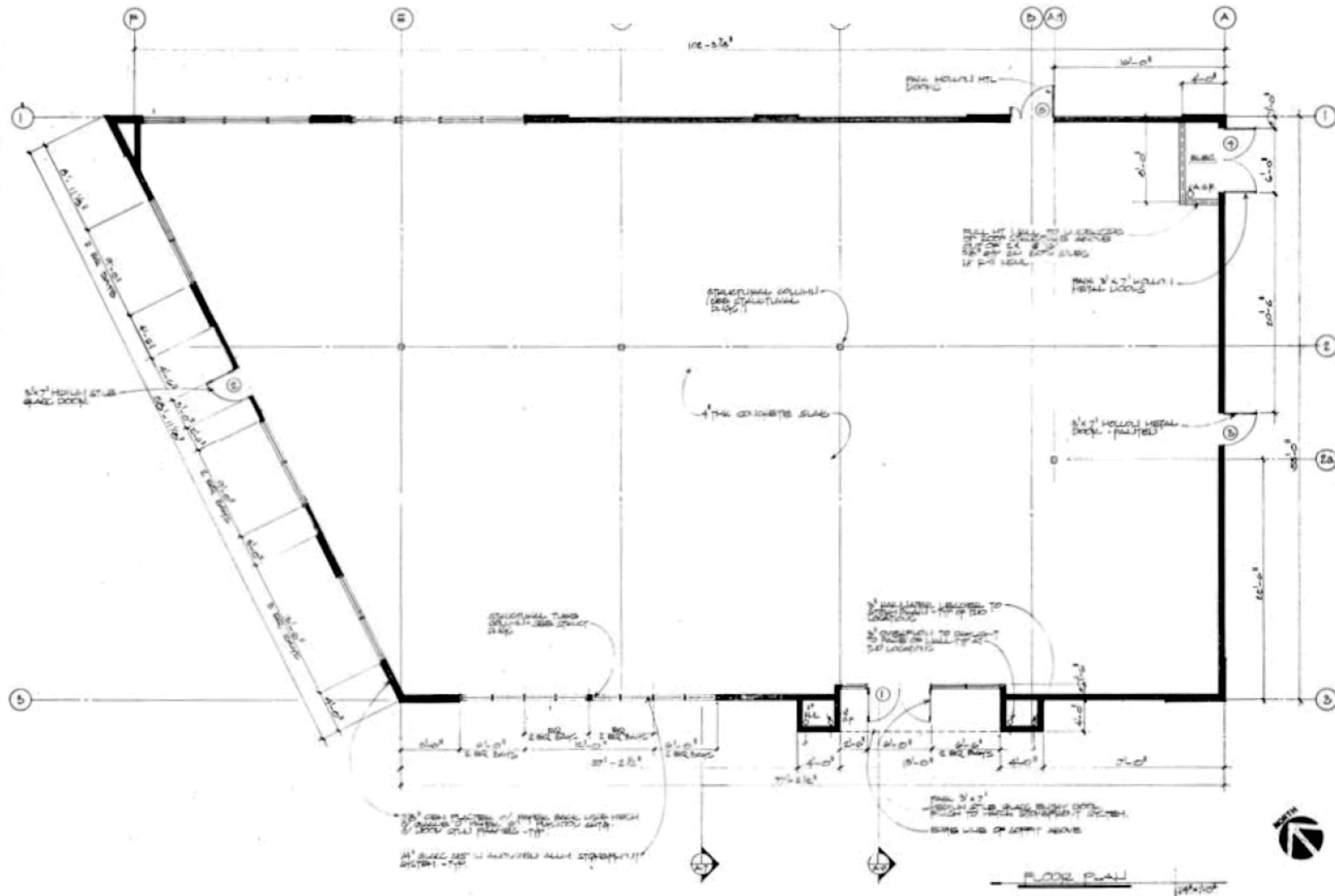
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Rev. 05/18/1993

