



Keegan & Coppin
COMPANY, INC.

FOR SALE

409 PETALUMA BOULEVARD S.
PETALUMA, CA

MULTI-TENANT COMMERCIAL PROPERTY

CLAVEY
Paddlesports

CLAVEY Paddlesports
KAYAKS • RAFTS • STAND UP PADDLE
SALES • RENTALS • CLASSES • TOURS

409

OPEN

STORE CLOSING
EVERYTHING MUST GO

Go beyond broker.

PRESENTED BY:

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409 PETALUMA BLVD S.
PETALUMA, CA

MULTI-TENANT COMMERCIAL





EXECUTIVE SUMMARY



409 PETALUMA BLVD S.
PETALUMA, CA

MULTI-TENANT COMMERCIAL

After more than 60 years of family ownership and a long history as the home of Homeowners Lumber Co., 409 Petaluma Blvd S represents a rare Westside Petaluma legacy asset. The property offers a compelling combination of visibility and flexibility, set on a .95 acre lot with prominent Petaluma Boulevard frontage. The recently sprinklered building offers significant flexibility for an owner-user, including the opportunity to combine Suites A, B and E into an approximately 11,800 SF contiguous showroom/warehouse. For investors, below-market rents provide additional upside through lease-up, rent growth and targeted improvements. A rare opportunity to reposition a well-located Westside asset while building on its longstanding place in the Petaluma community.

- Downtown Petaluma
- 18,918 SF Multi-Tenant Building
- .95 Acres
- Potential for Redevelopment
- Corner Location
- Excellent Visibility
- Newly Sprinklered
- Owner/User Opportunity with Flexible Leases in Place.
Occupy a Portion and Lease Out the Rest

OFFERING

Sale Price **\$2,900,000**
Price PSF **\$153+/-**



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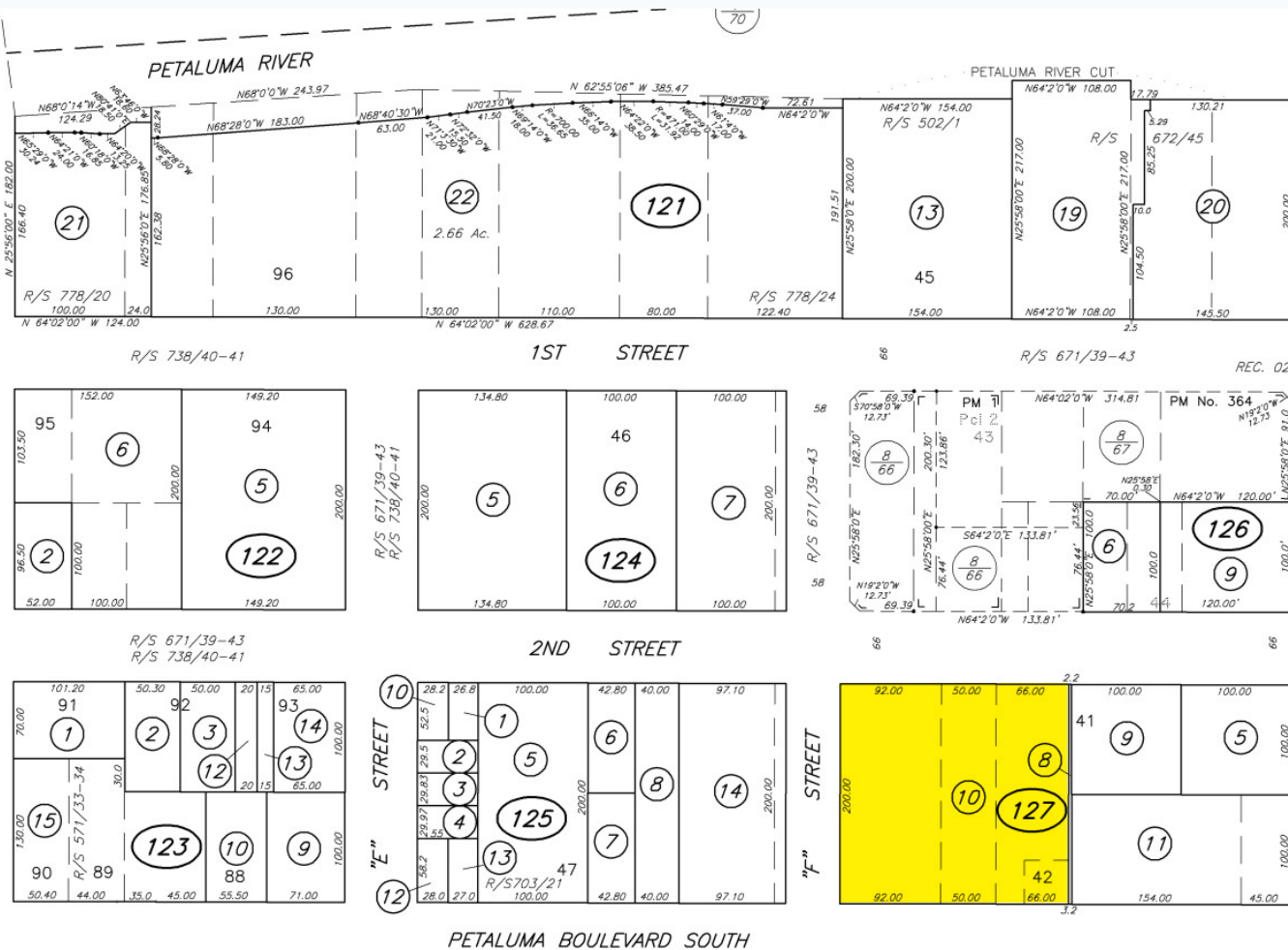


