



**Keegan & Coppin**  
 COMPANY, INC.

FOR SALE

1580 E. WASHINGTON ST, #3 & 4  
 PETALUMA, CA

**PROFESSIONAL OFFICE  
 CONDO UNITS**



Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
 LIC # 01704987 (707) 528-1400, EXT. 270  
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**SUMMER JAGER, AGENT**  
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1580 E. WASHINGTON ST., #3 & 4  
PETALUMA, CA

## PROFESSIONAL OFFICE CONDO UNITS





# PROPERTY DETAILS



1580 E. WASHINGTON ST., #3 & 4  
PETALUMA, CA

## PROFESSIONAL OFFICE BUILDING

### HIGHLIGHTS

- Excellent Owner/User Opportunity
- Flexible Single or Dual-Unit Configurations
- Functional Layout with Private Offices, Reception Area, Conference Rooms, & Open Work Areas
- Medical & Professional Office Permitted Uses
- Convenient Access to Major Roads, Freeways, & Surrounding Amenities
- Ample On-Site Parking

### DESCRIPTION OF PREMISES

Located on Petaluma’s high-traffic East Washington Street corridor, 1580 E. Washington Street, Suite 3 and Suite 4 offer 1,998 SF of flexible office space comprising two separate 999 SF condominium units, currently combined with interior access doors. Medical and professional office uses are permitted, and the property is vacant and ready for immediate occupancy. With outstanding visibility, natural light, easy Highway 101 access, and proximity to retail and shopping, restaurants, and fitness, this is an exceptional owner-user opportunity.

### OFFERING

#### Sale Price

\$735,000.00



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# PROPERTY DETAILS



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## PROFESSIONAL OFFICE BUILDING

### OWNER/USER OPPORTUNITY

Position your business in a high-visibility professional environment with the rare opportunity to own your office space while building long-term equity. This well-maintained medical/professional office property is ideal for healthcare providers, legal firms, financial services, therapist, insurance agencies, or other professional users seeking a premier user investment.

### INVESTMENT BENEFITS

Owning your own office space offers stability, control over occupancy costs, potential tax advantages, and the ability to build equity instead of paying rising lease rates. This property provides an excellent blend of functionality, professional image, and investment value.



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# PROPERTY DESCRIPTION



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## PROFESSIONAL OFFICE BUILDING

TRANS-WEST DEVELOPMENT  
A PLANNED UNIT DEVELOPMENT  
REC. 04-23-1985 IN BK. 360, MAPS, PGS. 35-36

CREEKSIDE MANOR SUBDIVISION NO. 2  
REC. 05-26-1967 IN BK. 158, MAPS, PGS. 13-14

Parcel Map No. 37  
REC. 07-13-1971 IN BK. 158, MAPS, PGS. 48-00

3-011

SCALE: 1"=1'



### PROPERTY DESCRIPTION

#### APN

149-122-043  
149-122-044

#### YEAR BUILT

1973

#### BUILDING SIZE

Unit 3: 999+/- SF  
Unit 4: 999+/- SF

#### TOTAL BUILDING S.F.

1,998+/- SF

#### STORIES

One (1)

#### PARKING

On-Site

#### ZONING

Petaluma East Professional Center (PUD)

