

PREMIER COMMERCIAL LOT FOR LEASE

5500 OLD REDWOOD HIGHWAY | PETALUMA, CA



±5-ACRE COMMERCIAL LOT AND ±1,800 SF SHOWROOM / SALES OFFICE

Close Proximity to Highway 101 | Excellent Visibility and Signage Opportunities | ADT Count: 16,433 Vehicles

Jones Lang LaSalle Brokerage, Inc, Real Estate License #: 01856260



PROPERTY HIGHLIGHTS

5500 Old Redwood Highway, Petaluma, CA is conveniently located less than a mile away from Highway 101 and has excellent visibility and signage opportunities. The site features a $\pm 1,800$ SF showroom / sales office building and 5 acres of prime commercial yard space. The [County M3 - Limited Rural Industrial Zoning](#) allows for a wide variety of uses including vehicle / equipment storage and sales, light / medium manufacturing, and contractor yard storage.



± 5 -ACRE PRIME COMMERCIAL LOT



$\pm 1,800$ SF SHOWROOM / SALES OFFICE



LESS THAN A MILE FROM HIGHWAY 101



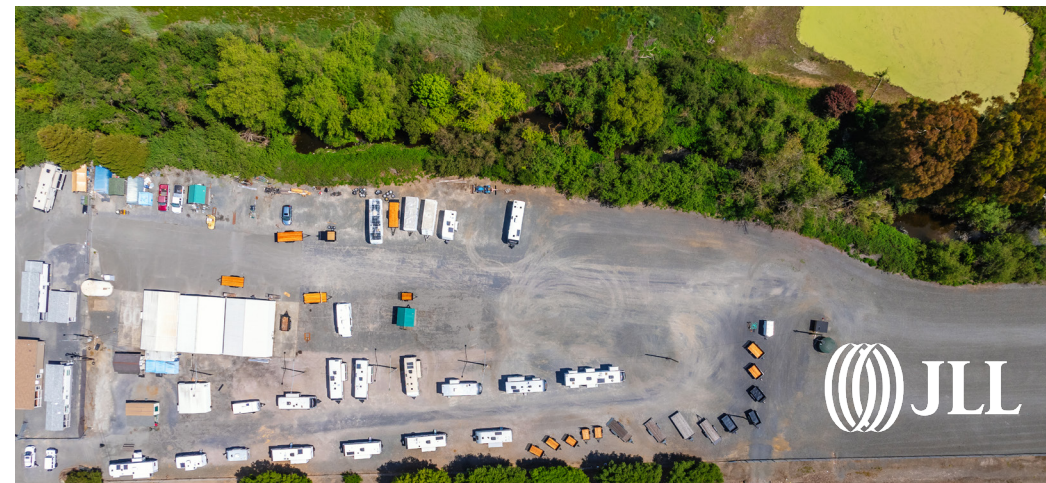
FENCED, SECURED, AND GATED



ZONING: COUNTY M3 LIMITED RURAL IND.



ASKING RATE: \$0.25 PSF/MO (IG)



LOCATION DEMOGRAPHICS



10-MILE RADIUS OF 5500 OLD REDWOOD HWY, PETALUMA, CALIFORNIA



164,624

Total
Population



12%

Population
Growth Rate



61,400

Total
Households



\$104,598

Median Household
Income



61,113

Total
Employees



LOCATION MAP

Strategically located in Petaluma, 5500 Old Redwood Highway offers easy access to Highway 101, public transit, and nearby retail amenities. This central location is ideal for businesses prioritizing convenience and accessibility in the Bay Area.

Access to Northern California



Santa Rosa

13 miles (17 mins)

Novato

15 miles (18 mins)

Napa

27 miles (42 mins)

Richmond

36 miles (40 mins)

Oakland

47 miles (52 mins)

San Francisco

42 miles (50 mins)

Fairfield

45 miles (51 mins)

Sacramento

85 miles (94 mins)



Sonoma County - 21 miles

Oakland - 46 miles

SFO - 55 miles

Napa - 29 miles

Sacramento - 85 miles



Sonoma County - 0.3 miles

(Route 44 & 48)

