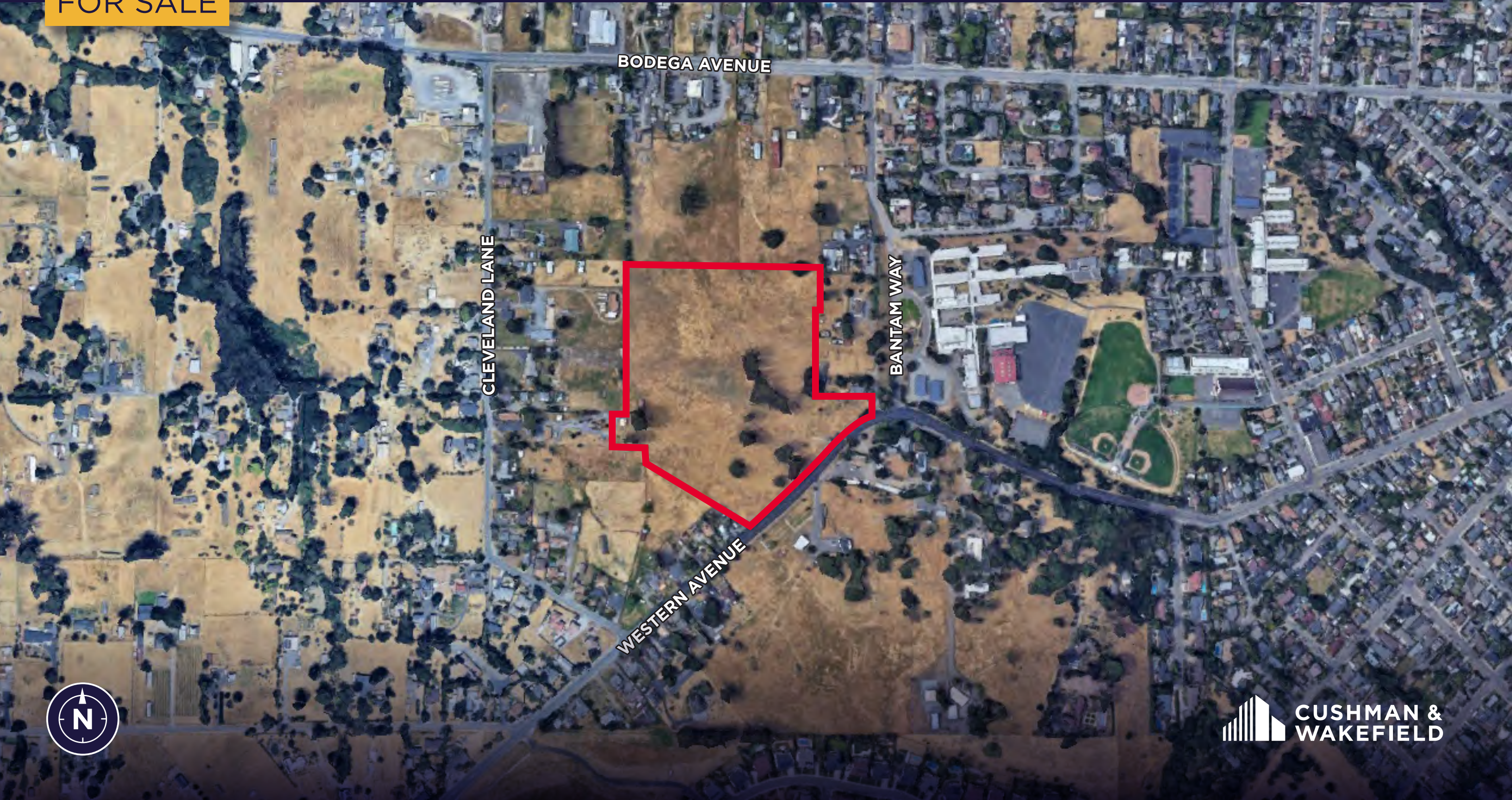


±16-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

1436 Western Avenue, Petaluma, CA 94952

FOR SALE



PROPERTY OVERVIEW

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to offer a ±16-acre residential development opportunity in Petaluma, California. The site supports existing residential use and presents a compelling path for future housing development. The property could be developed in a rural residential fashion consistent with the county zoning code. Alternatively, the property could be annexed into the City of Petaluma, providing direct access to municipal utility services.

