

FOR SALE **Petaluma**

Final Opportunity to Develop Within
Petaluma's Premier Riverfront Community

PETALUMA
CROSSING



Direct Path of Continued Bay Area Growth



FOR SALE

Development Opportunity Near Petaluma River

Type:
**Residential/Mixed Use
Development Land**

Address:
**Caulfield Lane & Hopper Street
Petaluma, CA**

Total Property Size:
1.7 Acres

Lot 1: 25,875+/- SF
(APN#: 136-690-001)
Lot 6: 48,048+/- SF
(APN#: 136-690-006)

Sale Price:
\$2,600,000

DESCRIPTION

Final Opportunity to Develop Within Petaluma's Premier Riverfront Community.

With Riverfront approximately 95% complete, Lots 1 and 6 represent the last remaining development sites within one of Petaluma's most successful master-planned mixed-use communities.

Surrounded by completed residential neighborhoods, hospitality, parks, and future riverfront open space, this is a rare chance to create a signature project in an established and thriving environment.

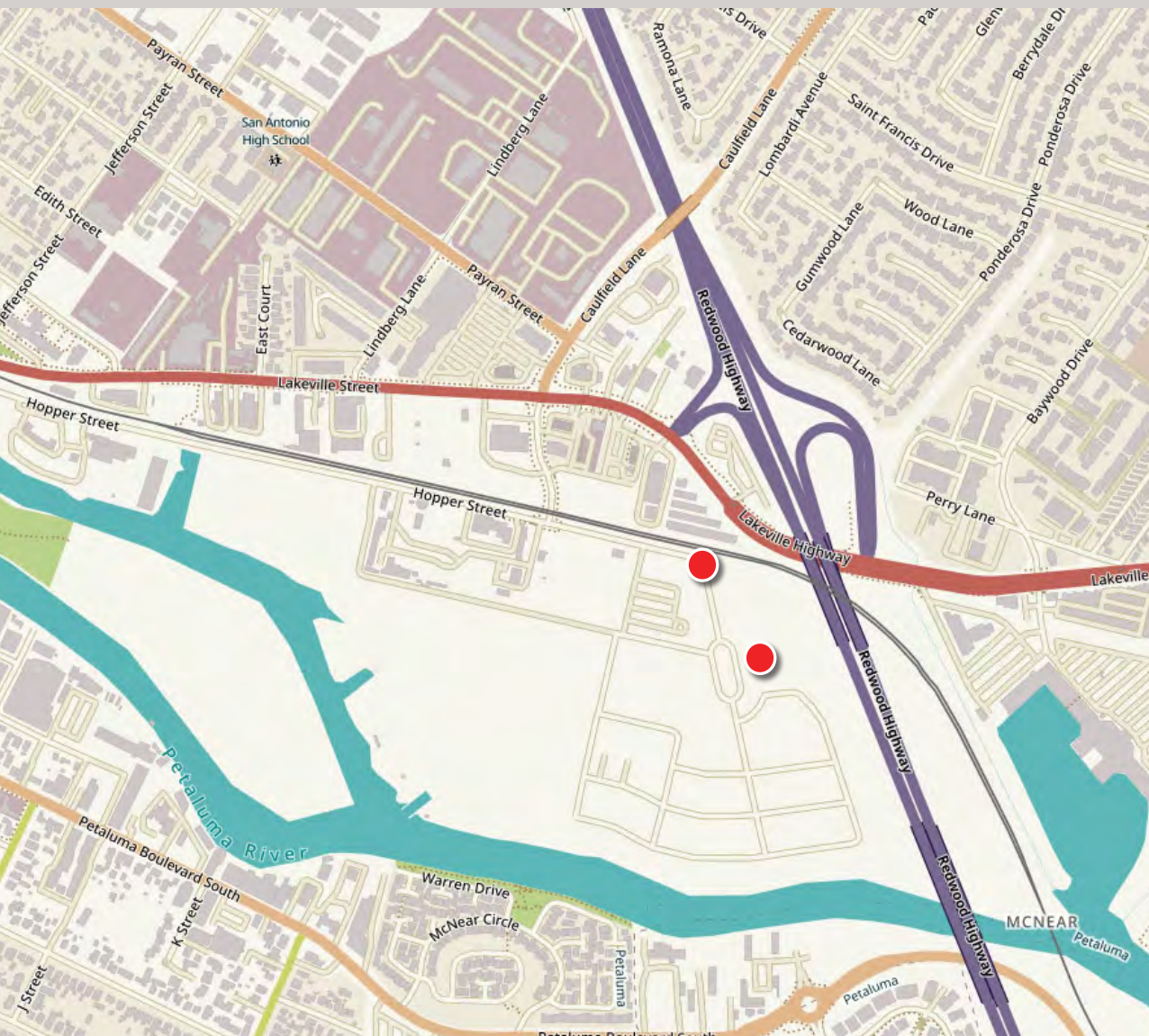
DEVELOPMENT OPPORTUNITY (LOTS 1 & 6)