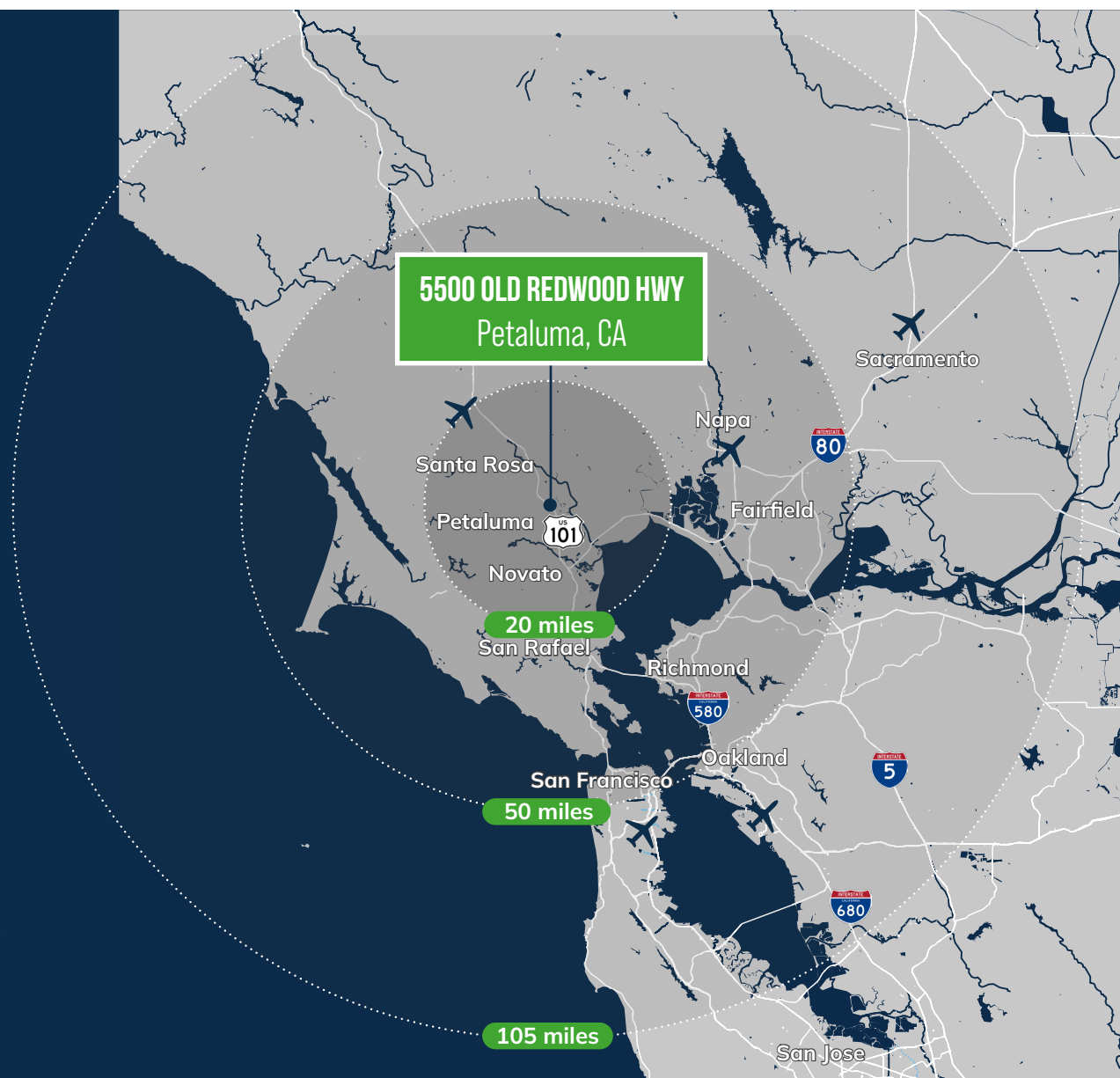
Petaluma - 0.3 miles

(Route 11)



Train

SMART North Petaluma - 1.2 miles



NEARBY AMENITIES



Active Wellness Center.....	1 mile (5 mins)
Home 2 Suites by Hilton.....	0.9 miles (4 mins)
Beyond the Glory Sports Bar.....	0.7 miles (3 mins)
Gohan Japanese.....	0.8 miles (3 mins)
Bianchini's Deli.....	0.8 miles (3 mins)
Starbucks.....	0.5 miles (2 mins)
Cafe Giostra.....	0.5 miles (2 mins)
Applebee's.....	0.5 miles (2 mins)
Henhouse Brewing Company.....	0.9 miles (3 mins)
Lagunitas Brewing Company.....	1 mile (4 mins)

CONTACT US



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