PROPERTY DESCRIPTION



409 PETALUMA BLVD S.
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**MULTI-TENANT
COMMERCIAL**



BUILDING SIZE

18,918+/- SF

LOT SIZE

.95+/- Acres / 41,382+/- SF

APN

008-127-010

YEAR BUILT

1922 / 2000

ZONING

T-5 (Central Specific Plan)

STORIES

Two (2)

PARKING

On-Site

UTILITIES

Six (6) PG&E Meters

Three (3) Gas Meters

Sprinklers Throughout (Installed 2026)

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RENT ROLL



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INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		FINANCIAL SUMMARY	
Annual Income	\$198,081.60	Property Taxes	\$34,800	Purchase Price	\$2,900,000
		Insurance	\$7,240	Cap Rate	4.8%
		Common Area	\$6,660	Price per Square Foot	\$153
		Other Expenses	\$10,000		
Net Operating Income	\$139,381.60	Total Expenses	\$58,700		

	Suite	Sq. Ft.	Lease Type	Rent	Rent PSF	Lease Start	Lease Expiration	Option(s)	Notes
1	A	2,912±	Gross	\$4,076.80	\$1.40			N/A	Pro Forma
2	B	3,326±	Gross	\$2,908	\$0.87	04/01/23	01/31/27	N/A	
3	C	2,340±	Gross	\$2,046	\$0.87	04/01/23	01/31/27	N/A	
4	D	2,340±	Gross	\$2,581	\$1.10	02/01/22	01/31/27	N/A	
5	E	6,134±	Gross	\$3,774	\$0.62	02/01/22	01/31/27	N/A	
6	F	1,080±	Gross	\$1,121	\$1.04	02/01/22	01/31/27	N/A	
	TOTAL	18,132±*		\$16,506.80					

* Square footage per the current leases. Does not include the common area restrooms. Tax records show a building size of 18,918± SF.

