

# For Sale

Corner of Industrial Ave and Auto Center Drive | Petaluma, CA 94952  
±2.6 Acre Commercial and Auto Zoned Parcel - APN: 150-020-036

**Prime Corner Location | Nearby Petaluma Auto Center Dealerships | Close Proximity to Hwy 101**



Jones Lang LaSalle Brokerage, Inc. CA Real Estate License #01856260

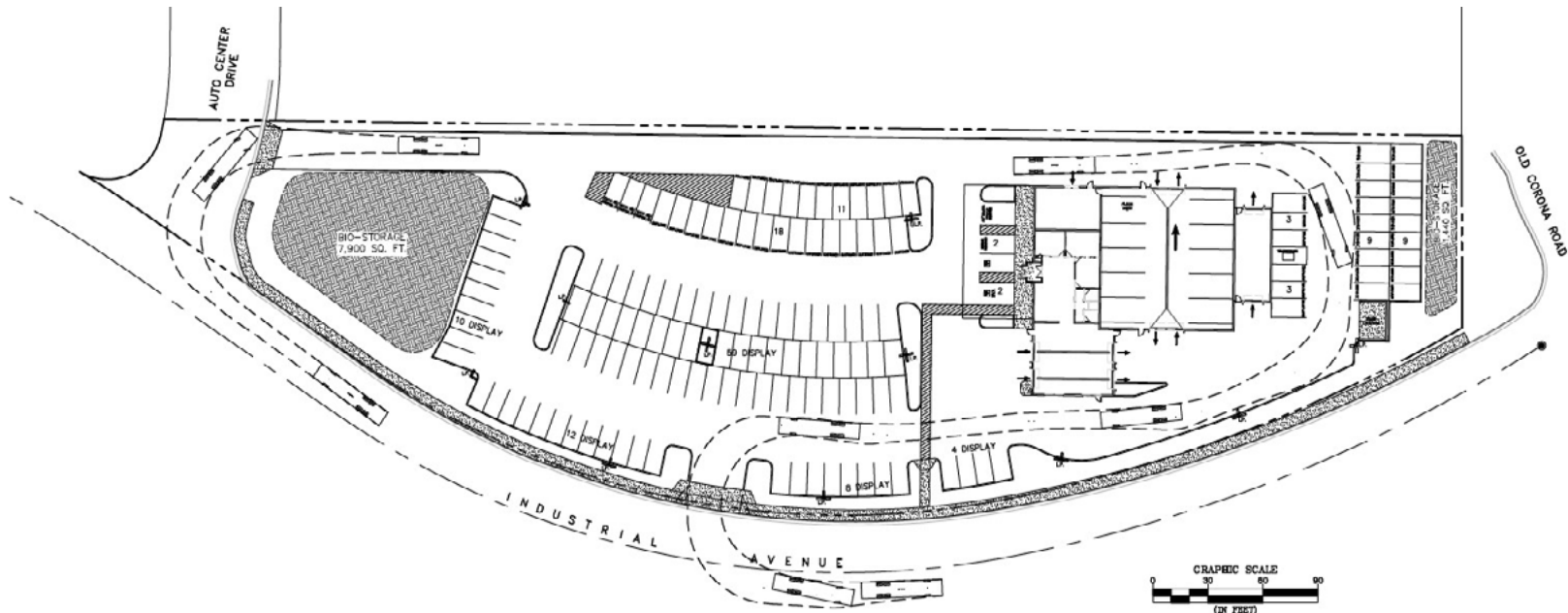
# Property Information

## Asking Price: \$1,500,000

- ±2.6 total acres
- Prime corner location
- Nearby Petaluma Auto Dealerships
- Close proximity to Highway 101
- Property is served by city sewer and water
- Zoning: Petaluma Auto Center - Planned Community District (PCD)



## Proposed Site Plan



# Zoning Information

## Petaluma Auto Center - Planned Community District (PCD)

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### PCD - Permitted Principal Uses:

- New car, boat, and recreational motor home dealerships with appurtenant facilities (sales, office, parts, service, storage, and body shop)
- Used car facilities, servicing only near car dealerships within the Petaluma Auto Center, with appurtenant facilities

### PCD - Permitted Accessory Uses:

- Signage to include, one (1) 60' tall lighted digital sign consistent with the executed PCD dealer-developer disposition and development agreement

### PCD - Conditional Uses:

- Financial, banking, savings, and loan offices, when an appurtenant use only in conjunction with dealerships in the PCD
- One (1) petroleum fueling station within the Petaluma Auto Center PCD for the exclusive use of the dealerships
- Car wash facility for the exclusive use of the dealerships within the Petaluma Auto Center PCD

For more zoning information, please follow this link: [zoning resources](#)



NOTE: This information is provided as a courtesy only, and is any tenant's/buyer's responsibly to confirm any intended use for the property with the City of Petaluma at (707) 778-4301.

