

±16-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

1436 Western Avenue, Petaluma, CA 94952

FOR SALE







PROPERTY OVERVIEW

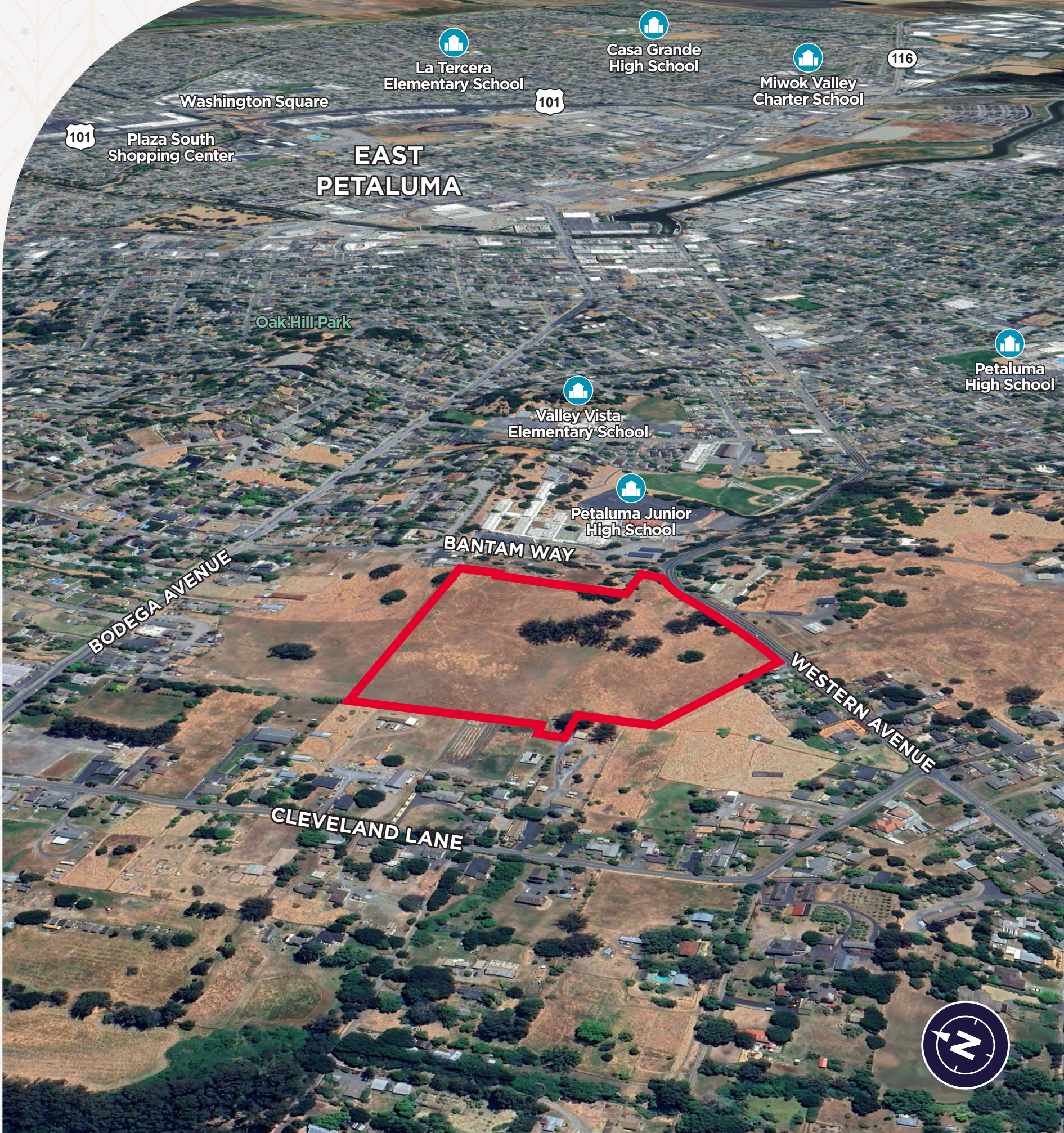
EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to offer a ±16-acre residential development opportunity in Petaluma, California. The site supports existing residential use and presents a compelling path for future housing development. The property could be developed in a rural residential fashion consistent with the county zoning code. Alternatively, with the potential for annexation into the City of Petaluma, the property offers an opportunity to achieve higher-density residential development, aligning with the region’s growth and ongoing demand for new housing.

