



Keegan & Coppin

Keegan & Coppin
COMPANY, INC.

FOR SALE/LEASE

132 KELLER STREET
PETALUMA, CA

FREESTANDING
RESTAURANT AND RETAIL

Go beyond broker.

PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
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BRIAN KEEGAN, PARTNER
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RETAIL/RESTAURANT**





EXECUTIVE SUMMARY



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Excellent opportunity to purchase a single tenant 2nd generation restaurant in Downtown Petaluma. Fully built out and ready for operation, the current build out includes a beautiful wrap around bar, private dining room with sliding barn doors, outdoor patio seating and men's and women's restrooms. Kitchen includes a Type-1 17' hood, walk in refrigeration, large washing station, prep areas plus employee restroom. Lower level is fully built out with tile floors, private office, dry storage and bonus beer and wine coolers that feed directly to the bar. Restaurant frontage includes operable windows offering your customer an indoor/outdoor experience. This is a fantastic opportunity to be a part of the fabric that makes up the historic Petaluma Downtown.

- 5,481+/- fully built-out restaurant.
- Sale includes all existing kitchen equipment shown.
- Kitchen includes Type-1 17' hood and walk in refrigeration.
- Outdoor patio seating.
- Recent kitchen upgrades.
- Fully sprinklered.
- New roof installed in 2023.
- New HVAC unit(s) installed in 2023.
- Flexible Mixed Use Zoning

OFFERING

Sale Price	\$1,950,000
Price PSF	\$356+/-
Lease Rate	\$1.50 PSF NNN



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PROPERTY DESCRIPTION



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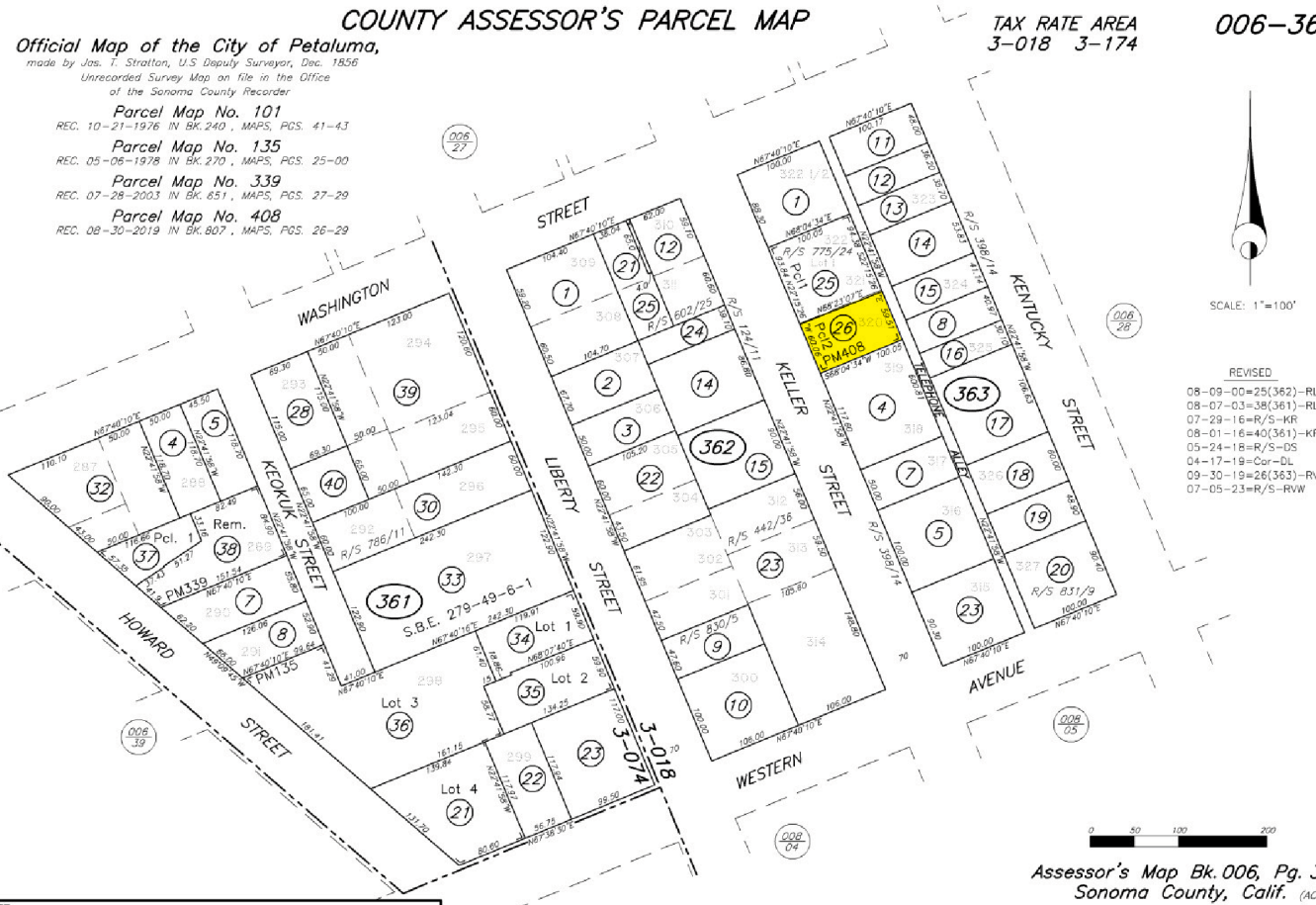
COUNTY ASSESSOR'S PARCEL MAP