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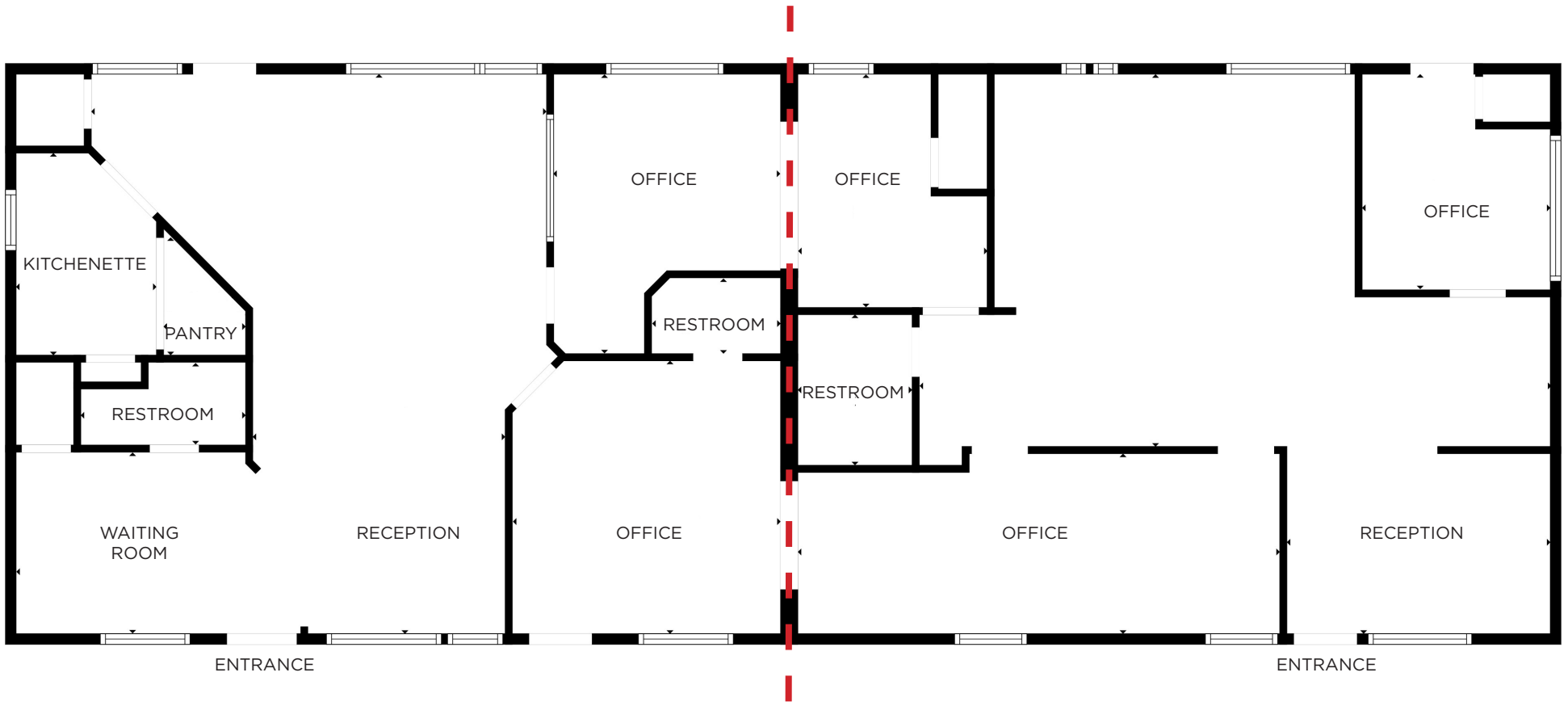


# FLOOR PLAN



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## PROFESSIONAL OFFICE BUILDING