PROPERTY HIGHLIGHTS

-  Located 5 minutes from Downtown Petaluma
-  Opportunity to increase development density through annexation into the City of Petaluma
-  Primed for residential development
-  Located in close proximity to several high quality school districts

[CLICK HERE TO VIEW INTERACTIVE MAP](#)



PROPERTY DETAILS

DETAILS

ADDRESS:

1436 Western Avenue, Petaluma, CA 94952

APN:

019-090-056-000

SIZE:

16.06 acres

JURISDICTION:

Sonoma County, located within the City of Petaluma Sphere of Influence and Urban Growth Boundary

ZONING:

AR (Agriculture and Residential District)

GENERAL PLAN LAND USE:

Rural Residential (0.1-0.5 DU/AC)

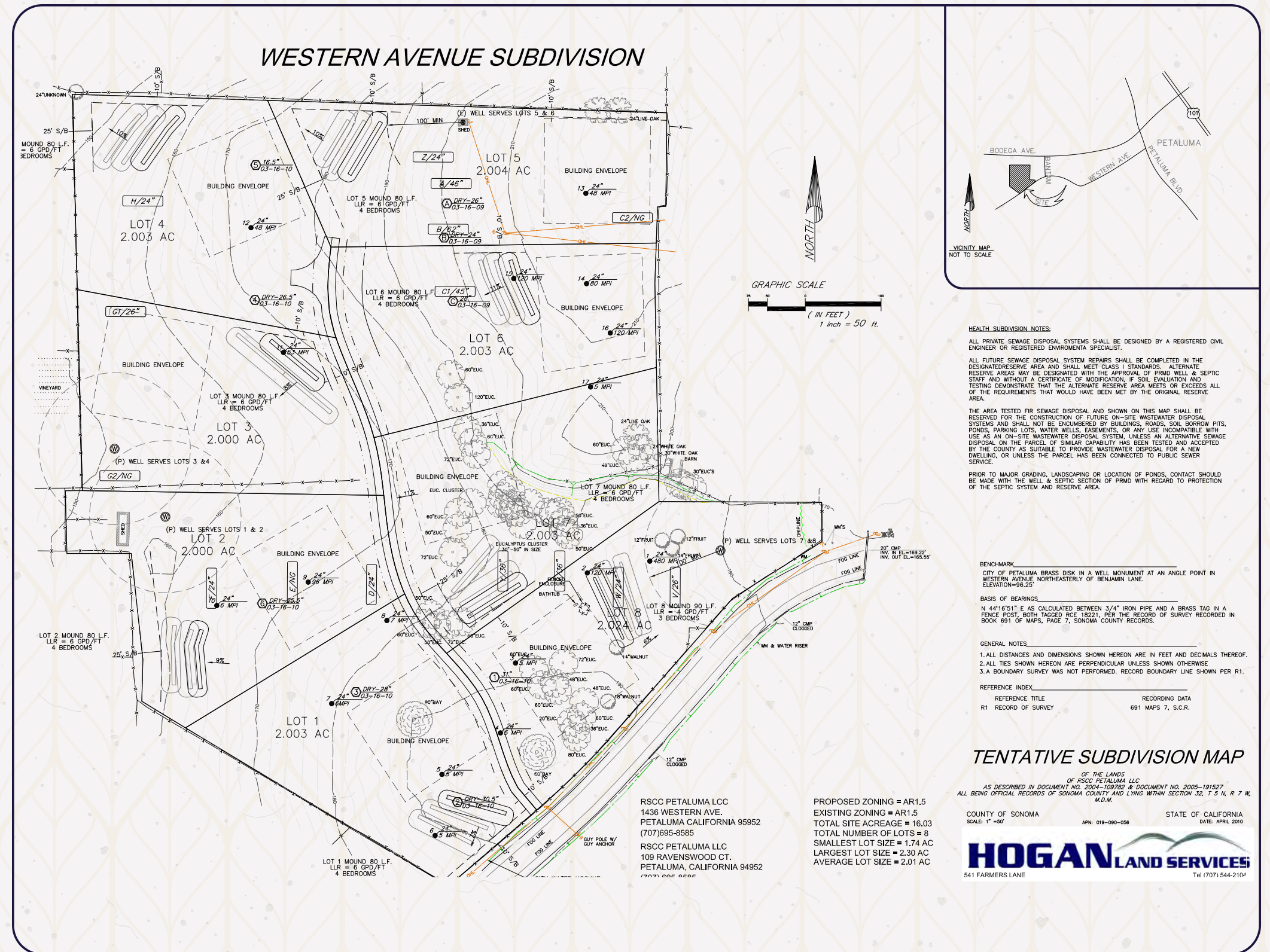


CONCEPTUAL LOT PLAN

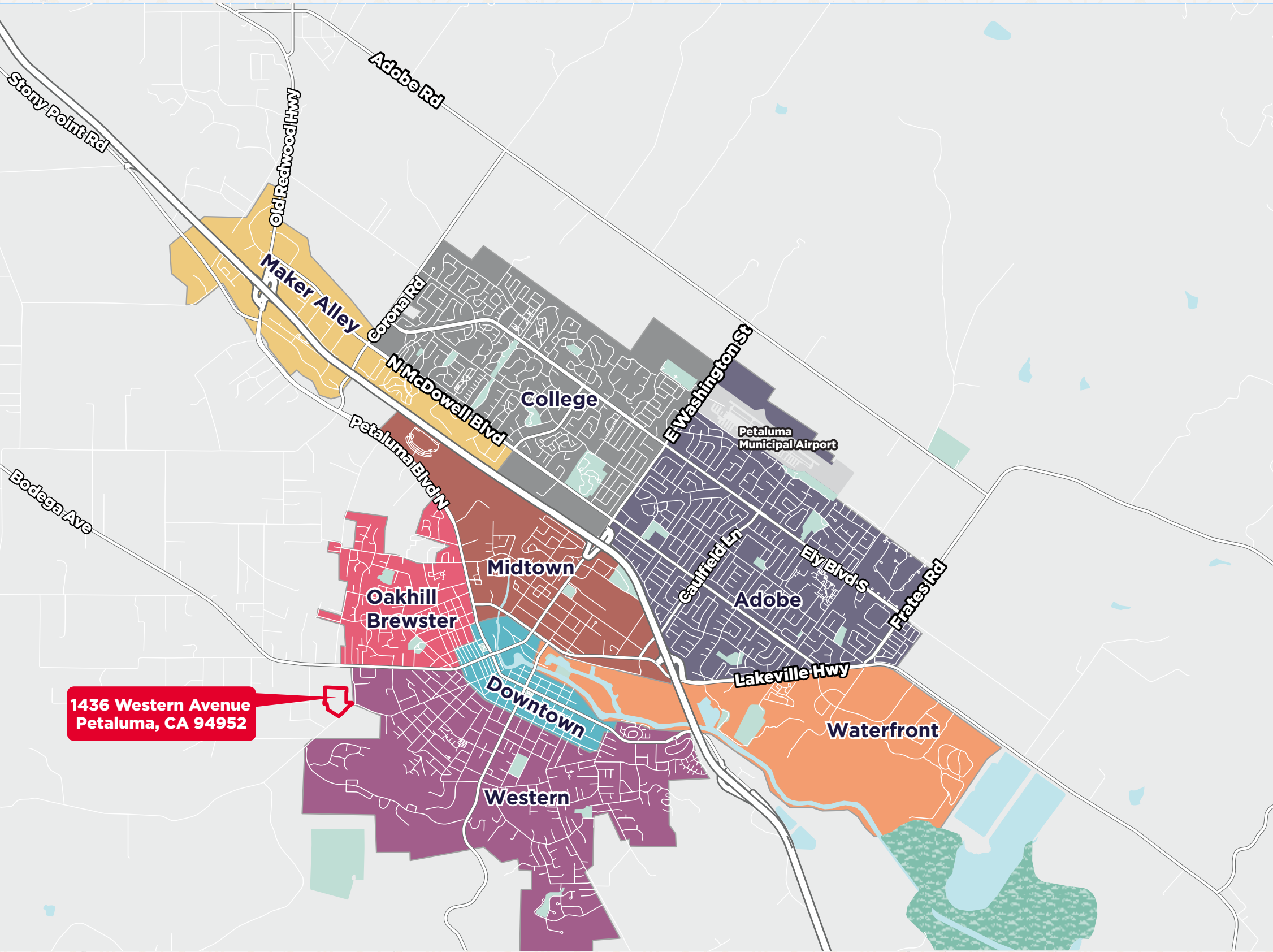
The low density lot layout was designed using the current zoning and land use designation within the county jurisdiction.