Official Map of the City of Petaluma,
made by Jas. T. Stratton, U.S. Deputy Surveyor, Dec. 1856
Unrecorded Survey Map on file in the Office
of the Sonoma County Recorder

- Parcel Map No. 101
REC. 10-21-1976 IN BK. 240, MAPS, PGS. 41-43
- Parcel Map No. 135
REC. 05-06-1978 IN BK. 270, MAPS, PGS. 25-00
- Parcel Map No. 339
REC. 07-28-2003 IN BK. 651, MAPS, PGS. 27-29
- Parcel Map No. 408
REC. 08-30-2019 IN BK. 807, MAPS, PGS. 26-29

TAX RATE AREA
3-018 3-174

006-36



REVISÉD

08-09-00=25(362)-RL
08-07-03=38(361)-RL
07-29-16=R/S-KR
08-01-16=40(361)-KR
05-24-18=R/S-DS
04-17-19-Cor-DL
09-30-19=26(363)-RW
07-05-23=R/S-RW

Assessor's Map Bk. 006, Pg. 30
Sonoma County, Calif. (ACAL)

KEY 07/29/2016 KR

BUILDING SIZE
5,481+/- SF

LOT SIZE
5,982+/- SF (1373 Acres)

APN
006-363-026

YEAR BUILT
1927 / 1987

ZONING
MU2 - Mixed Use 2

STORIES
Street-Level and Finished Basement

PARKING
Parking Garage and Street Parking

HVAC
Roof-Mounted

ROOF
New in 2023

FIRE PREVENTION
Sprinklers Throughout

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

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PROPERTY PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

