



Keegan & Coppin
COMPANY, INC.

FOR SALE

5151 MONTERO WAY
PETALUMA, CA

RESTAURANT, BAR, CARD ROOM BUSINESS
& TYPE 47 LICENSE

A PETALUMA GATEWAY PROPERTY



Go beyond broker.

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5151 MONTERO WAY
PETALUMA, CA

**EXCEPTIONAL RESTAURANT
AND BAR**
A PETALUMA GATEWAY PROPERTY





EXECUTIVE SUMMARY



5151 MONTERO WAY
PETALUMA, CA

**EXCEPTIONAL RESTAURANT
AND BAR**
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Rare Offering with Real Estate, Card Room, and Liquor License Opportunity

Located at the gateway to Petaluma with unmatched Highway 101 visibility, this 9,000+/- SF building on 2.25 acres was historically home to Sonoma Joe's, later converted into the 101 Casino, and most recently operated as Parkwest Casino - a fully licensed card room with restaurant and bar.

The offering includes the real estate, card room gaming assets and business, and the opportunity to acquire a California Type 47 On-Sale General License (unpriced). This creates a unique turnkey solution for an operator seeking to establish or expand a card room and hospitality concept in one of Sonoma County's most prominent locations.

Property Highlights

- Real Estate: 9,000+/- SF building on 2.25 acres
- Unmatched Highway 101 visibility with 400+ feet of frontage
- Card Room Gaming Assets & Business Available (equipment & tables)
- Type 47 "On-Sale General" License available (unpriced)
- 103 on-site parking spaces (11 per 1,000 SF)
- Large sky monument sign
- Fully outfitted kitchen and bar with walk-in coolers and storage
- Zoned C2 Community Commercial

OFFERING

Real Estate Asking Price **\$3,500,000**

Card room business and Type 47 license are unpriced.



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PROPERTY DETAILS



5151 MONTERO WAY
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**EXCEPTIONAL RESTAURANT
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FURNITURE, FIXTURES, & EQUIPMENT AVAILABLE

Kitchen

- Stainless Kitchen prep tables
- Stainless hand sink
- 3 compartment sink
- Slicer
- Mixer
- Walk in cooler
- Walk in freezer
- Dry room pantry
- Canopy hood
- Fire system
- Convection oven
- Ice maker
- 6 burner range
- Plate / glass chiller
- Zephair convention oven, double deck
- Hobart herbage disposal
- Grease interceptors
- Metro racks
- Kitchen supplies
- Knives, pots, pans, sheets, cookware

Bar

- Blender station
- Cocktail station
- Bar sink
- Barback storage refrigerator
- Undercounter freezer
- Underbar cabinet
- Barback refrigerator cabinet
- Barback non refrigerator cabinet
- Remote beer system
- Bar walk in cooler
- Keg rack
- Glass froster

Facility

- Hot water heater
- Mini split AC units 24000btu
- Swamp Coolers (2 units)
- PA system
- Chairs
- Dining tables

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PROPERTY DESCRIPTION



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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
3-006
3-007

007-42

PROPERTY DESCRIPTION

007-421-027
APN

+/- 9,000 SF
BUILDING

2.25 ACRES / 98,010 SF
LAND SIZE

Petaluma C2 Community Commercial
ZONING



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AERIAL 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 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



5151 MONTERO WAY
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THE PARKWEST CASINO BUILDING

A PETALUMA GATEWAY PROPERTY

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. The property will only be shown in coordination with the listing agents.

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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