- 2 fully developed level building pads with all off-site work complete and utilities stubbed in
- Lot 1 includes exclusive parking already improved, along with fully improved shared parking.
- Lot 1 (T5 Urban Center) and Lot 6 (T6 Urban Core) zones are designed to support dense urban development with a broad mix of residential and commercial uses.
- Development uncertainty is reduced by the established complementary uses of completed and city-approved projects, together with Petaluma River Park's acquisition of the adjoining 38 acres and the McNear Peninsula, which will remain park land.

HIGHLIGHTS

- Petaluma's vibrant historic downtown with walkable streets lined with award winning restaurants, breweries, wine tasting rooms, boutiques, galleries, and locally owned shops anchors the community.
- Surrounded by rolling vineyards and scenic countryside, the city offers a rare balance of natural beauty and unparalleled access to Sonoma County's wine country.
- With Petaluma River Park's current ownership of both the McNear Peninsula on the Petaluma River, and the 38-acres of land adjacent to Petaluma Crossing, the foundation is advancing plans that will incorporate:
- Public open space, riverfront trails, habitat restoration, and environmental education areas.
- A pedestrian bridge connecting the 38-acre future park to the peninsula is also being considered.

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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
- Easy access to Highway 101 and less than one hour from Golden Gate Bridge
- Highway 37 via Highway 116 provides access to the greater Sacramento Region

DEMOGRAPHICS	2 MILES	5 MILES
Est. Avg. HH Income	\$133,611	\$138,190

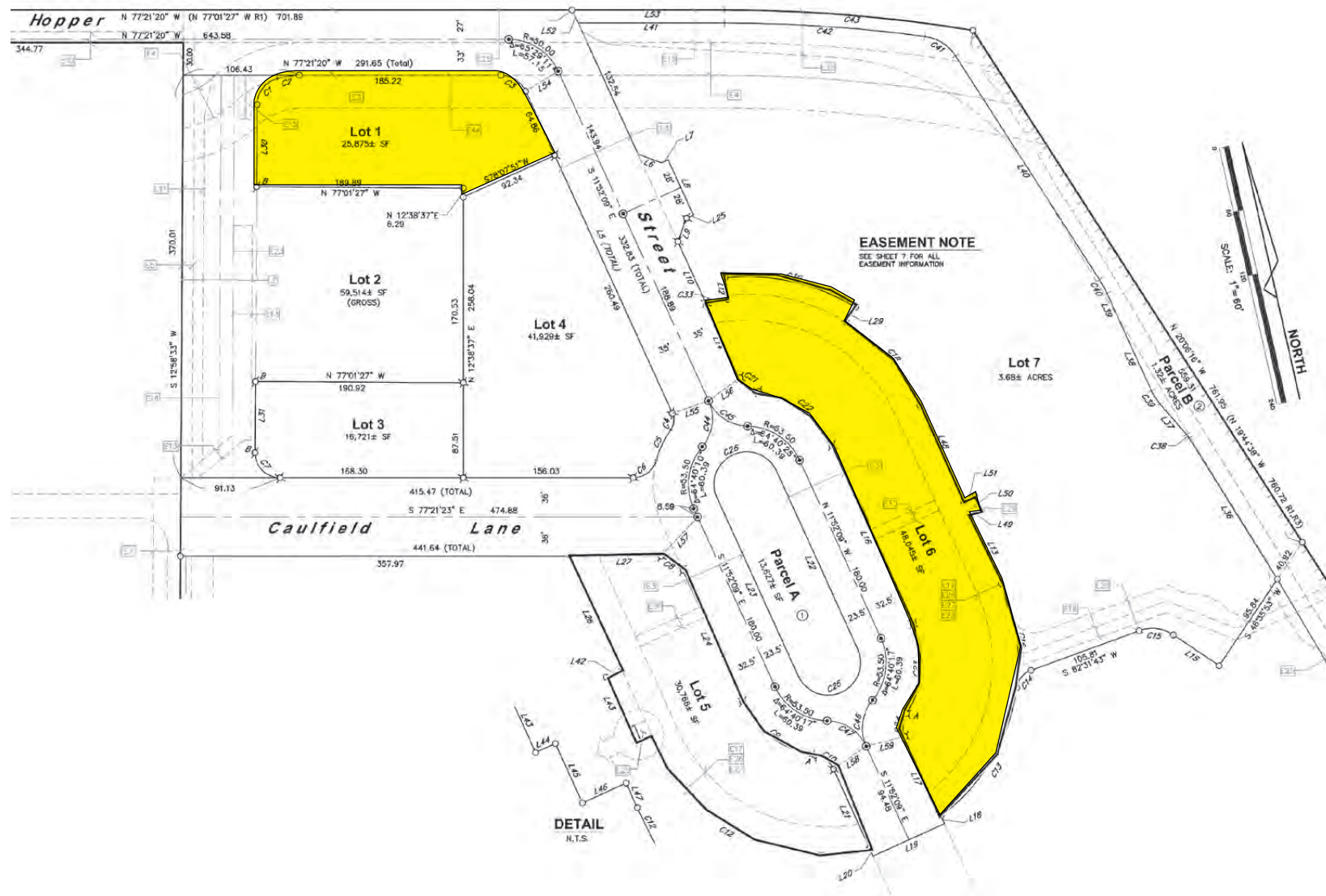
DRIVING DISTANCES	
NAPA	25 MILES
SAN FRANCISCO	39 MILES
OAKLAND	40 MILES
SACRAMENTO	75 MILES
SAN JOSE	85 MILES