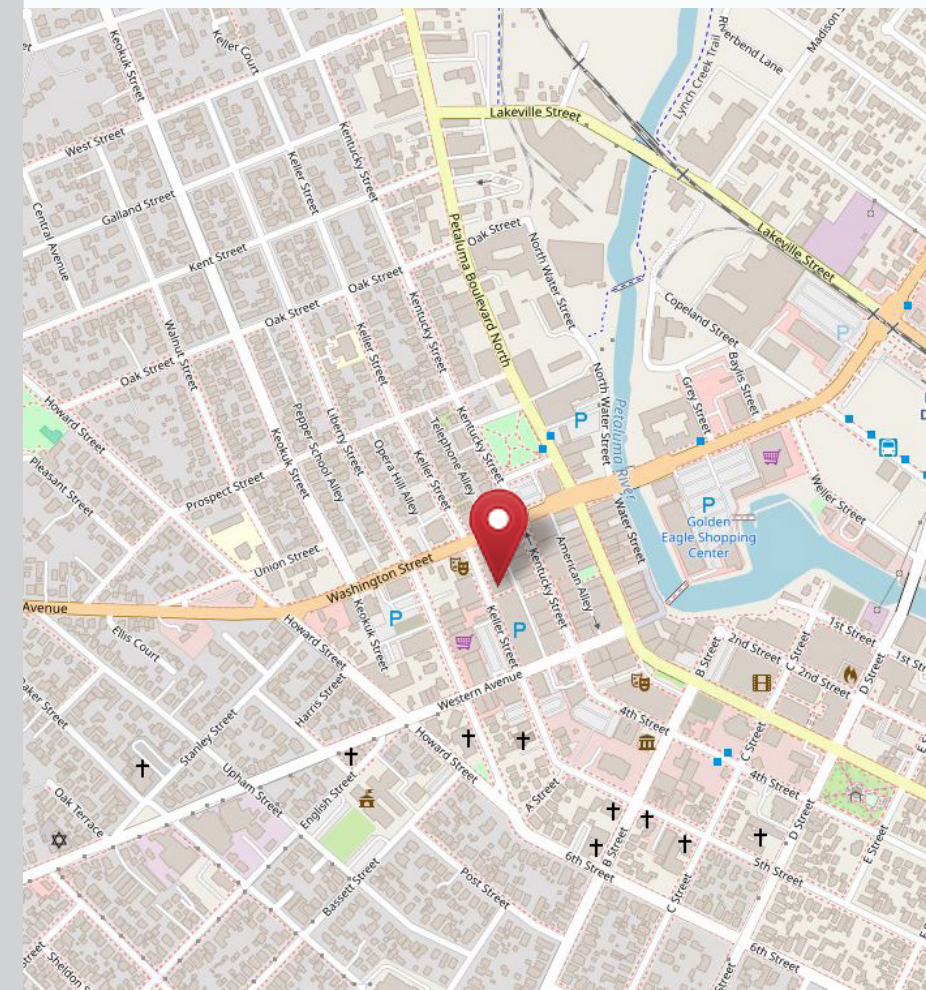
Located in Historic Downtown Petaluma near the intersection of Keller and Washington Street with easy access to Highway 101, close proximity to public transportation and within steps to Petaluma’s numerous retail and restaurant amenities. The Downtown district is the heart of Petaluma, centered around the Petaluma River . The downtown area offers a mix of retail, residential, restaurants and office uses. Special legendary Butter & Eggs Day Parade, Antique Fairs, Art & Garden Festival, Jazz Festivals, A Taste of Petaluma, Santa & Mrs. Claus Riverboat arrival, holiday events and more make this a truly unique location.

NEARBY AMENITIES

- Shopping
- Restaurants, Cafes, and Coffee Shops
- Entertainment Venues
- Petaluma River and River Park
- Historic Downtown Petaluma

TRANSPORTATION ACCESS

- Walking Distance to SMART Train
- Public Transit



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	16,021	64,132	69,628
Est. Avg. HH Income	\$103,672	\$110,577	\$110,110