PROPERTY HIGHLIGHTS



Located 5 minutes from Downtown Petaluma



Opportunity to access City of Petaluma utilities through annexation



Primed for residential development



Located in close proximity to several high quality school districts

[CLICK HERE TO VIEW INTERACTIVE MAP](#)

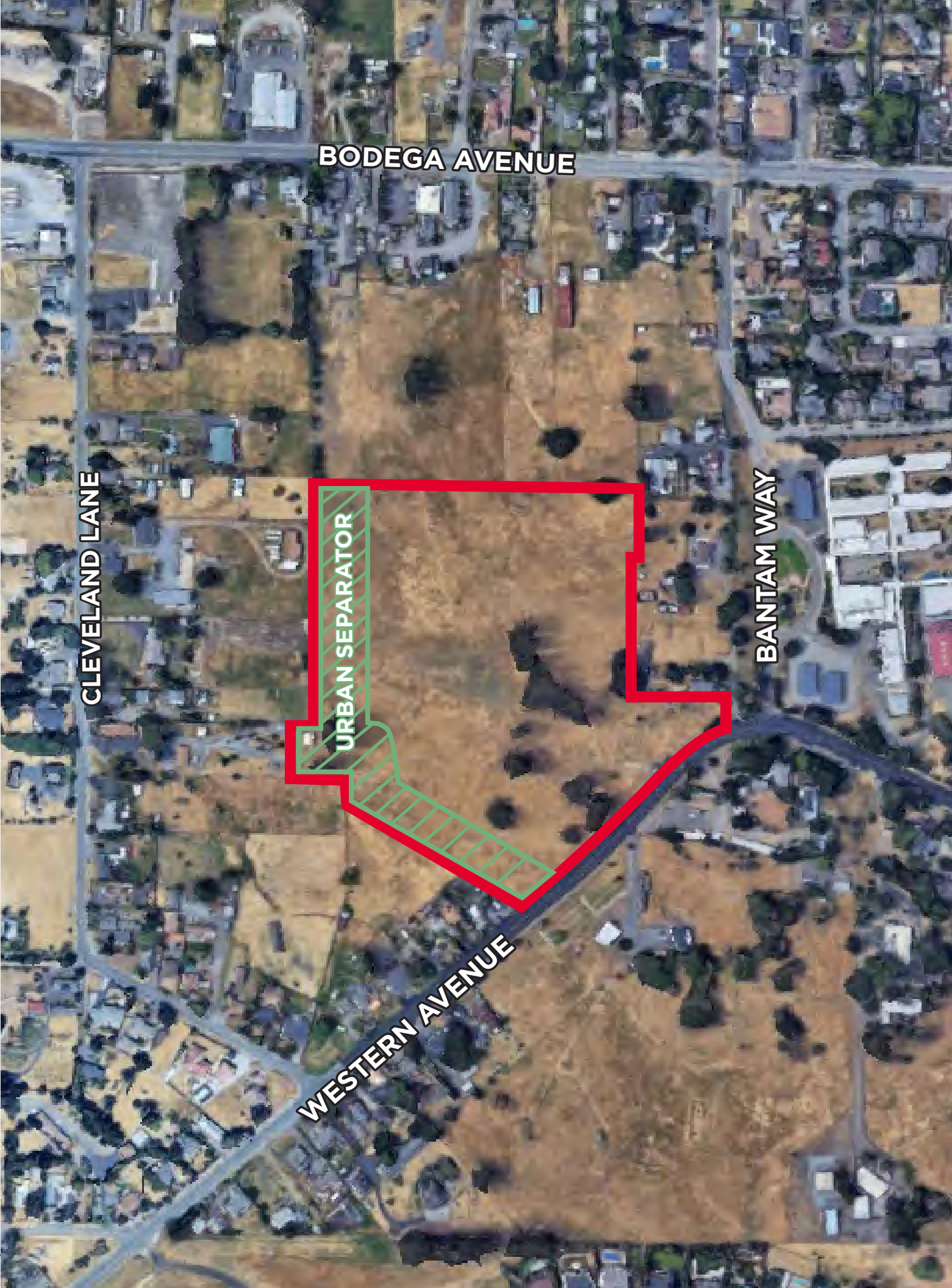


DEVELOPMENTAL DETAILS

The property is currently located within Sonoma County jurisdiction. The most viable path for future development is to pursue annexation and process the project through the City of Petaluma. Under the site’s base zoning density, the maximum allowable development is approximately 10 residential units. However, utilization of California’s Affordable Housing Density Bonus Program may allow for a higher