 = TWO UNIT POTENTIAL - CURRENTLY COMBINED AS ONE

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# PROPERTY PHOTOS



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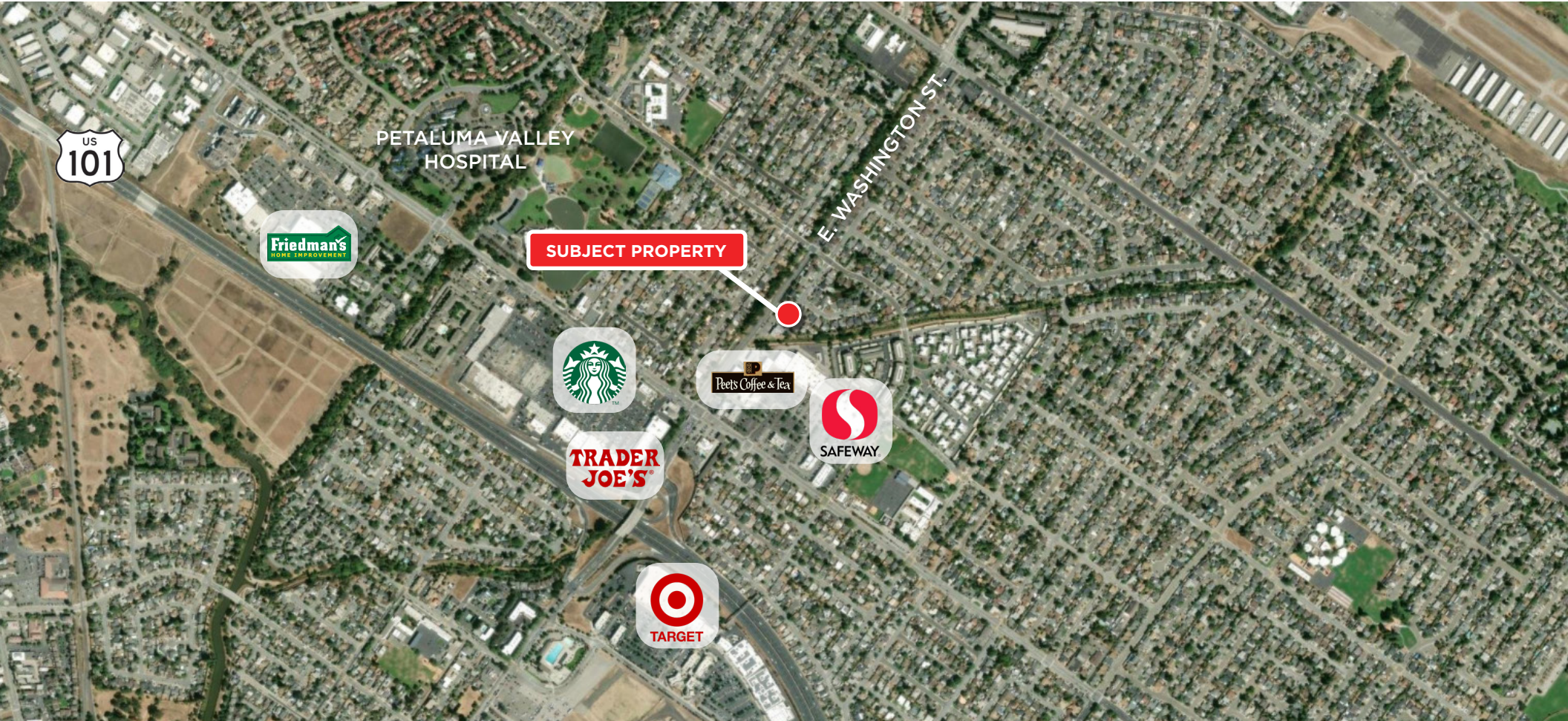


# VICINITY AERIAL



1580 E. WASHINGTON ST., #3 & 4  
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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
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(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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# MARKET SUMMARY



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## PROFESSIONAL OFFICE BUILDING



## PETALUMA SUMMARY

### LIFESTYLE

The Petaluma lifestyle combines country with city, quirky with conventional. People here like to spend time outdoors—and there’s plenty to do on nearby trails, bike paths, and waterways. At the same time, we like our indoor pursuits—the arts, music, shopping, and, of course, enjoying local food and beverages. You can feel the Petaluma vibe whether you live here or work here. It’s the stranger who says hello at the market and the co-worker who brings in tomatoes from the garden. It’s the Sonoma Mountain ridgeline and the downtown skyline. It’s hay trucks, Teslas, and bicycles. It’s old-timers and newcomers—of every age and many cultures—living and working side-by-side.

### SUSTAINABLE FOCUS

Want to save the world? Petaluma is right there with you. Our business community includes companies that pioneered the sustainable movement, as well as businesses who’ve recently adopted eco-conscious practices in response to concerns about climate change.

Nonprofits like Daily Acts and Point Blue complement Petaluma’s “Green Sector” through education and research focused on sustainability and wildlife conservation. Our school districts and city departments also have sustainability initiatives in place.

### BAY AREA ACCESS

Petaluma is located near two of the country’s leading metropolitan areas: the San Francisco Bay Area and the Sacramento Valley. This large swath includes cities, the state capitol, Silicon Valley, Wine Country, and numerous micro-economies and job markets tied to suburban areas. As a result, you and your family will have many options when it comes to landing a job, pursuing a degree, or staying on the cutting edge of industry.

### GROWTH POTENTIAL

Growth means different things to different people. Some see it in terms of pay or job title, while others consider skill development as primary. Many judge it by the quality of their professional relationships or their level of personal fulfillment. Often, things change depending on where you are in life and career.

In Petaluma, we have healthy economy fueled by businesses in many different industry sectors as well as nonprofits and public agencies. That means you’ll find opportunities to achieve growth according to your own values, no matter what your stage in life.

### GLOBAL IMPACT

Petaluma is well-known for its local loyalties and philanthropic efforts. But make no mistake— we’re a town of world-class organizations making a global impact. In recent years, several international brands have set up satellite offices here or acquired companies started in the Petaluma area. That’s in addition to our local businesses’ ever increasing global expansion

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# ABOUT US



1580 E. WASHINGTON ST., #3 & 4  
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**PROFESSIONAL OFFICE  
BUILDING**



## 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



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### 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.

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.

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