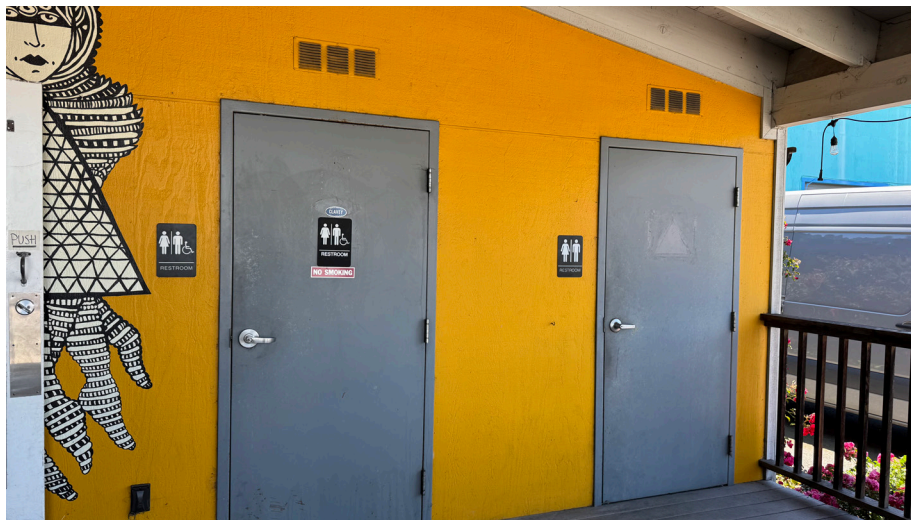


PROPERTY PHOTOS



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PROPERTY PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Located on the desirable west side of Petaluma within walking distance to Downtown. Excellent visibility on Petaluma Blvd S with easy access to Hwy 101.

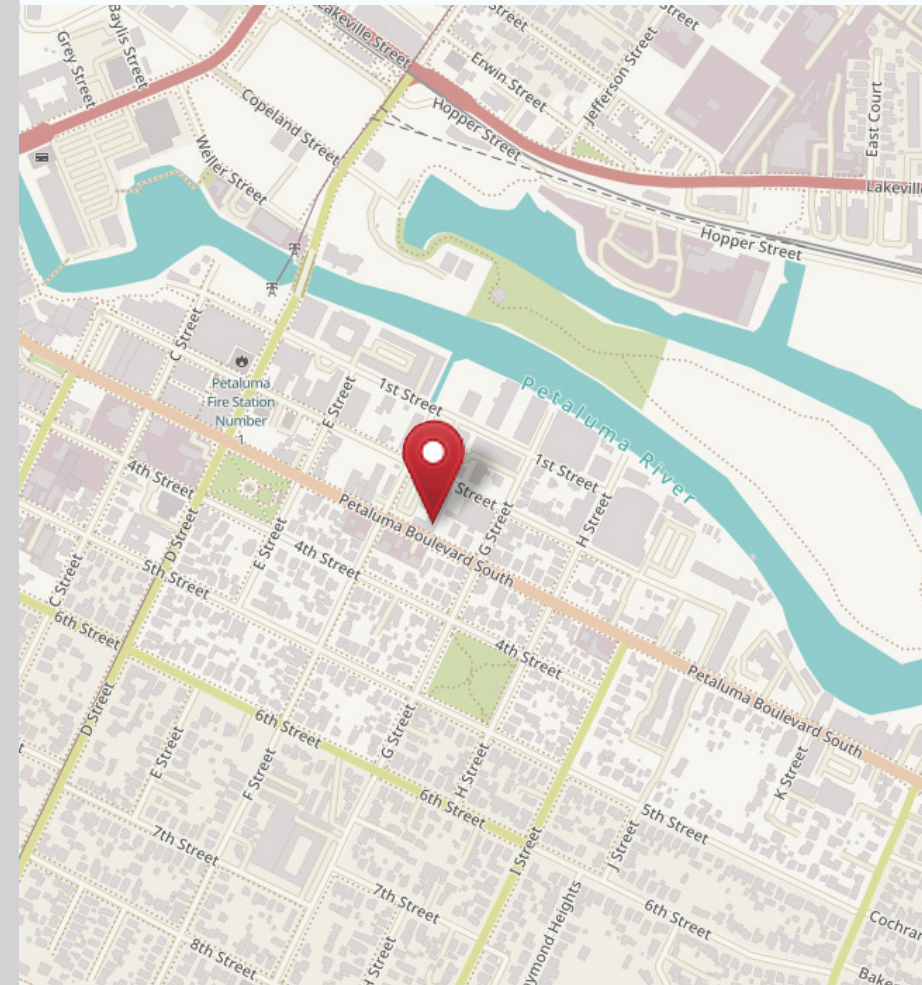
NEARBY AMENITIES

- Nearby Amenities
- Within Walking Distance to Downtown
- Easy Access to Restaurants, Shops and Entertainment
- Petaluma River

