



Keegan & Coppin
COMPANY, INC.

FOR LEASE

359 E WASHINGTON ST
PETALUMA, CA

2nd Generation Restaurant



Go beyond broker.

REPRESENTED BY:

SARA WANN, SREA
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



2ND GENERATION RESTAURANT FOR LEASE



359 E WASHINGTON ST
PETALUMA, CA

2ND GENERATION
RESTAURANT FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Fully Built Out Restaurant
- Type 1 and Type 2 Hoods
- Monument Pole Signage
- Walking Distance to Downtown and Smart Train Station
- Two Proposed Apartment Complex Developments Within 2 Blocks

DESCRIPTION OF PREMISES

Previously Mary's Pizza, this second generation restaurant space includes an approx. 7' type 1 hood, an approx. 10' type 2 hood, walk in refrigeration, grease trap, wash station area with plumbing, beverage station, multiple prep areas and dry storage. Currently configured with a large dining area, a private dining/event room, manager's office and men's and women's restrooms. FF&E pictured is not included with the lease, but could potentially be purchased from the previous tenant. With all of the foundational pieces, this is a fantastic opportunity to create your own vision.

LEASE TERMS

SIZE

3,650+/- sq. ft.

RATE

\$1.85 PSF

TERMS

NNN (\$0.39 PSF)

PARKING

Abundant

ZONING

TS - Urban Center

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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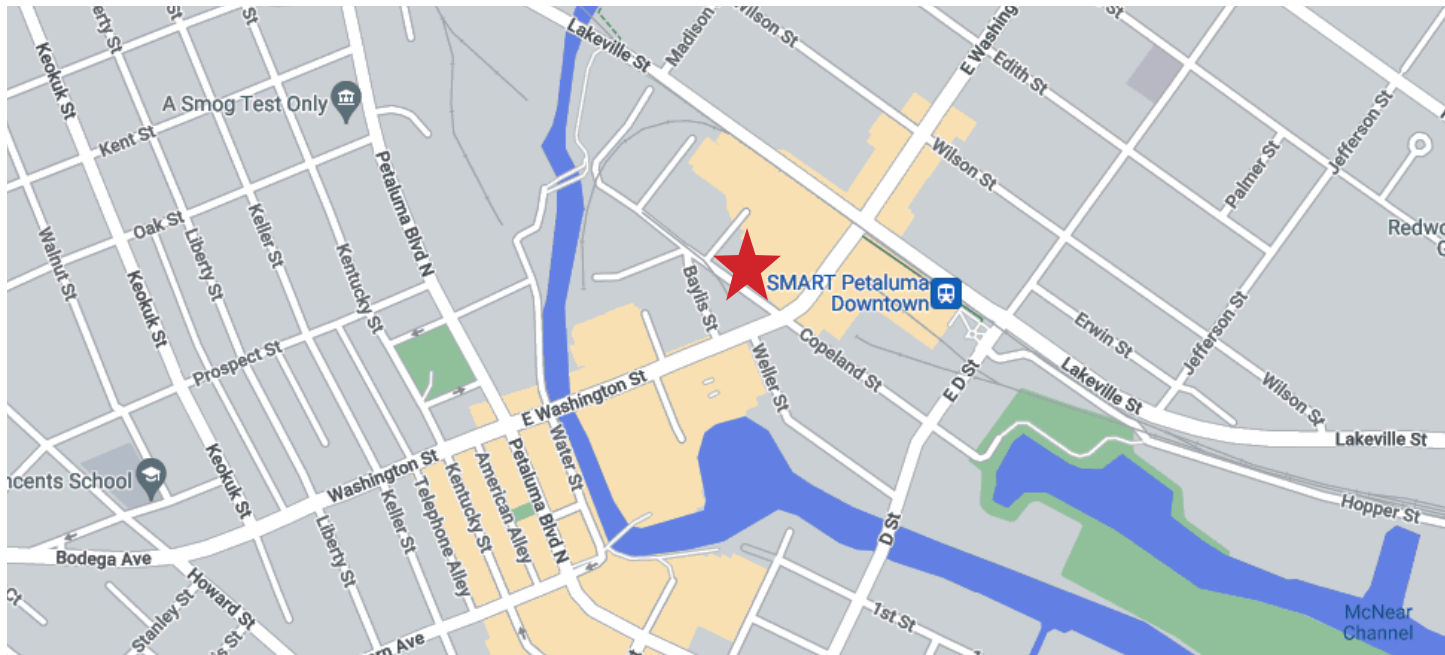


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DESCRIPTION OF AREA

Located in Central Petaluma within walking distance to the Historic Downtown, and the Smart Train station. East Washington is the main connector between the East and West sides of the City and is one of the most highly trafficked roads in Petaluma, making the available pole signage even more valuable. The Center is anchored by CVS and O'Reilly Auto Parts. Other tenancies include a mexican restaurant, market and a pilates studio. With the existing residential in the area and the addition of two proposed major apartment complexes within walking distance to this location, you'll have a built in customer base.



