

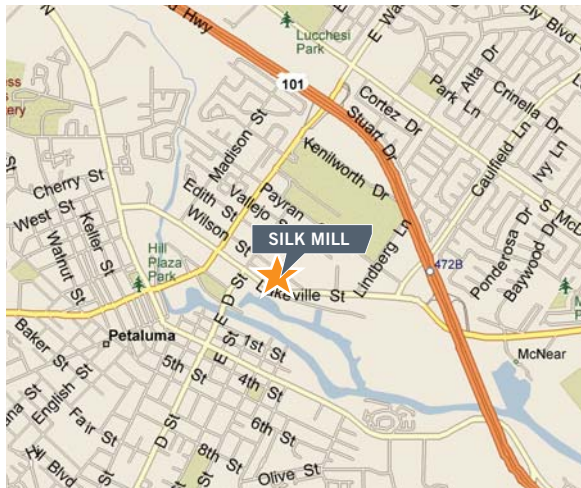


FOR SALE

# Petaluma Silk Mill

420 Jefferson Street, Petaluma, CA

**Cassidy  
Turley** Commercial  
Real Estate Services



## Property Highlights:

- Redevelopment opportunity
- 1.58 acres parcel size
- Two-story unreinforced masonry
- ±37,000 Square Feet
- MU-2 (mixed use zoning)
- Registered historical landmark
- APN: 007-163-002
- Pricing available upon request

For more information, contact:

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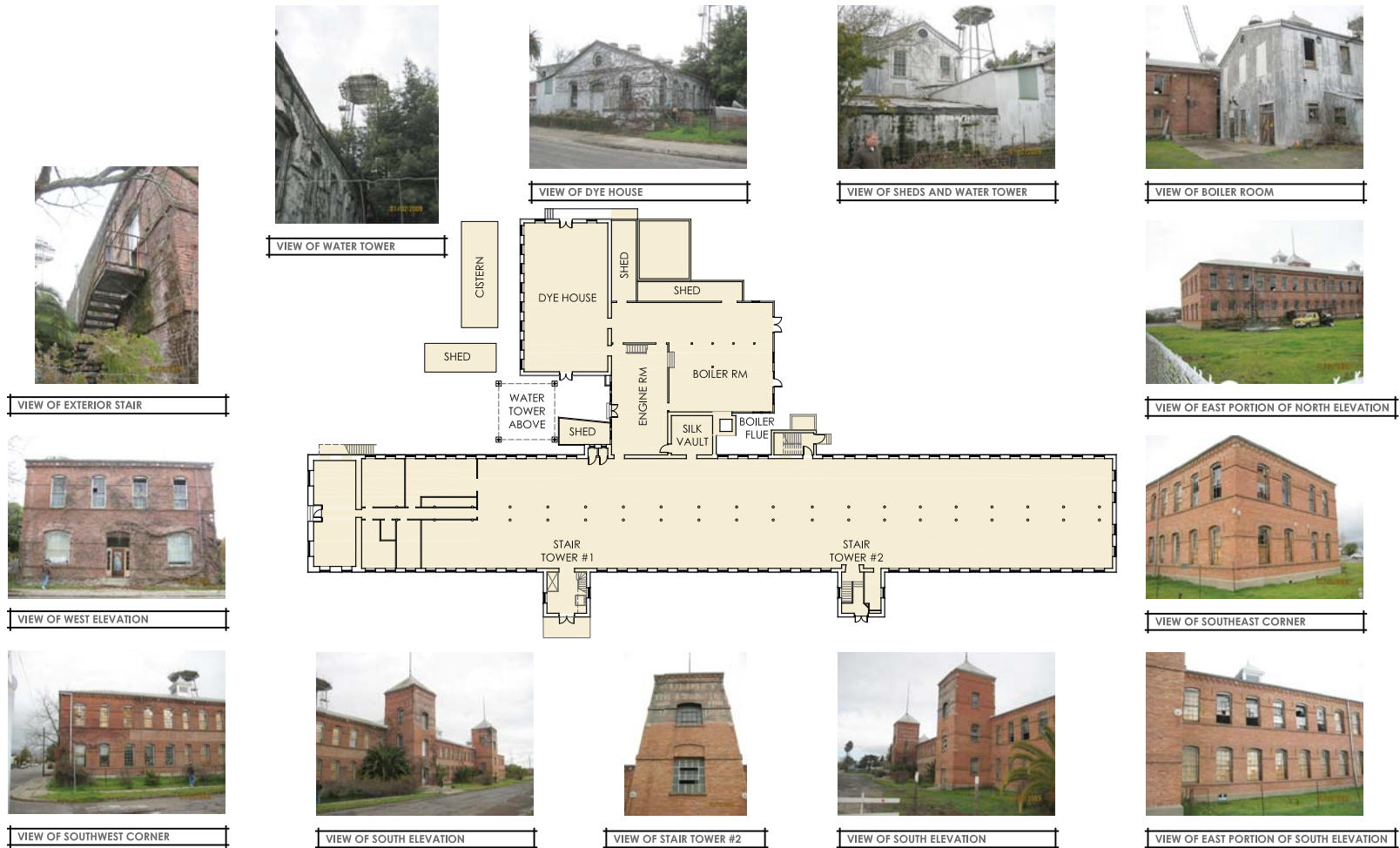
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## Floor Plan & Exterior Photos



