

For Sale

1230 Auto Center Drive | Petaluma, CA 94952

±4,205 SF Showroom Building & ±1,800 SF Shop Building

*Additional ±2.6 Acre Dealership Zoned Parcel For Sale Nearby Property

Site is situated on ±1.25-acres | Excellent Highway 101 visibility | Traffic count: ±114,400 vehicles per day

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

Property Information

Asking Price: $3,250,000

- ±1.25 acres total
- Excellent Highway 101 visibility
- Traffic count: ±114,400 vehicles per day
- Fully paved and lit lot
- ±100 parking stalls
- Next to North Bay Nissan and Hansel Honda of Petaluma, across street from Hansel Toyota of Petaluma

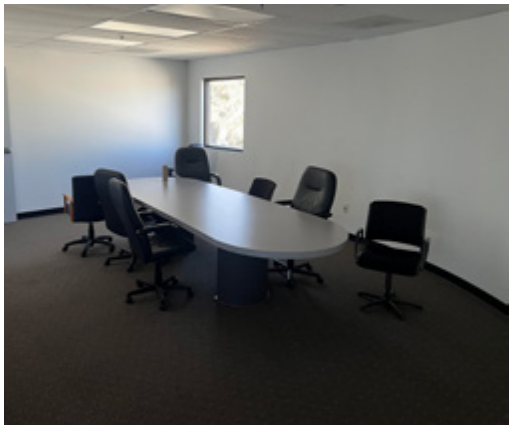
Showroom Building: ±4,205 SF

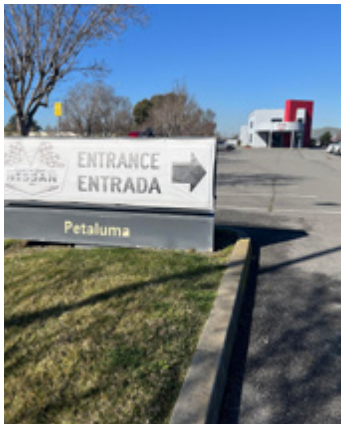
- ±10’ – 20’ clear-height in showroom
- Wide showroom doors to get vehicles inside
- Monument signage
- Fire sprinklers
- (2) restrooms

Shop Building: ±1,800 SF

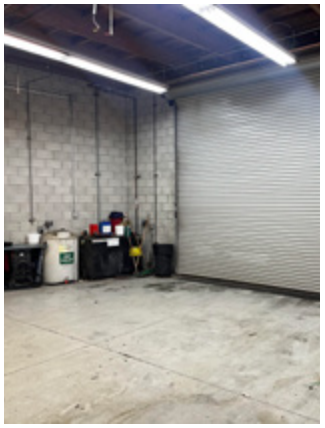
- (2), 16’ x 20’ grade level doors (4 – 5 service bays)
- (2), level 2 EV chargers
- Floor drains
- Compressor with air lines

