

1721 LAKEVILLE HWY, PETALUMA

RARE DEVELOPMENT OPPORTUNITY



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Executive Summary

CUSHMAN & WAKEFIELD is pleased to present the opportunity to acquire a rare development site in Petaluma. Strategically located on the northeast corner of the intersection of US 101 and US 116, Lakeville Highway. The site enjoys residential immediately adjacent to the north and commercial and office across Lakeville Highway to the south. 1 mile to Petaluma's downtown SMART Train station. The property has city services to the site. City of Petaluma's C2 Zoning allows a variety of development potential.



- Asking price \$8,000,000
- Zoning C2
- 3.07 Acres (133,729 SF)
- APN 005-060-036
- 4,900 SF industrial building
- Rare Northern California Petaluma development opportunity
- Best-in-class location with access to US 101 and downtown Petaluma, Sonoma, Marin, and East Bay
- Hard corner location on the primary thoroughfare connecting Petaluma with Marin County to the south
- 1 mile to downtown Petaluma