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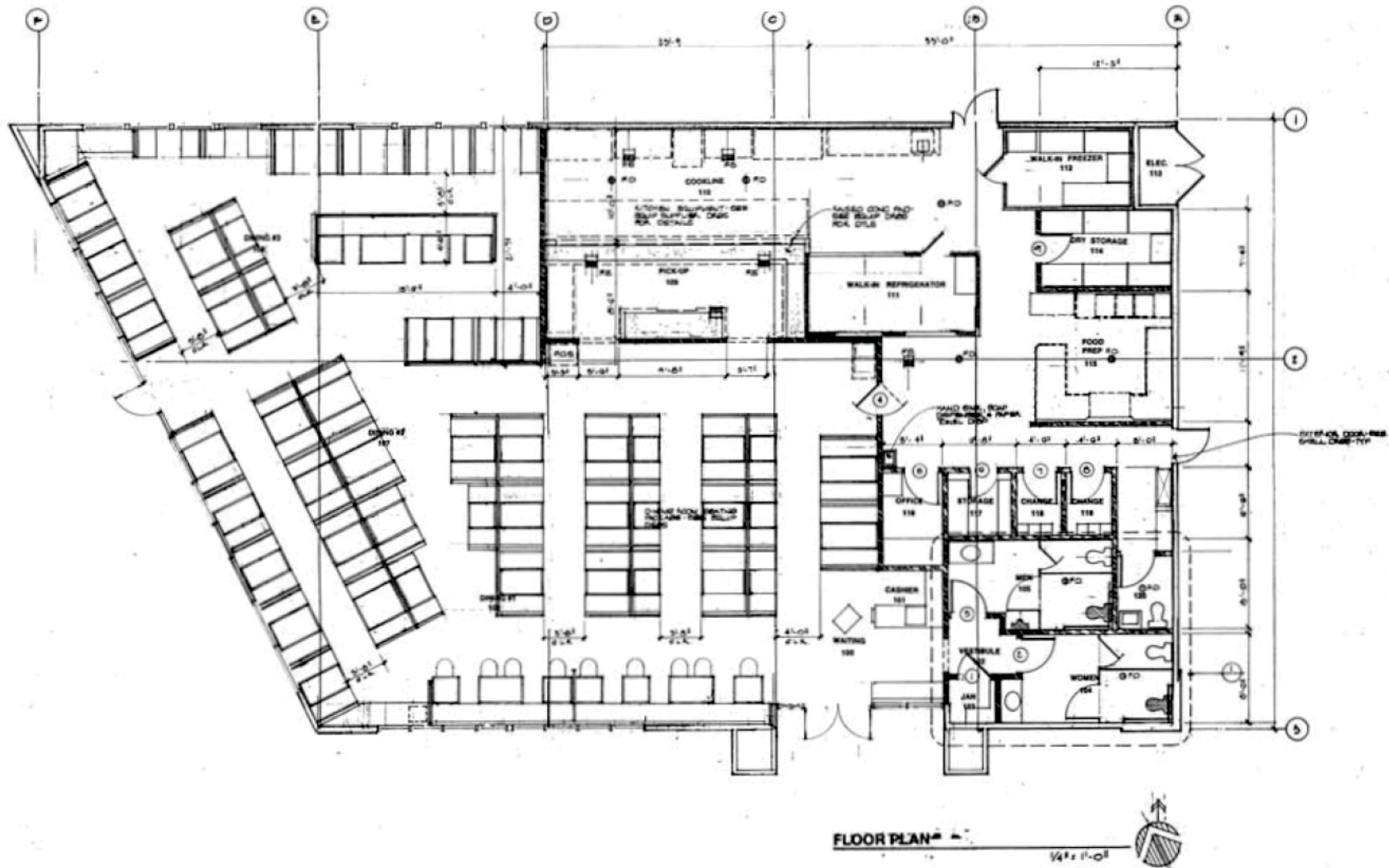
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