

CONSTRUCTION IS COMPLETE!

NEW DEVELOPMENT

HWY 101 & N. PETALUMA BOULEVARD, PETALUMA, CA



retailwest

SCOTT TURNER
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DRE# 01218371

- Retail Space Available: ±750 - 2,650 SF
- Looking for QSR and Restaurants, Vet, Beauty, Medical/Dental, & Personal Services
- ±1,420 SF 2nd level office space



CAN BE COMBINED ±2,747 SF

1,378 SF

1,369 SF

- » High profile retail opportunity directly off HWY 101 (142,460 CPD) HWY 101 & Petaluma Blvd N, Petaluma, CA
- » 1.8 miles from Santa Rosa Junior College (6,400 students)
- » Opportunity for fast casual QSR, sit down restaurants, and shop space
- » Zoning: Community Commercial (C-2)

- » **Parcel:**
±3 Acres
- » **Retail Space Available:**
±750 - 2,650 SF
- » **Office Space Available (2nd Level):**
±1,420 SF

5 MILE HIGHLIGHTS (2025)

AVERAGE HH INCOME
\$154,276

TOTAL BUSINESSES
4,286

EMPLOYEES
34,276

CAN BE COMBINED ±2,747 SF

EXISTING BUILDING
1,540 SF
OFFICE SPACE
2nd Floor: 1,420 SF

Ale Bait Taproom
(Potentially Available)

NEW BUILDING
1,378 SF

NEW BUILDING
1,369 SF



EXISTING BUILDING (REMODEL UNDER SEPARATE PERMIT)

EXISTING BUILDING 2 (REMODEL UNDER SEPARATE PERMIT)

EXISTING 3
PROPOSED BUILDING 4,500 SF

RESTAURANT UNDER SEPARATE PERMIT

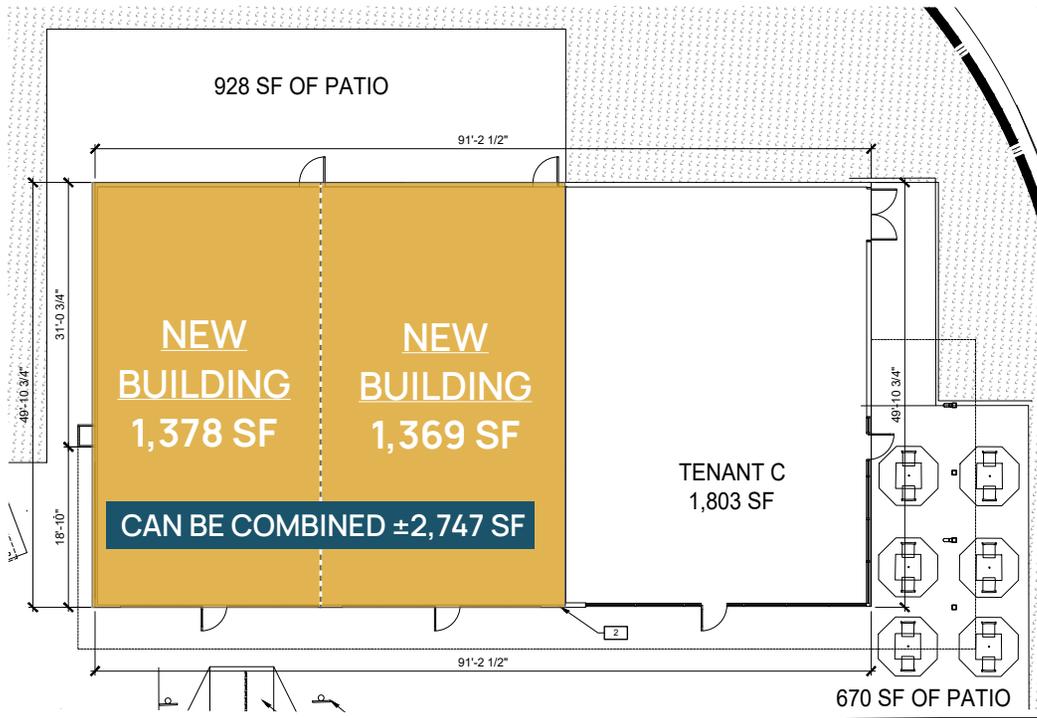


NEW SIGNAGE



FRONT VIEW







2025 DEMOGRAPHICS	3mi.	5mi.	7mi.
Estimated Population	36,030	95,135	26,788
Estimated Households	14,663	36,650	49,368
Average HH Income	\$156,667	\$154,276	\$149,497
Estimated Bach. Degree +	52%	51%	51%
Total Businesses	2,192	4,286	5,846
Estimated Employees	18,840	34,276	49,867





Americas Best Value Inn & Suites

POKER ROOM

6,378 SF
Redevelopment Restaurant

Beyond The Glory
Bank of Marin
Nail Spa

6

GOAT ROCK
CIDER COMPANY

AT&T
ALOH-O
Bonshuin
Gohan Japanese
Flowering Tea House

DOLLAR TREE

REDWOOD GATEWAY

Michaels

KOHL'S

VentHouse
BREWING CO.

LAGUNITAS
BREWING CO.

85,802 SF Hotel
Redevelopment - 140 rooms

active

SITE

FREEWAY VIEW OF SITE



KOHL'S *Michaels* 

LEGHORN MARKETPLACE
SAFEWAY 

PLAZA NORTH & SOUTH
TRADER JOE'S *Raley's* 
CVS pharmacy **LOLA'S** **ROSS DRESS FOR LESS** 
    

SITE

DEER CREEK VILLAGE
Smart & Final **CITY SPORTS CLUB** 
 **Friedman's HOME IMPROVEMENT** **Davita Kidney Care**

WASHINGTON SQUARE
SAFEWAY  
   
 

PETALUMA VILLAGE PREMIUM OUTLETS
 *Sally's Sport Centre* **LOFT**
BANANA REPUBLIC 

EAST WASHINGTON PLACE
TJ-maxx  **PETSMART**
HomeGoods **DICK'S**  **BevMo!**
 **Orangetheory FITNESS** **MATTRESS FIRM** **CHASE**
 **FIVE GUYS**  **verizon**

RIVER PLAZA
GROCERY OUTLET  

Lucky *californico*

WHOLE FOODS MARKET

PETALUMA GATEWAY
  

US 101

HWY 101 99175 CPD

US 101

retailwest

FOR MORE INFORMATION:

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