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359 E WASHINGTON STREET, PETALUMA, CA PHOTOS



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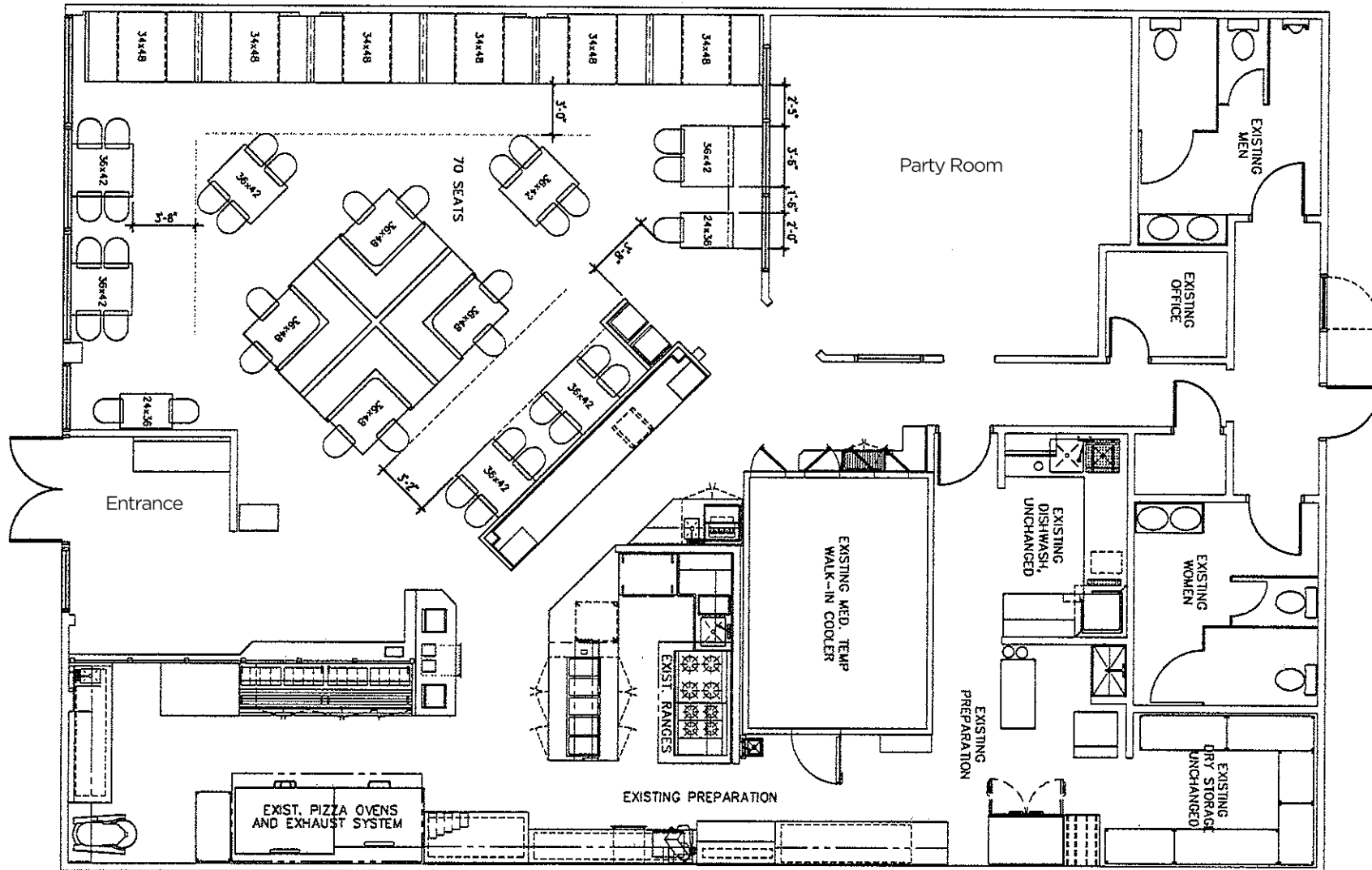