EXCLUSIVELY MARKETING BY:
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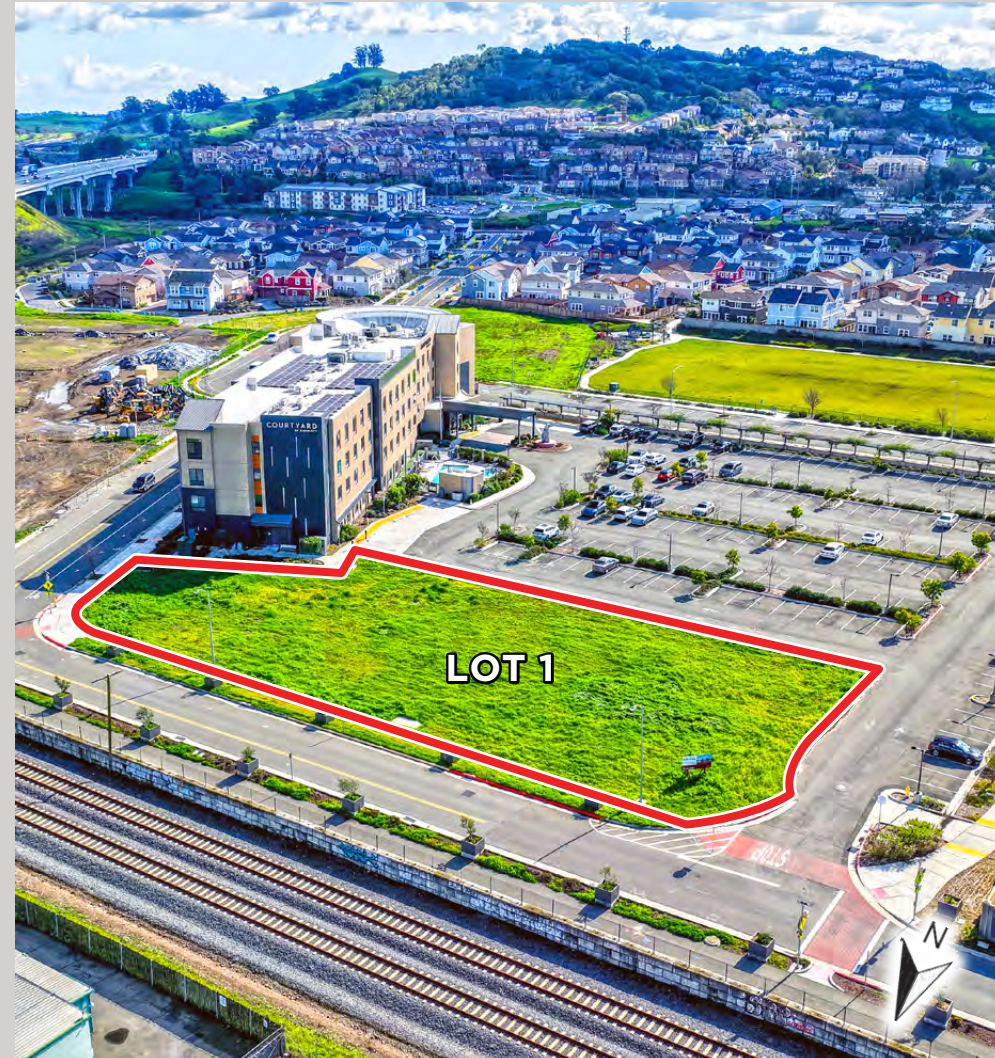
PETALUMA/CROSSING Parcel Map