PROJECT DETAILS

TOTAL SITE ACREAGE	16.03
TOTAL NUMBER OF LOTS	8
SMALLEST LOT SIZE	1.74 AC
LARGEST LOT SIZE	2.30 AC
AVERAGE LOT SIZE	2.01 AC



NEIGHBORHOOD MAP



Neighborhoods

Downtown: Main Street

1870s iron-front buildings, riverfront warehouses, and mills are repurposed into walkable mini districts offering shopping, art, entertainment, and great food.

Western: Petaluma’s Park Place

Historic mansions and restored Victorians transition to newer neighborhoods and expansive open space on Petaluma’s west side.

Oakhill Brewster: A Piece of Petaluma’s Past

Tree-lined streets of Victorian, Bungalow, and Craftsman homes overlook Petaluma’s historic downtown and the Sonoma Valley beyond.

Midtown: Mid-Century Modern Meets 21st Century Modern

Where compact homes, small shops, and major shopping centers meet. This hub connects the Downtown, Oakhill Brewster, Waterfront, College, and Adobe districts. It’s also home to the City’s rapid transit center, which serves local and regional bus and train lines.

Waterfront: Open Space on the River

This riverfront industrial area on Petaluma’s south end is framed by marshlands, open space, and easy access to trails for walking and biking.

Adobe: Quiet and Friendly

Once agricultural land, this area’s fertile adobe soil now supports farms, homes, parks, and recreation with sweeping views toward the Sonoma Valley.