TRANSPORTATION ACCESS

- SMART Train
- Public Transportation

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	15,789	63,227	67,160
Est. Avg. HH Income	\$142,292	\$143,999	\$144,263



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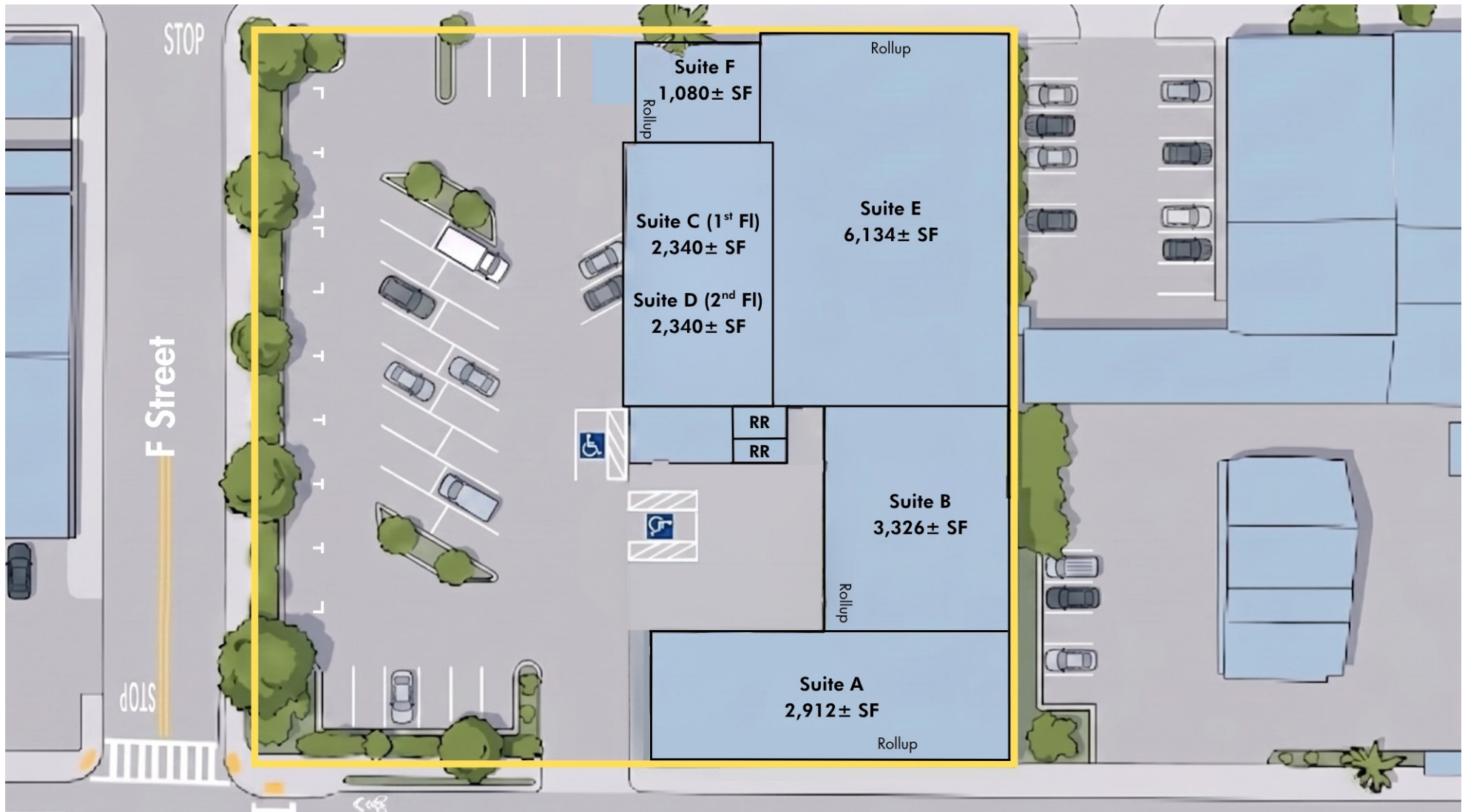


SITE PLAN



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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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