



1 of 1

Cherry Street Subdivision

Petaluma, California

Artisan | Sotheby's
INTERNATIONAL REALTY

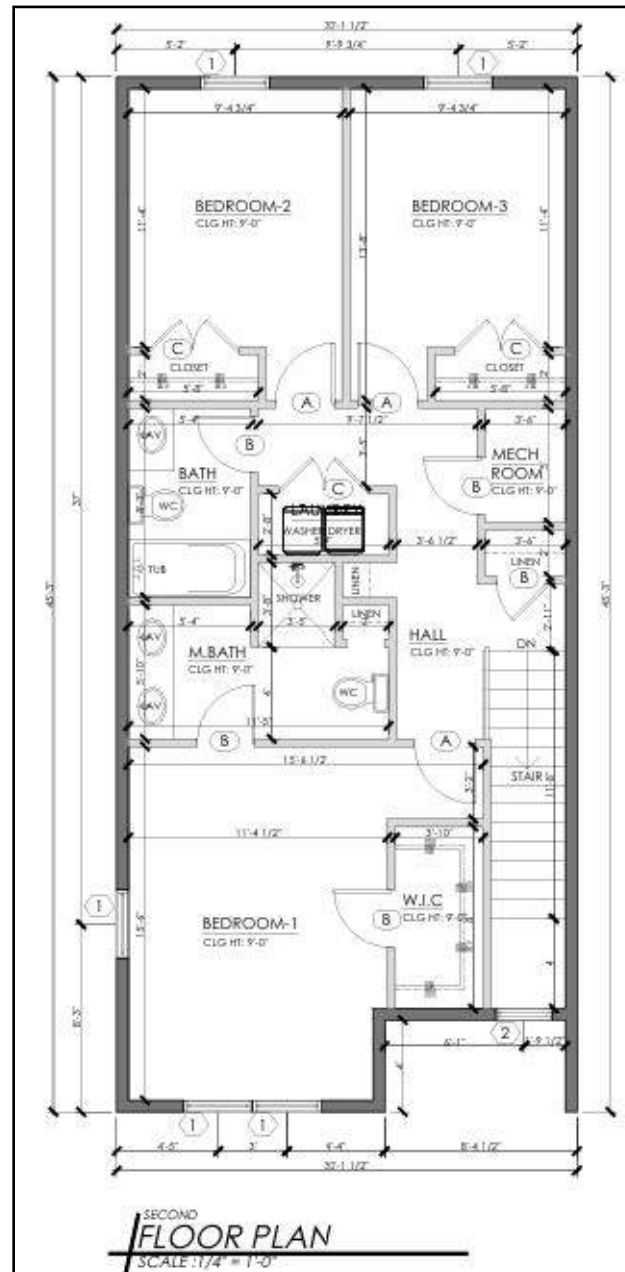
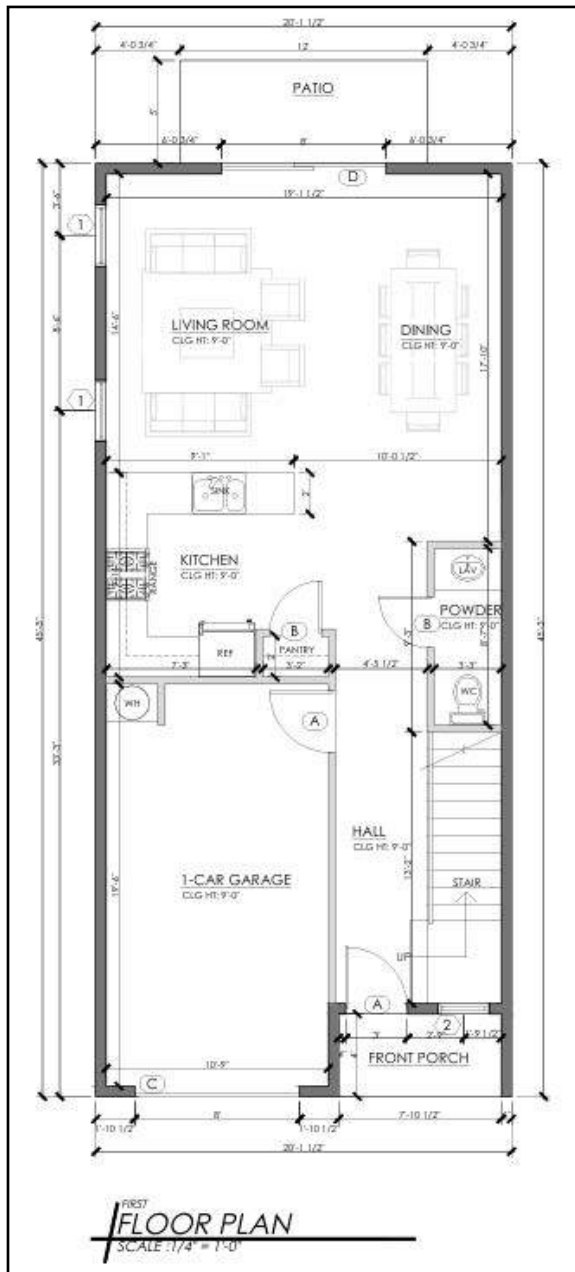
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Renderings - Illustrative Only, Not Approved Plans



Floor Plans - Illustrative Only, Not Approved Plans



Floor Plan Concept

- **Beds: 3**
- **Baths: 2.5**
- **Gross SF: 1,750**
- **Net SF*: 1,550**
- **Garage: 1-car**

*Net SF can be increased to a maximum of 1,750 SF/unit.