residential density, subject to project eligibility and City approval. Additionally, the City of Petaluma permits clustered residential development, which could enable the proposed units to be concentrated on a smaller portion of the site, preserving open space while increasing development efficiency.

	LOTS	MARKET RATE	AFFORDABLE
Base Density	10	10	0
Single Density Bonus	15	13	2
Double Density Bonus	20	16	4

*Above calculations are conceptual. Buyer to verify all calculations.



PROPERTY DETAILS

DETAILS

ADDRESS:

1436 Western Avenue, Petaluma, CA 94952

APN:

019-090-056-000

SIZE:

16.06 acres

JURISDICTION:

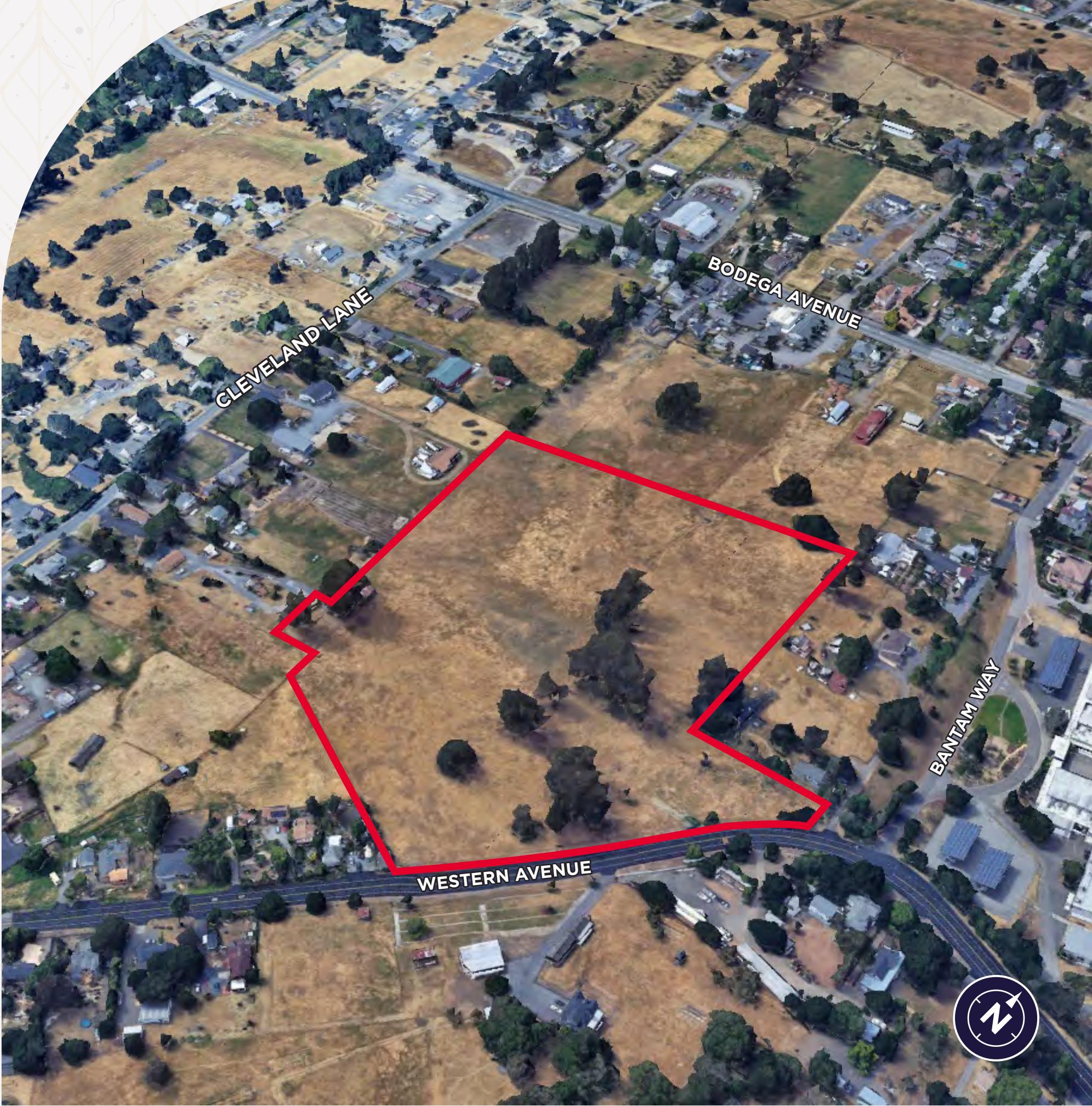
Sonoma County, located within the City of Petaluma Sphere of Influence and Urban Growth Boundary

