



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

231 PETALUMA AVENUE, SEBASTOPOL, CA @  
HIGHWAYS 12 & 116

**CHASE** NOW OPEN

**RETAIL SPACE IN FREESTANDING  
BUILDING**

**1 SPACE LEFT**



Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER, PARTNER**

LIC # 01206401 (707) 528-1400 #267

[RDERINGER@KEEGANCOPPIN.COM](mailto:RDERINGER@KEEGANCOPPIN.COM)

**SARA WANN, PARTNER**

LIC # 01437146 (707) 664-1400 #108

[SWANN@KEEGANCOPPIN.COM](mailto:SWANN@KEEGANCOPPIN.COM)



## PROPERTY SUMMARY



231 PETALUMA AVENUE, SEBASTOPOL, CA  
@ HIGHWAYS 12 & 116

### RETAIL SPACE FOR LEASE IN FREESTANDING BUILDING



### FEATURES

- 1,381+/- sf Retail End-Cap Space
- Co-Tenants include: Chase Bank, CVS Pharmacy
- Located in Central Downtown Sebastopol
- Excellent Opportunity for a Food-User
- Chain Stores Permitted - National, Regional, Local
- At Highways 116 & 12

### LEASE RATE

**\$3.00 PER SQUARE FOOT,  
PLUS NNN CHARGES**

WELCOME NEW TENANT -



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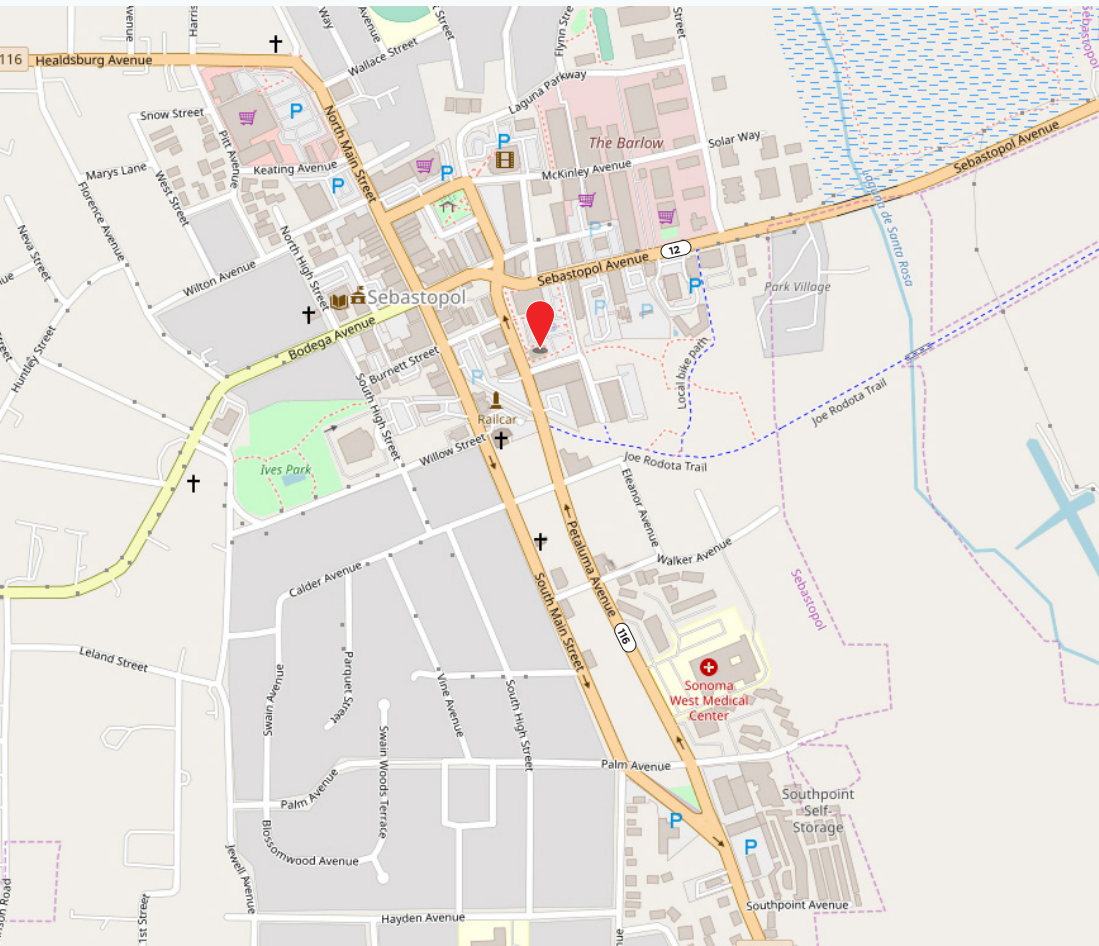