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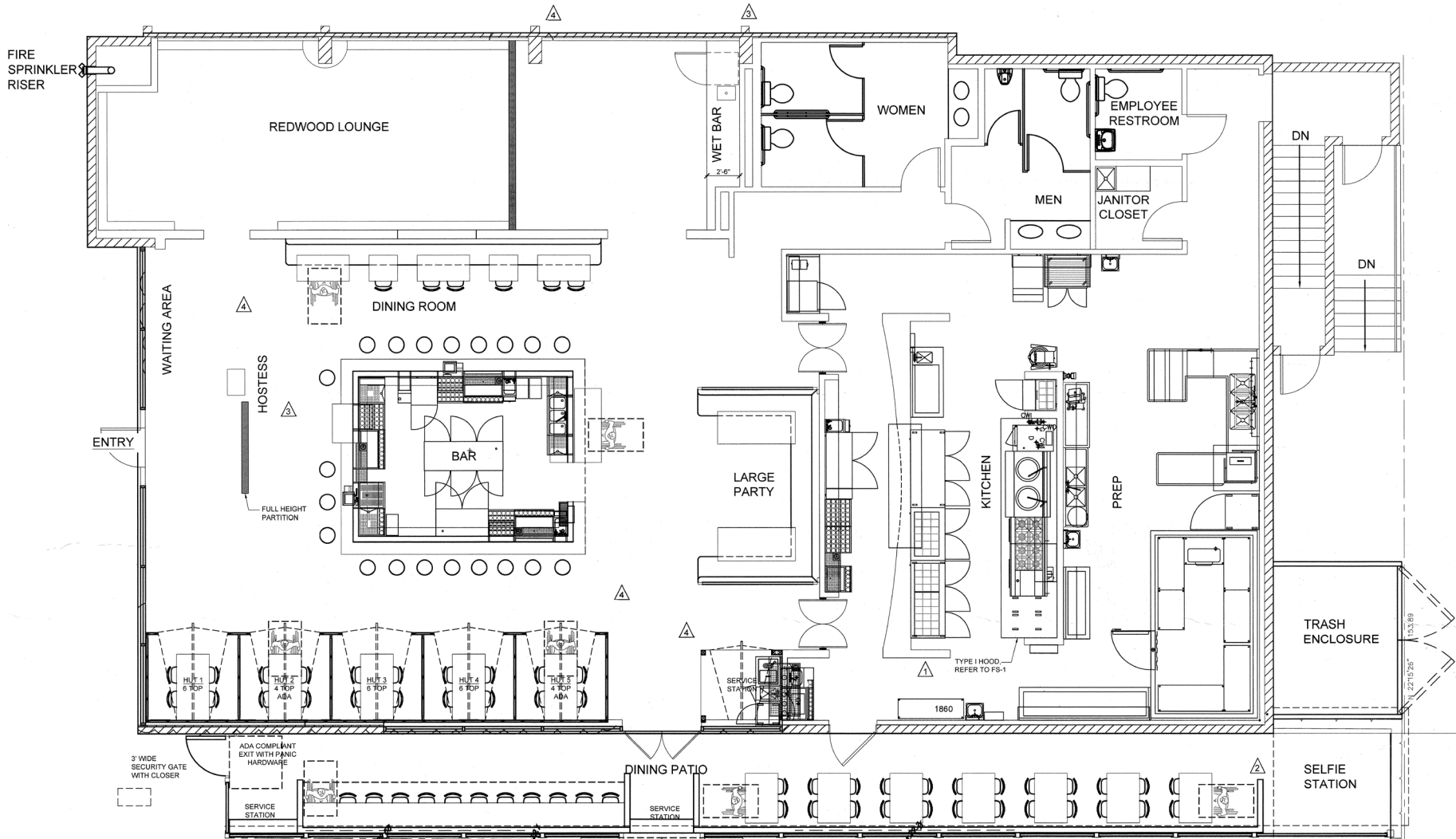


FIRST FLOOR PLAN



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AERIAL MAP



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MARKET SUMMARY



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PETALUMA SUMMARY

LIFESTYLE

The Petaluma lifestyle combines country with city, quirky with conventional. People here like to spend time outdoors—and there’s plenty to do on nearby trails, bike paths, and waterways. At the same time, we like our indoor pursuits—the arts, music, shopping, and, of course, enjoying local food and beverages. You can feel the Petaluma vibe whether you live here or work here. It’s the stranger who says hello at the market and the co-worker who brings in tomatoes from the garden. It’s the Sonoma Mountain ridgeline and the downtown skyline. It’s hay trucks, Teslas, and bicycles. It’s old-timers and newcomers—of every age and many cultures—living and working side-by-side.

SUSTAINABLE FOCUS

Want to save the world? Petaluma is right there with you. Our business community includes companies that pioneered the sustainable movement, as well as businesses who’ve recently adopted eco-conscious practices in response to concerns about climate change.

Nonprofits like Daily Acts and Point Blue complement Petaluma’s “Green Sector” through education and research focused on sustainability and wildlife conservation. Our school districts and city departments also have sustainability initiatives in place.

BAY AREA ACCESS

Petaluma is located near two of the country’s leading metropolitan areas: the San Francisco Bay Area and the Sacramento Valley. This large swath includes cities, the state capitol, Silicon Valley, Wine Country, and numerous micro-economies and job markets tied to suburban areas. As a result, you and your family will have many options when it comes to landing a job, pursuing a degree, or staying on the cutting edge of industry.

GROWTH POTENTIAL

Growth means different things to different people. Some see it in terms of pay or job title, while others consider skill development as primary. Many judge it by the quality of their professional relationships or their level of personal fulfillment. Often, things change depending on where you are in life and career.

In Petaluma, we have healthy economy fueled by businesses in many different industry sectors as well as nonprofits and public agencies. That means you’ll find opportunities to achieve growth according to your own values, no matter what your stage in life.

GLOBAL IMPACT

Petaluma is well-known for its local loyalties and philanthropic efforts. But make no mistake— we’re a town of world-class organizations making a global impact. In recent years, several international brands have set up satellite offices here or acquired companies started in the Petaluma area. That’s in addition to our local businesses’ ever increasing global expansion.

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ABOUT KEEGAN & COPPIN



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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



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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.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. 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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