SONOMA COUNTY ZONING:

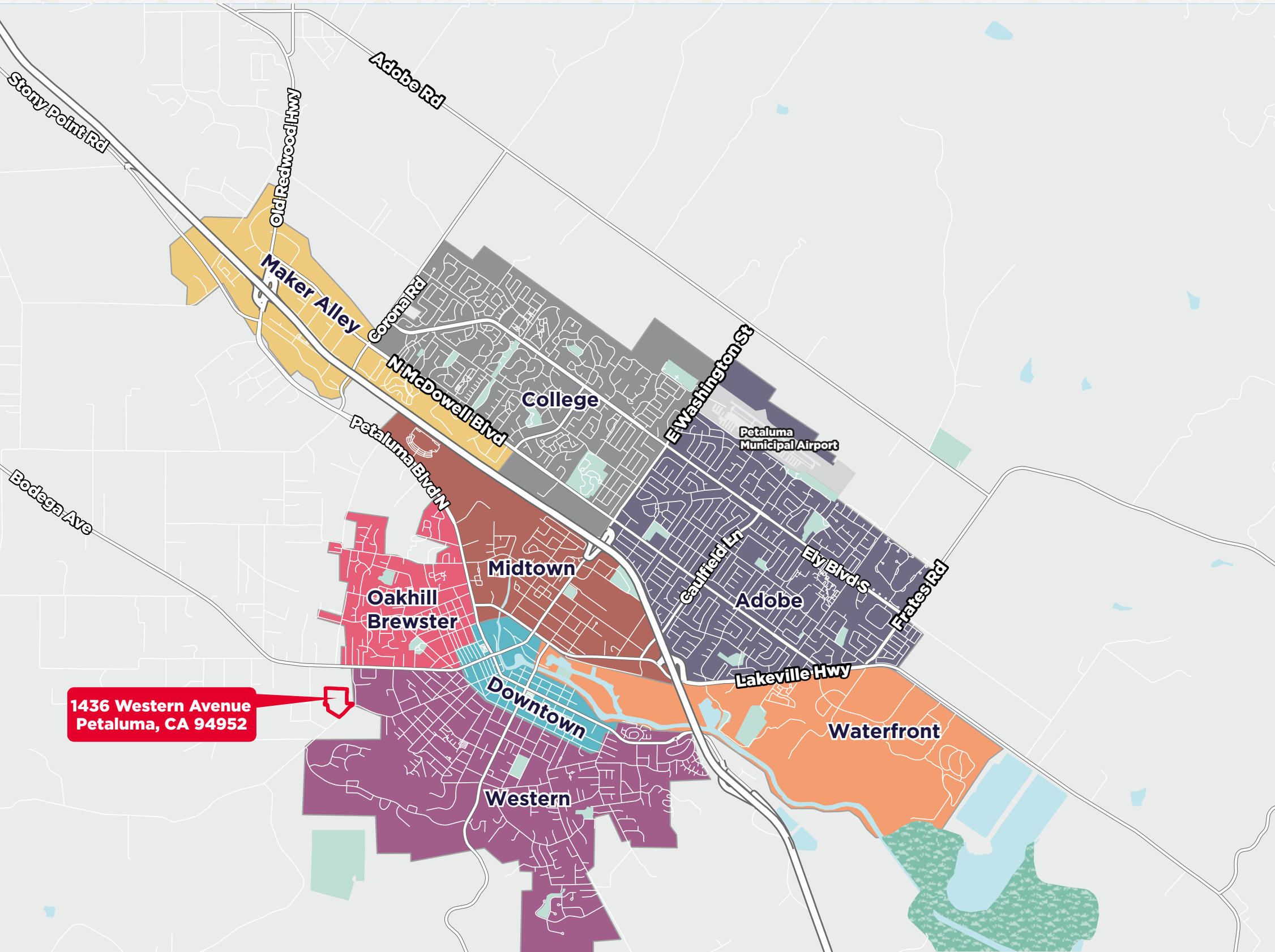
Agriculture and Residential District (0.6 DU/AC)