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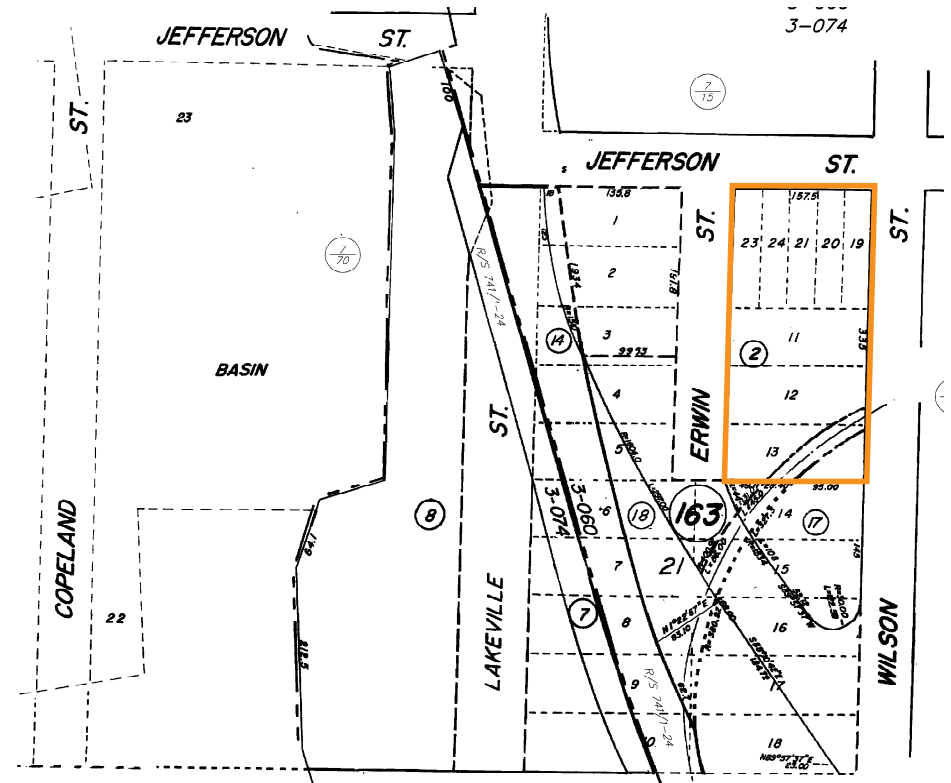
# Petaluma Silk Mill

450 Jefferson Street, Petaluma, CA

Aerial Map



Parcel Map



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## Recent Development History



VIEW OF 1922 SILK MILL BUILDING



1922 EXPANSION ELEVATION AND SECTION



1922 EXPANSION FRONT ELEVATION



VIEW OF STAIR TOWER #1



VIEW OF ORIGINAL 1892 SILK MILL BUILDING



ORIGINAL 1892 FRONT ELEVATION



ORIGINAL 1892 LEFT END ELEVATION



VIEW OF FIRST FLOOR MILL OPERATIONS



VIEW OF WATER TOWER



ORIGINAL 1892 FIRST FLOOR PLAN

The most recent development proposal was for an adaptive re-use as a 95 room hotel and restaurant. The restaurant and 70 rooms were proposed in the existing structures, with 25 additional hotel rooms in a new detached structure. The proposal resulted in the property's General Plan being amendment to Mixed – Use and its zoning changed to MU2 (Mixed Use 2). The zoning is intended to evolve the character in the historic downtown area. It allows for a wide variety of commercial uses and residential density of up to 30 units per acre. Please check with the city of Petaluma for allowable uses in the MU2 Zoning.