Specifications

Description:

Rare opportunity awaits on the only remaining lots in a walkable, affluent West Petaluma neighborhood with no new supply. This vacant land is 2 blocks from Petaluma Blvd, in an established neighborhood, walking distance to schools, parks, and shopping. Endless possibility to build on 4 parcels totaling 0.79± acre. Zoned R2 with current approved tentative map for 10 homes, with potential for up to 16 homes between both parcels. Approved by the City of Petaluma under SB 1123 / SB 684 streamlining legislation, offering by right approval and CEQA exemption. Or build your dream home or family compound. The 0.60± acre parcel is listed at \$875,000, and 0.19± acre abutting parcel is listed at \$375,000.

- 2 City Parcels – Total 0.79± Acre
- Parcel #1 – 0.60± Acre – \$875,000 (includes 3 parcel numbers)
- Parcel #2 – 0.19± Acre – \$375,000
- Zoned R2

Demographics

Petaluma is known as an upscale community with historic charm and character.

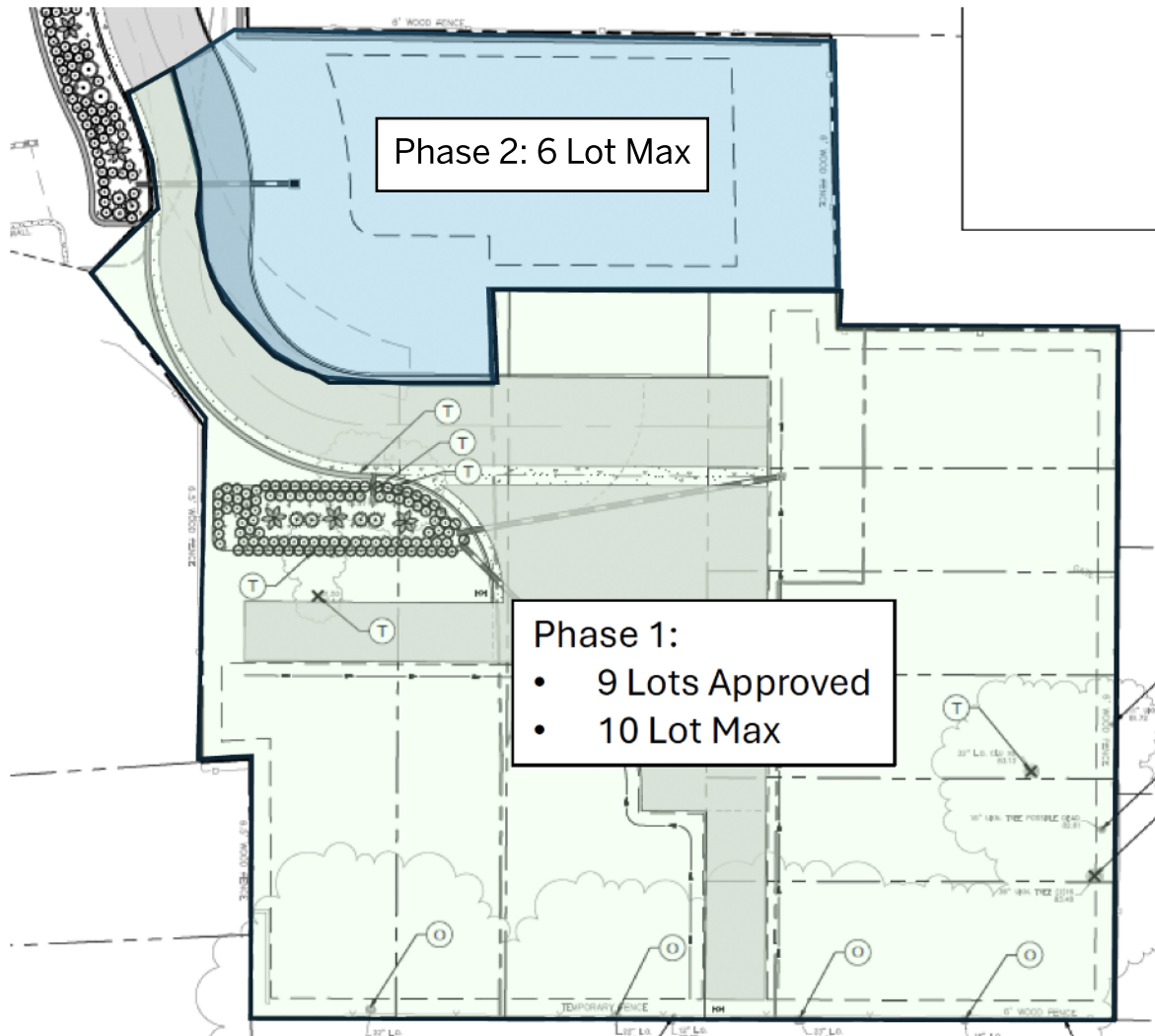
- **Population:** 60,000
- **Median Age:** 45 Years Old
- **Owner Occupancy:** 65%