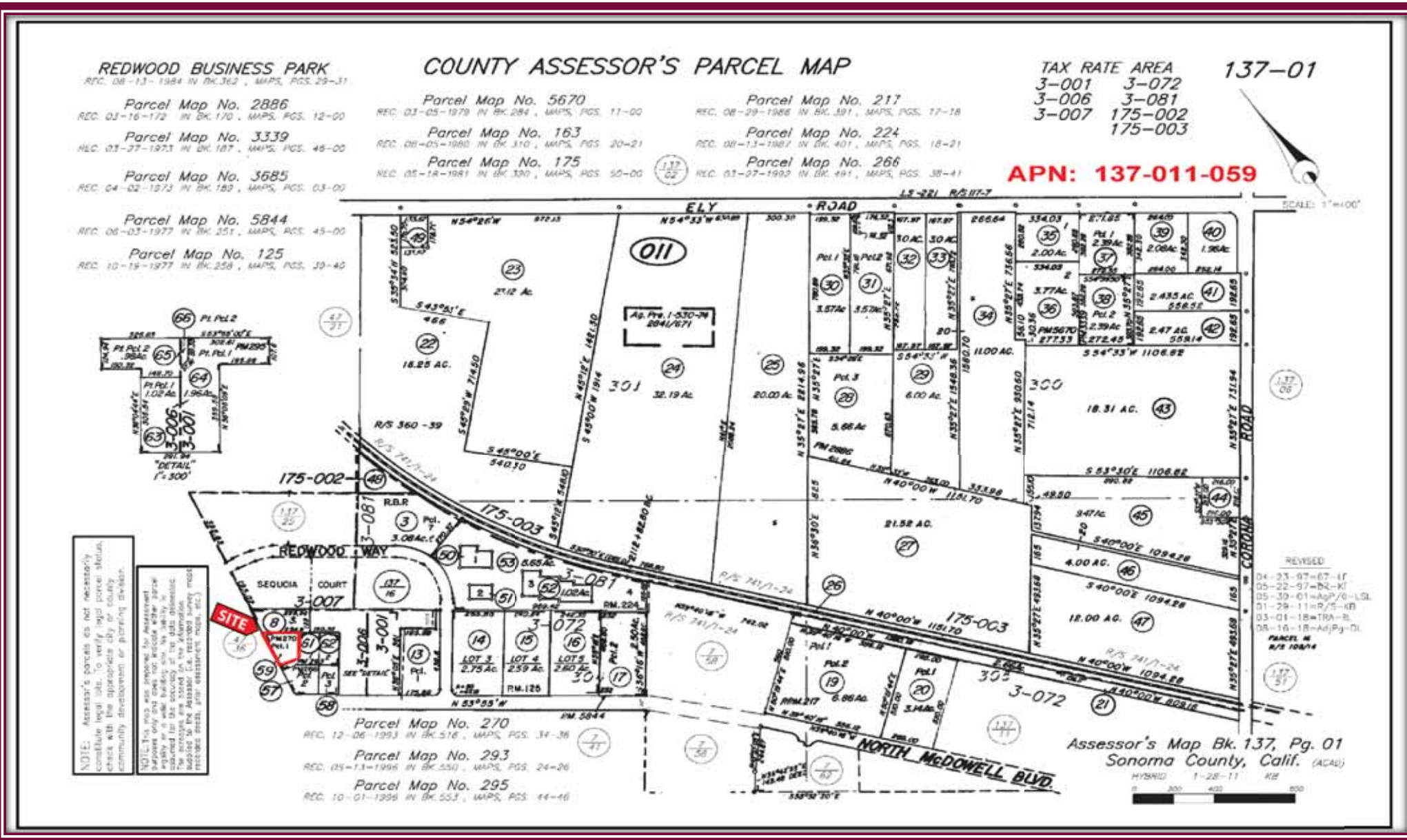
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