The Silk Mill building is on the National Register of Historic Places and the California Register of Historic Resources.

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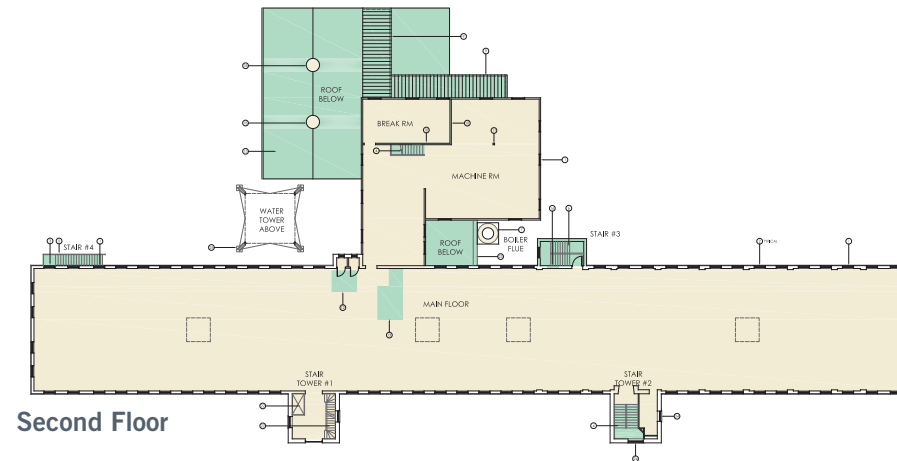
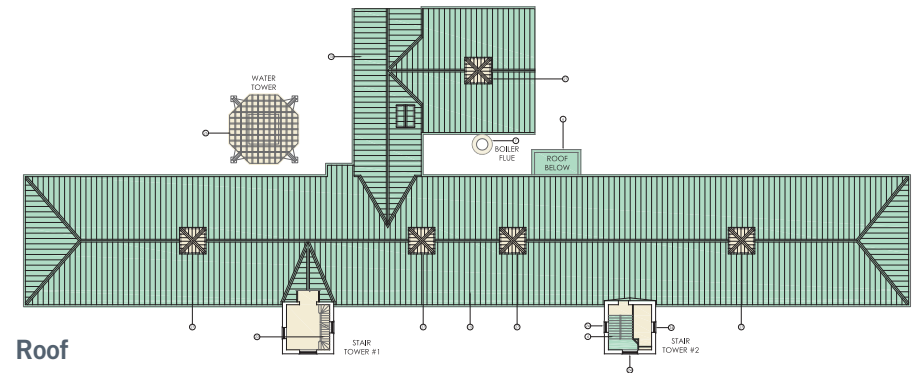
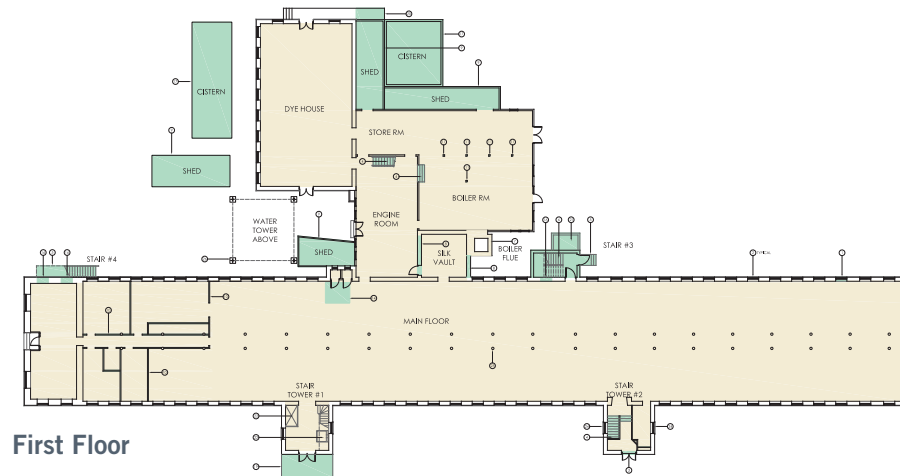
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