GENERAL PLAN LAND USE:

Rural Residential (0.6 DU/AC)



NEIGHBORHOOD MAP



Neighborhoods

Downtown: Main Street

1870s iron-front buildings, riverfront warehouses, and mills are repurposed into walkable mini districts offering shopping, art, entertainment, and great food.

Western: Petaluma’s Park Place

Historic mansions and restored Victorians transition to newer neighborhoods and expansive open space on Petaluma’s west side.

Oakhill Brewster: A Piece of Petaluma’s Past

Tree-lined streets of Victorian, Bungalow, and Craftsman homes overlook Petaluma’s historic downtown and the Sonoma Valley beyond.

Midtown: Mid-Century Modern Meets 21st Century Modern

Where compact homes, small shops, and major shopping centers meet. This hub connects the Downtown, Oakhill Brewster, Waterfront, College, and Adobe districts. It’s also home to the City’s rapid transit center, which serves local and regional bus and train lines.

Waterfront: Open Space on the River

This riverfront industrial area on Petaluma’s south end is framed by marshlands, open space, and easy access to trails for walking and biking.

Adobe: Quiet and Friendly

Once agricultural land, this area’s fertile adobe soil now supports farms, homes, parks, and recreation with sweeping views toward the Sonoma Valley.

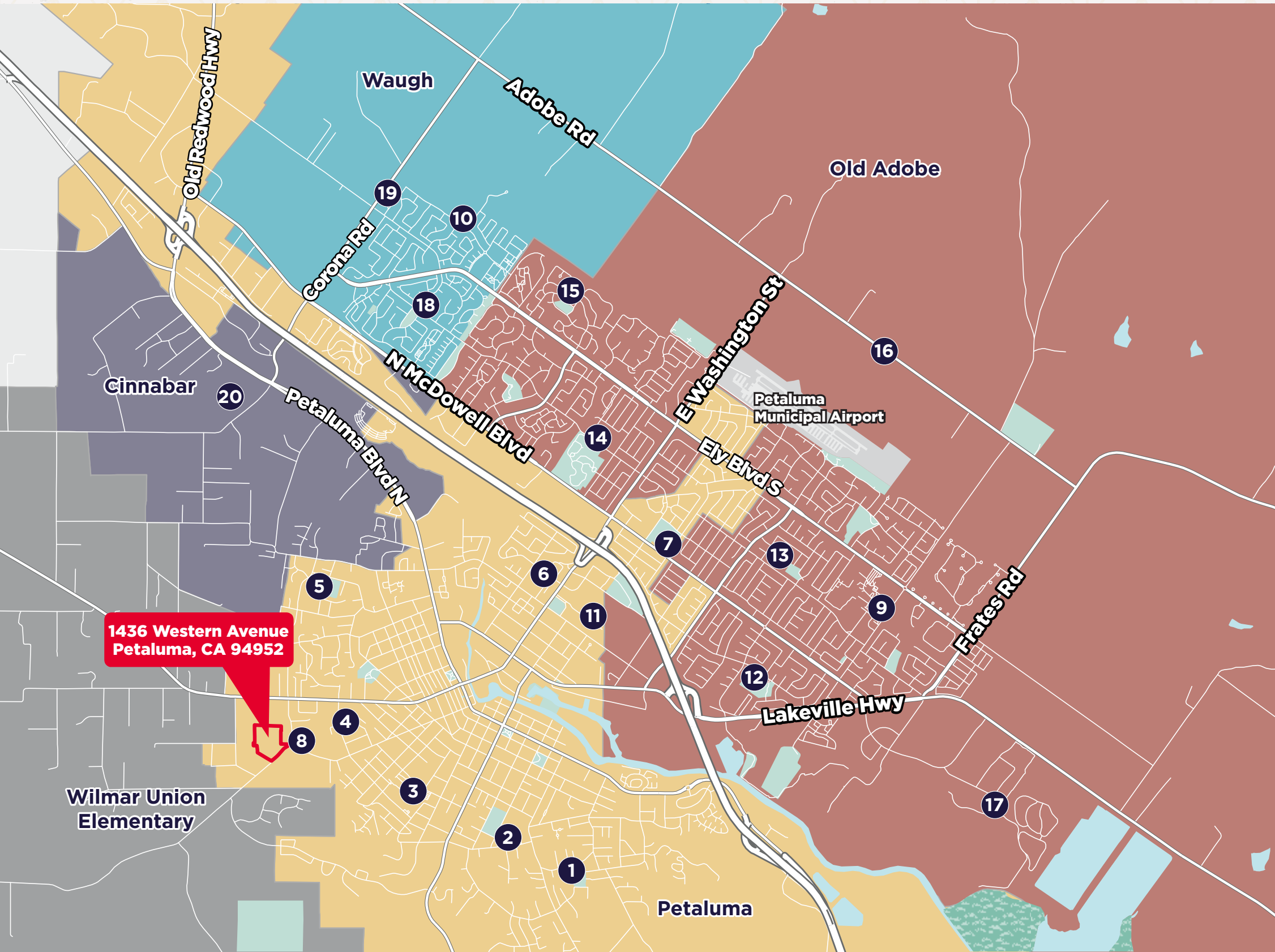
College: Family Homes and Walking Trails Meet College Town

Spacious homes surround Santa Rosa Junior College’s Petaluma campus, the hospital, and a network of trails connecting the north and south ends of town.

