

±20,000 SF WAREHOUSE/RETAIL BUILDING/
DEVELOPMENT OPPORTUNITY ON 2.6 ACRES

1000 LAKEVILLE ST
PETALUMA, CA

PRIME HIGH TRAFFIC



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 **CUSHMAN &
WAKEFIELD**

HIGHLIGHTS



USES: Retail, warehouse with potential retail development opportunity



BUILDING SIZE: ± 20,000 SF

LOT SIZE: ± 113,415 SF
(2.6 acres)

APN: 005-060-091



ADDITIONAL LAND: A ± 67,082 SF lot is also available for sale across Caulfield Lane

APN: 005-060-090



ZONING: Limited Industrial, though current use is retail



IN PLACE INCOME: The building is currently leased to Goodwill Industries to 4/30/30, with no extension rights. Additional information available upon request.



LOCATION: Easy access to **HWY 101** (39 miles to San Francisco) & **HWY 116** (24 miles to Napa)

AVERAGE DAILY TRIPS: At 1000 Lakeville St (CA116) @ Caulfield Ln, there are 24,000-25,000 daily trips in front of the property

SITE OVERVIEW

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1000 Lakeville Street in Petaluma offers a highly visible location for either industrial or retail development uses, that can be delivered for sale to either a user or developer to maximize the development site potential. Currently configured as a single tenant building with abundant parking. The building was built-to-suit in 1974 for an appliance store.

SALE PRICE

\$4,300,000 (\$215 Per Square Foot)

APN

005-060-091 (additional site APN 005-060-090, \$600,000)

BUILDING INFORMATION

Total Building Size	± 20,000 SF
Site Area	± 113,415 SF (2.6 acres)
Parking	Surface
Number of Stories	2 Story (partial 2nd floor)
Zoning	Limited Industrial (current use retail)
Construction	Concrete Tilt Up
Clear Height	24' - Low 28' High Approximate but Not Throughout
Electric	2,000a/277 - 480v Heavy
Year Built	1974