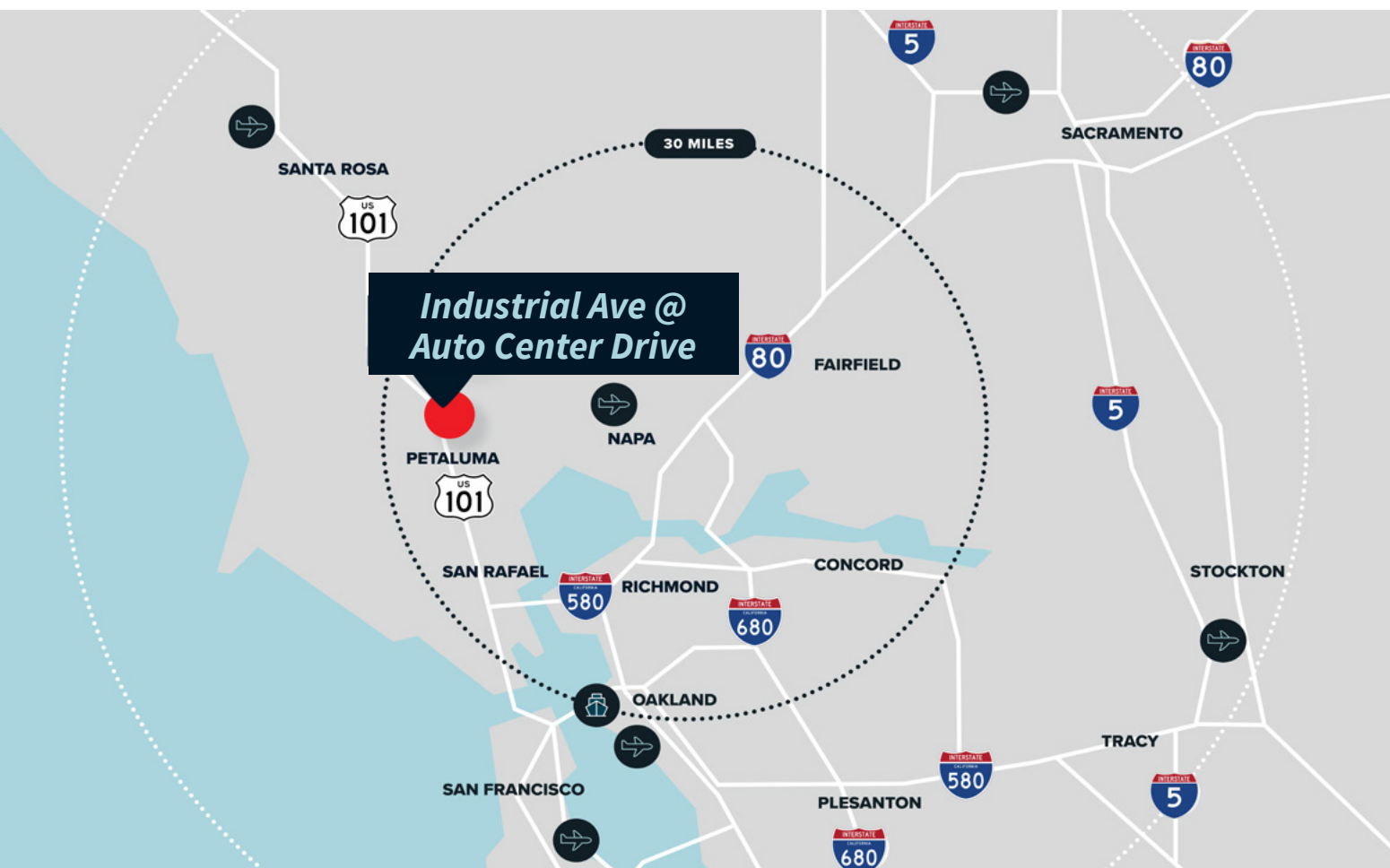
# Vicinity Neighbors

**Industrial Ave @ Auto Center Drive** in Petaluma, California is nestled in a thriving commercial district, surrounded by a diverse mix of corporate neighbors. The area boasts numerous high-profile auto dealerships, including Toyota, Honda, Chevrolet, and Ford, creating a vibrant automotive hub that attracts customers from across Sonoma County. This concentration of dealerships, complemented by auto parts stores, service centers, and car rental agencies, establishes a comprehensive “one-stop-shop” for car buyers.



# Convenient Location

The property offers superior visibility and accessibility to **Highway 101**, with an impressive average daily traffic count of  $\pm 114,400$  vehicles passing by. Petaluma's strategic location, just 32 miles north of San Francisco, combines small-town charm with proximity to major markets, making it an ideal spot for businesses looking to capture both local and regional customer bases.



<b>Santa Rosa</b>	14 mins
<b>Rohnert Park</b>	10 mins
<b>Novato</b>	18 mins
<b>Sonoma</b>	25 mins
<b>Napa</b>	42 mins
<b>Fairfield</b>	50 mins
<b>Richmond</b>	44 mins
<b>Oakland</b>	50 mins
<b>San Francisco</b>	37 mins
<b>Sacramento</b>	90 mins

## AIRPORTS

Santa Rosa Airport  
Oakland Airport  
SFO Airport  
Napa Airport  
Sacramento Airport  
Stockton Airport



For more information, please contact:

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