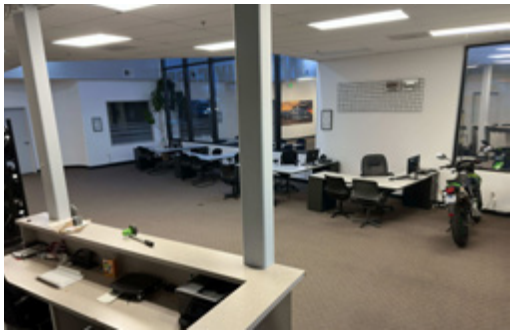






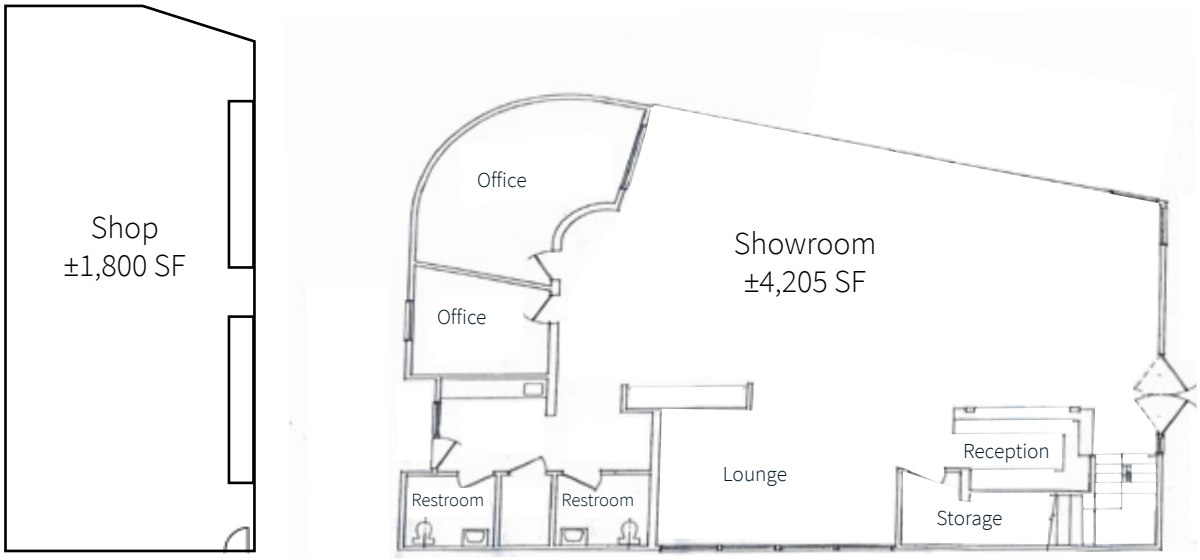








Site Plan



▭ = Grade-Level Doors

FLOOR PLAN NOT TO SCALE

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Zoning Information

Petaluma Auto Center - Planned Community District (PCD)

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**

JLL

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.

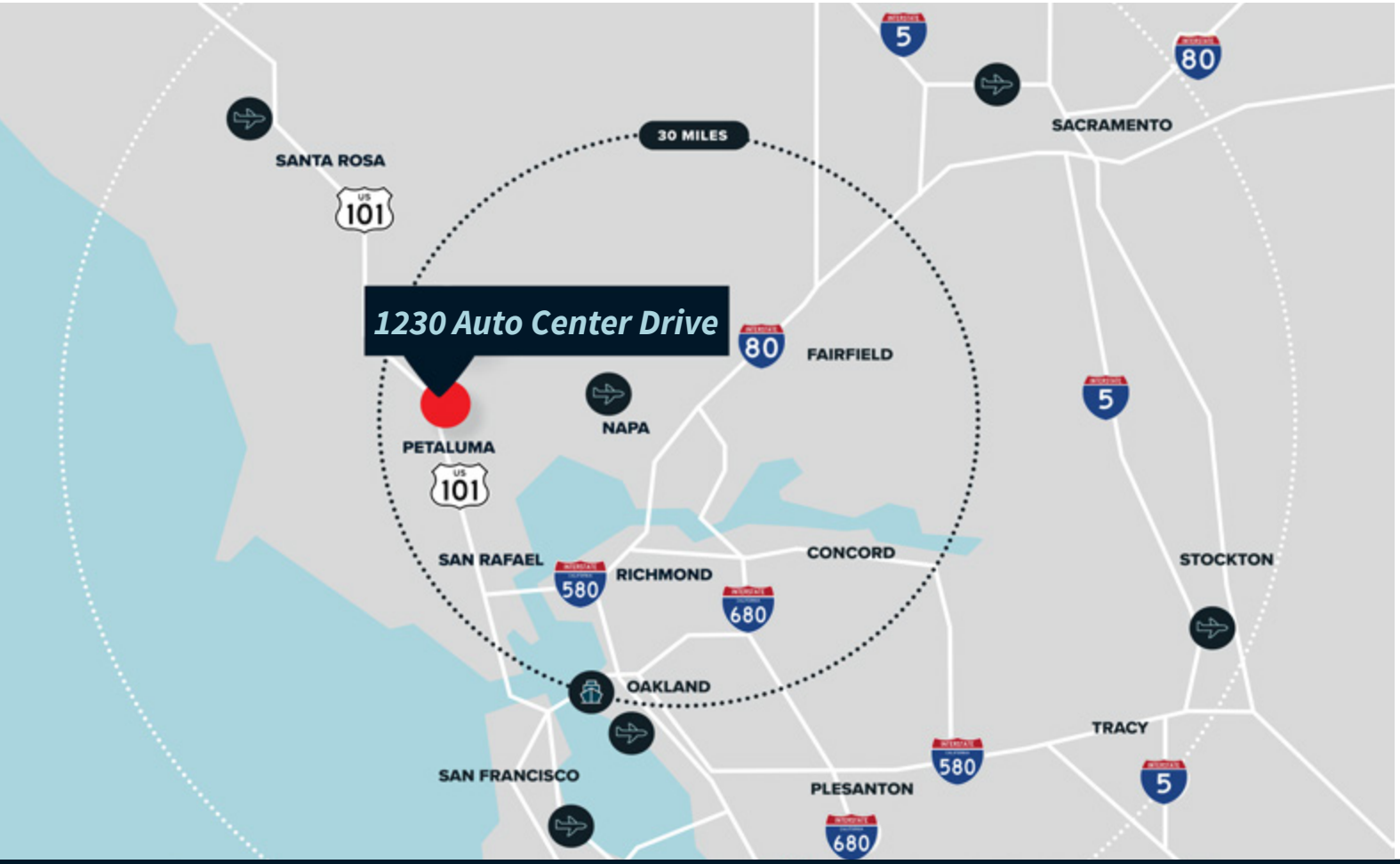
Vicinity Neighbors

1230 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 ±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.*



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

AIRPORTS

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

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