PETALUMA/CROSSING Aerial Images



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PETALUMA/CROSSING Photos



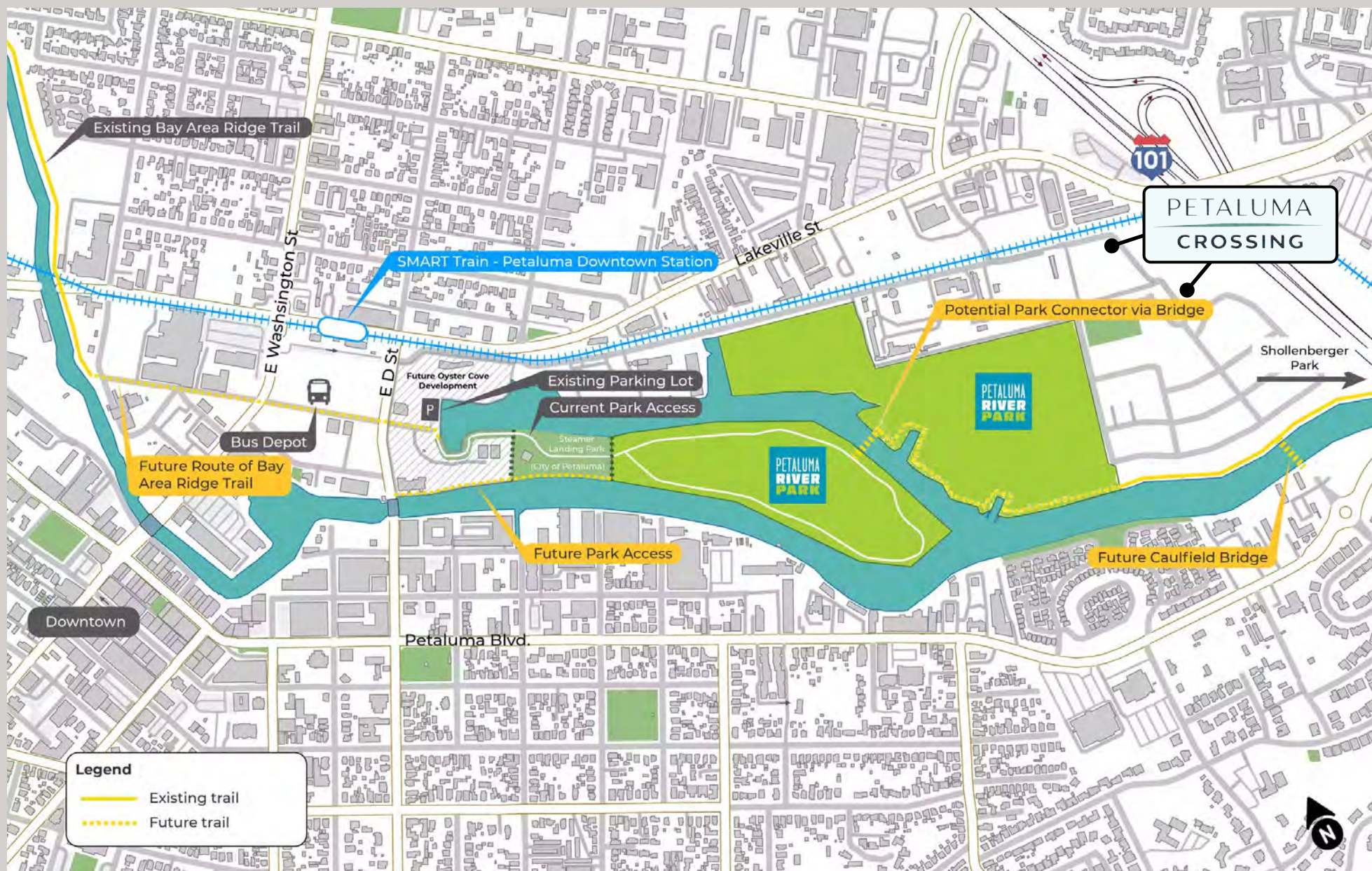
FUTURE 33 ACRE PARK



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PETALUMA/CROSSING Park & Trail Map



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PETALUMA/CROSSING Park & Trail Map



PETALUMA/CROSSING Retail & Regional Maps