College: Family Homes and Walking Trails Meet College Town

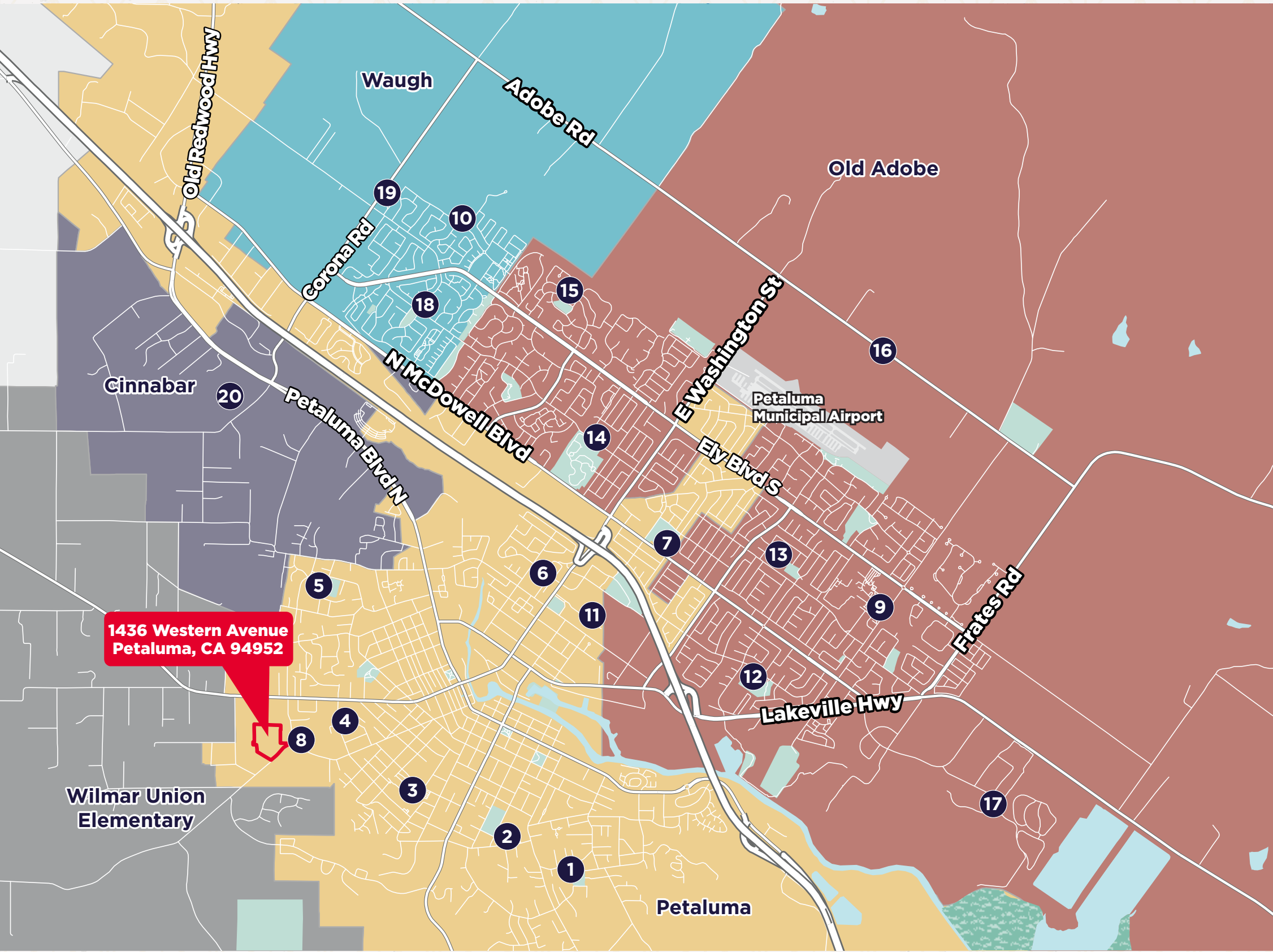
Spacious homes surround Santa Rosa Junior College’s Petaluma campus, the hospital, and a network of trails connecting the north and south ends of town.

Maker Alley: Craftsmanship District

Bikes, beer, wine, distilled spirits and more are made in this inventive, industrial neighborhood on the northeast end of Petaluma.

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Petaluma, CA 94952

SCHOOL DISTRICTS



School Districts

- Cinnabar Elementary School District
- Old Adobe Union Elementary School District
- Petaluma City Elementary School District
- Waugh Elementary School District
- Wilmar Union Elementary School District

Schools

1. Grant Elementary
2. McNear Elementary
3. Petaluma High
4. Valley Vista
5. Mary Collins at Cherry Valley Elem. & Middle School
6. Mckinley Elem. / Petaluma Accelerated Charter
7. McDowell Elementary
8. Petaluma Junior High / Sixth Grade Academy
9. Casa Grande High
10. Kenilworth Junior High
11. Live Oak Charter
12. Miwok Valley Language Academy
13. La Tercera Elementary
14. Loma Vista Immersion Academy
15. Sonoma Mountain Elementary Charter
16. Old Adobe Elementary Charter
17. River Montessori Charter School
18. Meadow Elementary
19. Corona Creek Elementary
20. Cinnabar Charter & Elementary School

DRIVE TIME MAP

CITIES & DRIVE TIMES:

SANTA ROSA	25 minutes
SONOMA	30 minutes
NAPA	45 minutes
FAIRFIELD	50 minutes
SAN FRANCISCO	55 minutes
WALNUT CREEK	1 hour
PALO ALTO	1 hour 20 minutes
SACRAMENTO	1 hour 25 minutes
ELK GROVE	1 hour 30 minutes
STOCKTON	1 hour 50 minutes





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