- **West Petaluma Median Household Income:** \$117,000
- **Petaluma Median Household Income:** \$115,000
- **Sonoma County Median Household Income:** \$104,000

- 35± miles to San Francisco
- 20± miles to the Pacific Ocean

Site Plans

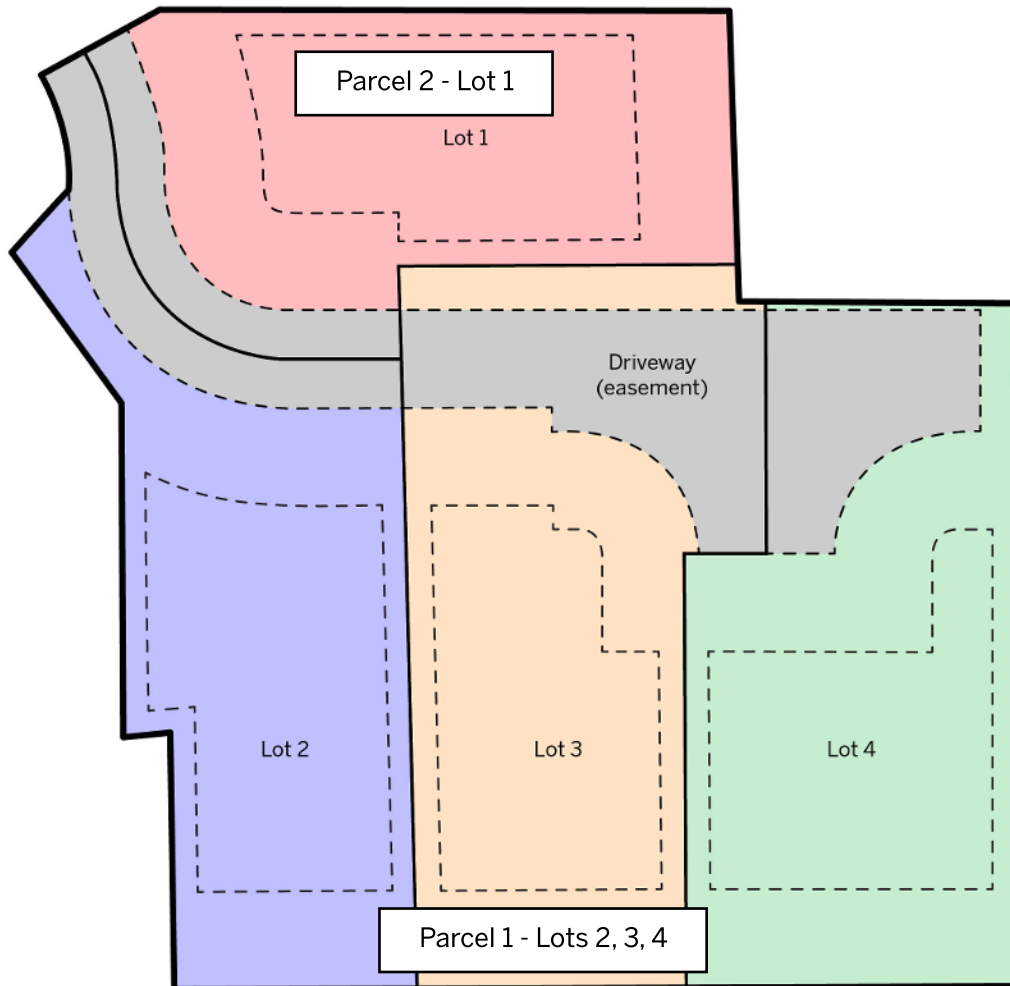
High Density Potential - Up to 16 Units Possible



LOT	TOTAL AREA (SF)	ASSUMED MAXIMUM BUILDABLE AREA (SF)	APPROXIMATE PAD ELEVATION
1	2,516	1,660	81.0'
2	1,732	1,385	81.0'
3	1,732	1,385	81.5'
4	1,732	1,385	82.0'
5	1,732	1,385	83.5'
6	2,309	1,585	86.75'
7	5,939	2,170	86.0'
8	2,909	1,495	86.0'
9	5,630	1,880	86.0'

Site Plans

Low Density Potential - 2 Existing Parcels



Comparable Properties

Keller Court Commons Development

Comp 1

Sold for \$1,260,000 (\$901/ SF)



Comp 2

Sold for \$1,175,000 (\$840/ SF)



Neighborhood Map



Photos



Photos



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