## LOCATION DESCRIPTION



231 PETALUMA AVENUE, SEBASTOPOL, CA  
@ HIGHWAYS 12 & 116

### RETAIL SPACE FOR LEASE IN FREESTANDING BUILDING



## DESCRIPTION

- Located on the busiest intersection in the city with over 40,000 cars per day @ intersection
- Excellent visibility to Highway 116/Petaluma Avenue
- Easy access - Central Sebastopol
- Strong Downtown Retail corridor with other major tenants including: Safeway, Whole Foods Market, Rite-Aid, Rialto Cinemas as well as several hotels and popular local restaurants
- High barriers to entry
- Chain Stores permitted - National - Regional - Local

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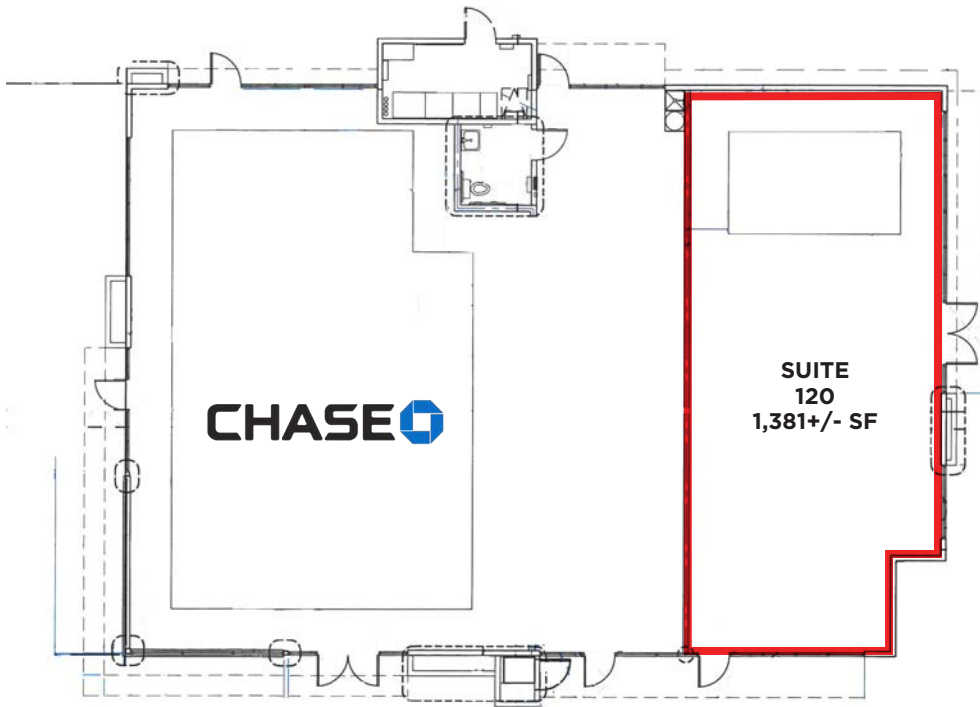