EAST SIDE FRONT



INTERIOR WAREHOUSE



INTERIOR WAREHOUSE

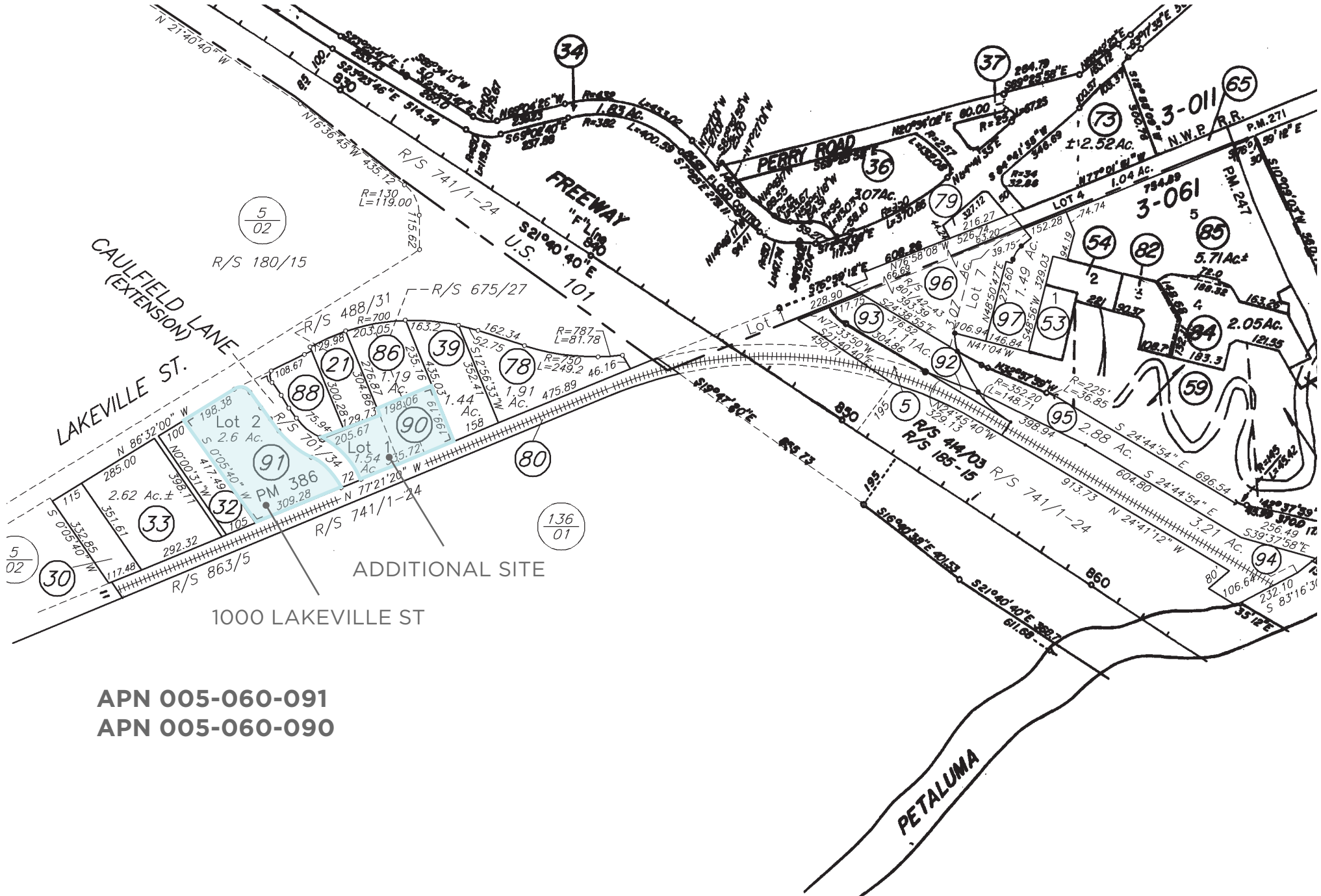


INTERIOR RETAIL

AERIAL SITE PHOTO

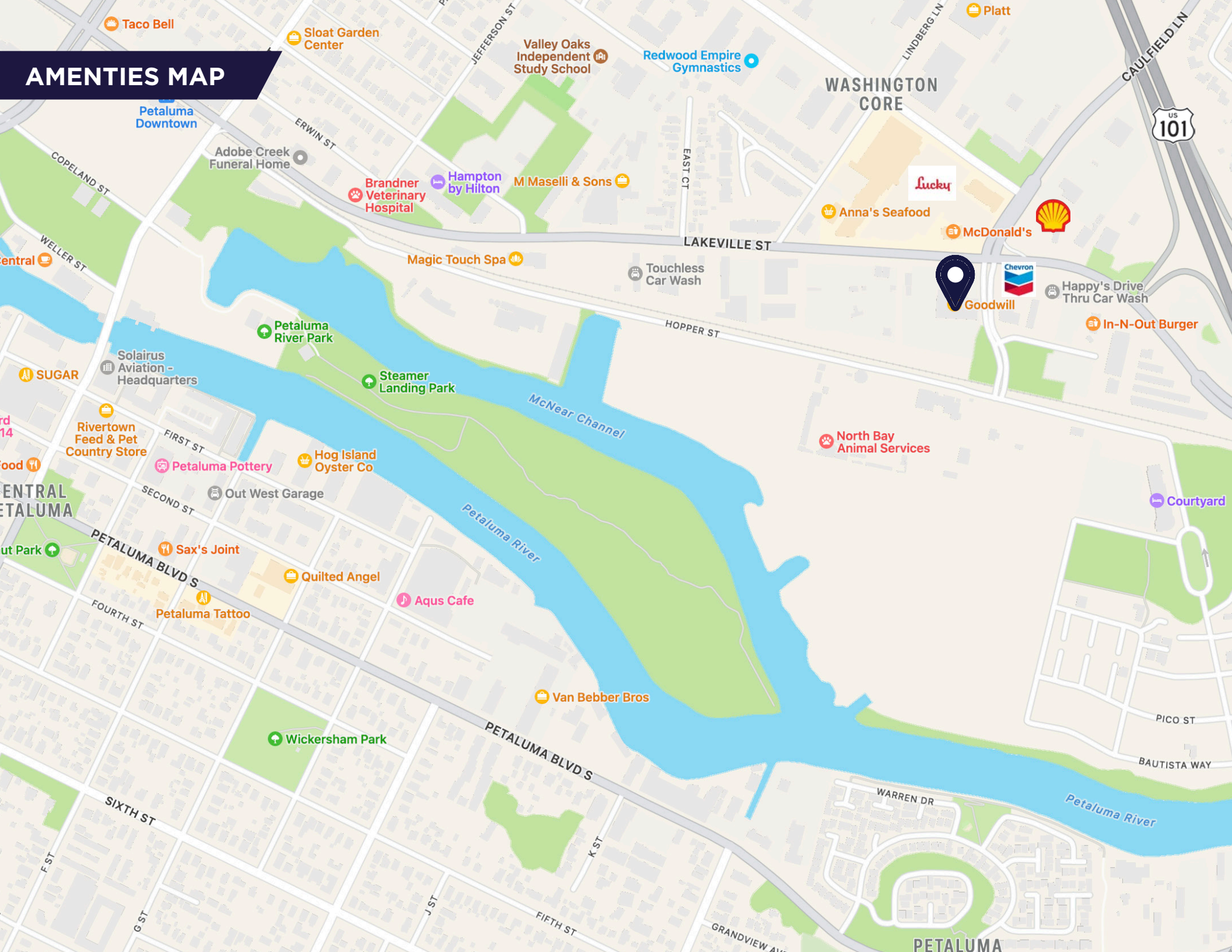


PARCEL MAP



APN 005-060-091
APN 005-060-090

AMENITIES MAP



AERIAL MAP

1000 LAKEVILLE ST

Downtown Petaluma

Downtown Petaluma
SMART Station

IN-N-OUT
BURGER

101

SUBWAY

CVS

ULTA
BEAUTY

TJ MAXX

BevMo!

WILD
WINGS
WINGS, BEER, SPORTS

SPROUTS
FARMERS MARKET

TARGET

CHIPOTLE
MEXICAN GRILL

TRADER JOE'S

Starbucks

Raley's

Petco

Big 5

Ross

Goodwill

SUBWAY

Lily Kai Chinese
Dandy Sandos
Starbucks
LuvPilates
Pub Republic

SUBWAY

Petaluma Poultry

CALIFORNIA
116

Labcon

Scott Labs

Labcon
Development Site

Cowgirl Creamery
Clover Sonoma

Petaluma Poultry
Processor

Clover
Sonoma

FedEx Ship Center

Kaiser
Permanente
Marmot



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