359 E WASHINGTON STREET, PETALUMA, CA FLOOR PLAN



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359 E WASHINGTON STREET, PETALUMA, CA SITE PLAN

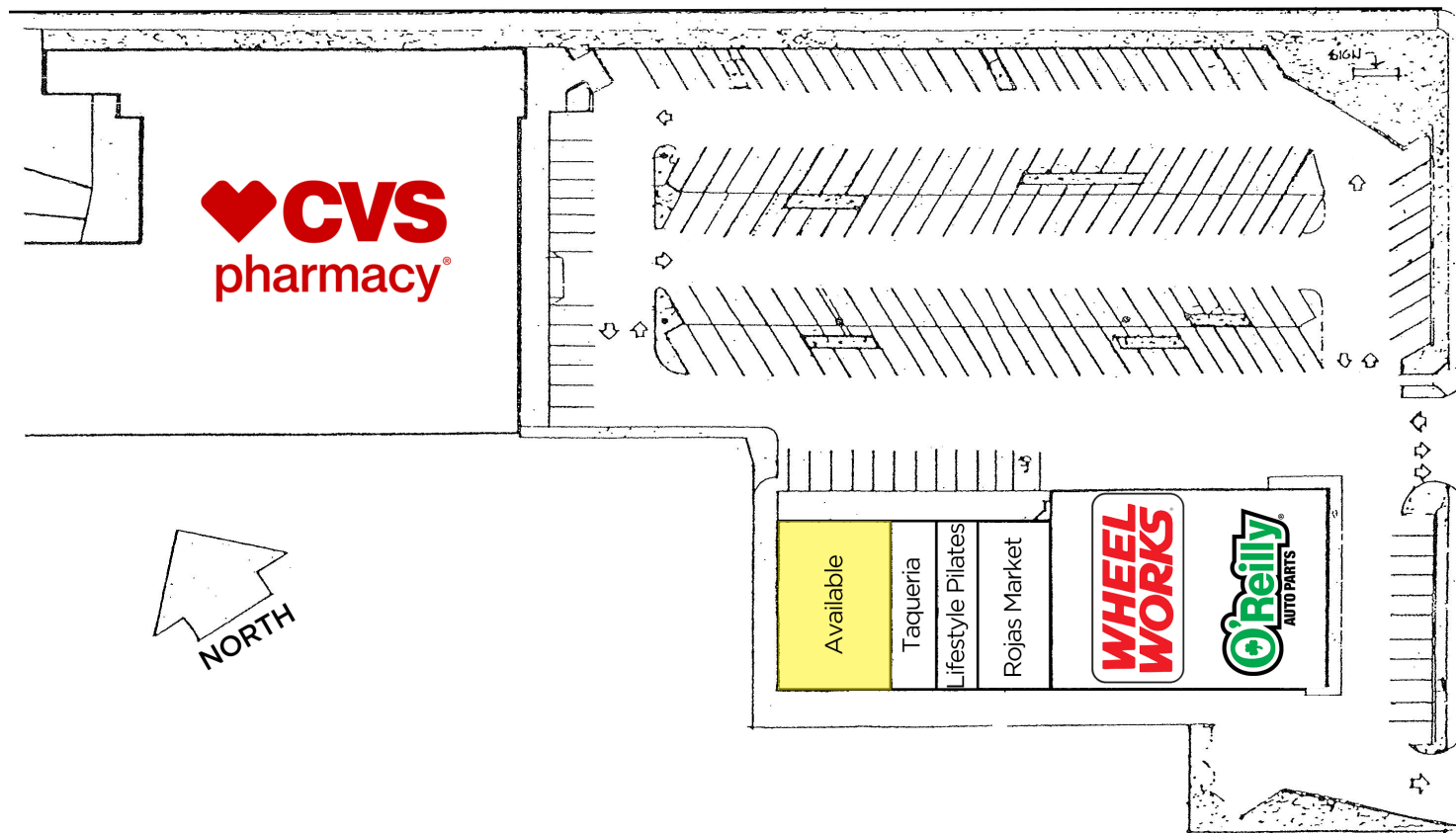


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LAKEVILLE SHOPPING CENTER

Lakeville Street



East Washington Street

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359 E WASHINGTON STREET, PETALUMA, CA AERIAL



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