## FLOOR & SITE PLANS

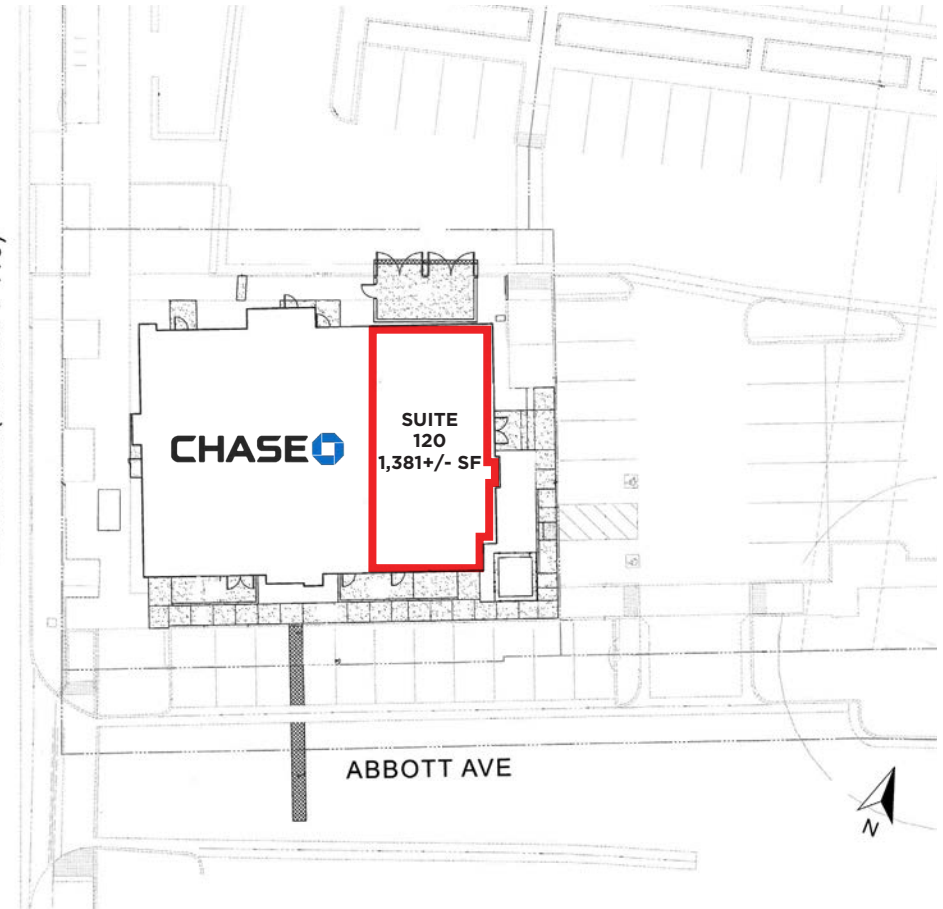


231 PETALUMA AVENUE, SEBASTOPOL, CA  
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**RETAIL SPACE FOR LEASE IN  
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PETALUMA AVE (AKA HWY 116)



 AVAILABLE

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## PROPERTY PHOTOS



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# AERIAL MAP



231 PETALUMA AVENUE, SEBASTOPOL, CA  
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# DEMOGRAPHICS

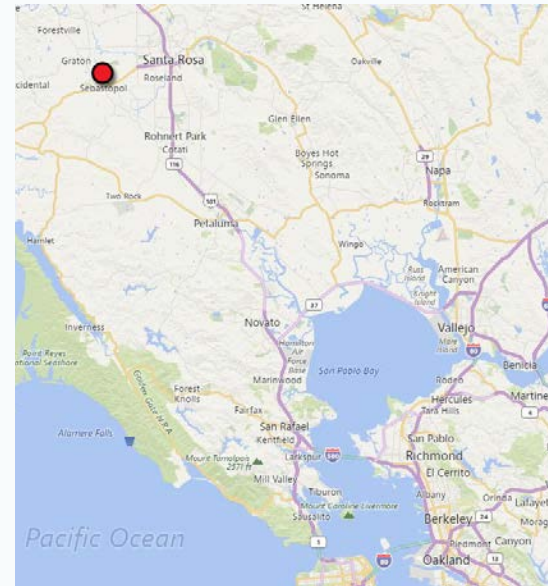
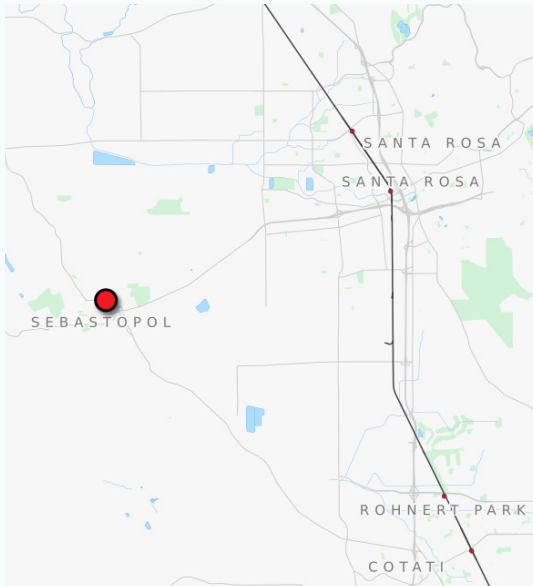


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**RETAIL SPACE FOR LEASE IN  
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SEBASTOPOL	1 MILE	3 MILE	5 MILE
Population	7,232	19,438	62,607
Avg. HH Income	\$100,257	\$87,212	\$80,469

TRAFFIC COUNT		
STREET	CROSS STREET	AVG DAILY VOL
Petaluma Ave	Burnett St	12,059
S Main St	Burnett St	12,311
Bodega Ave	Sebastopol Ave	18,063



## SIGNIFICANT EMPLOYERS



**ANALY HIGH SCHOOL**

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