Maker Alley: Craftsmanship District

Bikes, beer, wine, distilled spirits and more are made in this inventive, industrial neighborhood on the northeast end of Petaluma.

SCHOOL DISTRICTS



School Districts

- Cinnabar Elementary School District
- Old Adobe Union Elementary School District
- Petaluma City Elementary School District
- Waugh Elementary School District
- Wilmar Union Elementary School District

Schools

- Grant Elementary
- McNear Elementary
- Petaluma High
- Valley Vista
- Mary Collins at Cherry Valley Elem. & Middle School
- Mckinley Elem. / Petaluma Accelerated Charter
- McDowell Elementary
- Petaluma Junior High / Sixth Grade Academy
- Casa Grande High
- Kenilworth Junior High
- Live Oak Charter
- Miwok Valley Language Academy
- La Tercera Elementary
- Loma Vista Immersion Academy
- Sonoma Mountain Elementary Charter
- Old Adobe Elementary Charter
- River Montessori Charter School
- Meadow Elementary
- Corona Creek Elementary
- Cinnabar Charter & Elementary School

DRIVE TIME MAP

CITIES & DRIVE TIMES:

SANTA ROSA	25 minutes
SONOMA	30 minutes
NAPA	45 minutes
FAIRFIELD	50 minutes
SAN FRANCISCO	55 minutes
WALNUT CREEK	1 hour
PALO ALTO	1 hour 20 minutes
SACRAMENTO	1 hour 25 minutes
ELK GROVE	1 hour 30 minutes
STOCKTON	1 hour 50 minutes





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[CLICK HERE TO VIEW LISTING SITE](#)

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