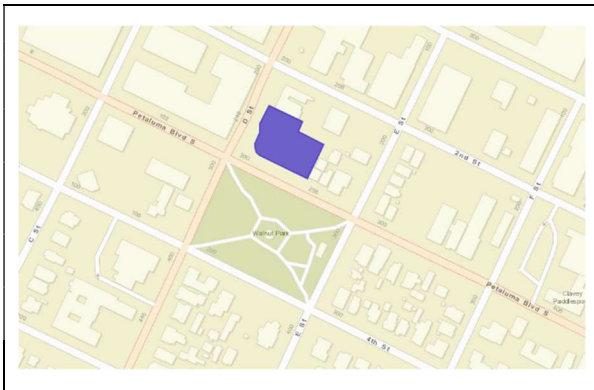


201 Petaluma Blvd South, Petaluma, California

PROPERTY DETAILS

Address(es)	201 Petaluma Blvd South
Total Acreage	0.46
Tax Parcels	1
Current Zoning	Urban Core: Central Petaluma Specific Plan
Recent Use	Former Service Station

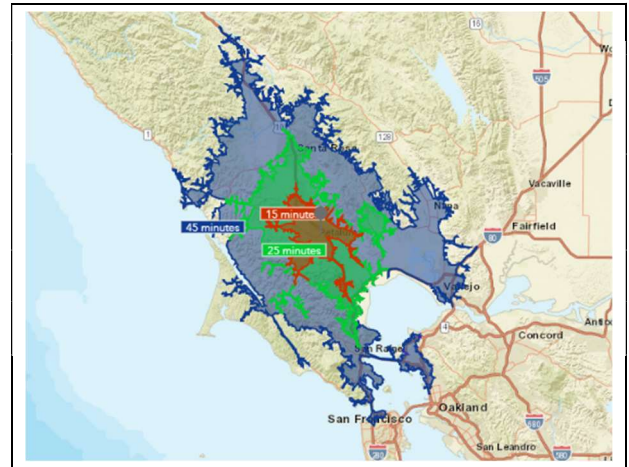


LOCATION

Region	Santa Rosa, CA Metro Area
Population	499,942
Neighborhood	Mixed use commercial area adjacent to historic downtown
Amenities	Within 1/2 mile of SMART Station Corner lot at signalized intersection Across from Walnut Park

ACCESS

Site Access	Corner lot at signalized intersection of Petaluma Blvd South and D Street	
Rail Service	Sonoma-Marín Area Rail Transit (SMART) Station within 0.5 miles	
Drive Time	Santa Rosa	25 min
	San Francisco	45 min



OPPORTUNITY

Vacant former service station located in the vibrant Petaluma Urban Core adjacent to a wide range of shopping, entertainment and housing uses. Centrally located adjacent to the historic downtown and within a short walk of the Petaluma River and the SMART Station.

For more information: Call 888.508.6710 or Email info@RE-Portfolio.com

The above information on this site has been prepared to assist interested parties in making their own evaluation of a prospective transaction to purchase this property. The information may not be all-inclusive or contain everything that may be desirable or required in order to properly evaluate a prospective transaction. No representations or warranties, express or implied, as to the accuracy or completeness of the information on this site, are being made. Neither the operator of this website nor the owner of the property will have any liability with respect to any use of or reliance on any of the information on this site. Interested parties should conduct their own research prior to any transaction.

201 Petaluma Blvd South, Petaluma, California

PROPERTY INFRASTRUCTURE

Electric	PG&E services available
Natural Gas	PG&E services available
Water	Municipal service available
Sewer	Municipal service available
Stormwater	Municipal service available



ENVIRONMENTAL STATUS

Investigations and corrective action have been conducted on the property. All underground storage tanks and structures have been removed. The primary constituents of concern (COC) at the Site include benzene and ethylbenzene concentrations present in soil, soil vapor, and/or groundwater. In addition, light non-aqueous phase liquid (LNAPL) has been detected in a groundwater monitoring well intermittently. The site is regulated under State of California Low Threat Closure Policy. A corrective action plan has been approved by the Sonoma County DEH (Local Oversight Program for San Francisco Regional Water Quality Control Board). Corrective action will include excavation to remove source material contributing to LNAPL and COC in groundwater and soil vapor followed by up to 2-years of post-remediation monitoring.

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