

FOR SALE

700-710 E WASHINGTON ST.

PETALUMA, CA 94952



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Multi-Tenant Retail Property For Sale

OFFERING SUMMARY



W Commercial is excited to bring 700-710 E Washington St to market for sale. The property consists of a multi-tenant building, (currently occupied by What A Chicken Restaurant and Nail Salon) a single-tenant building, and private parking across three parcels totaling a 0.33 lot. All Tenants are currently on month-month leases creating an ideal situation for owner-users or value add investors.



SALE PRICE
\$1,500,000



PRICE PER SF
\$384.62



SALE TYPE
Investment/Owner User



LOT SIZE
0.33 Acres



TENANCY
Multi (3-Units)

PROPERTY HIGHLIGHTS

700–710 East Washington Street is a well-located, multi-tenant retail property positioned along one of Petaluma’s most traveled commercial corridors, just minutes from downtown. The property consists of multiple storefronts currently occupied by a chicken restaurant, nail salon, and a corner hair salon—all operating on month-to-month leases that offer immediate income with flexibility for future repositioning. The location benefits from strong visibility, easy access to major arterials, and proximity to a wide range of national and local retailers.

706–710 East Washington features existing restaurant infrastructure including floor drains, wipeable walls, a walk-in cooler, hood system, and a triple-compartment sink—reducing the cost and timeline required for future food service tenants. Ample private parking supports convenient customer access and strengthens the property’s long-term retail viability. This is a compelling opportunity for both investors and owner-users seeking value-add potential in one of Petaluma’s most desirable commercial trade areas.



LOT SIZE
0.33 Acres



BUILDING SIZE
3,900 SF



BUILT
1941



ZONING
Mixed Use 2



TENANCY
Multi



UNITS
3



PARKING
14 Private
(3.6: 1,000)



POWER
800 AMPS - 240 V
(4 Individual Meters)



HVAC
YES



GAS
YES



SPRINKLERS
NO



RESTROOMS
???

PROPERTY HIGHLIGHTS



700-710 E WASHINGTON ST.

PETALUMA, CA 94952

Unit	Tenant	SF Lease	Current Rent	Lease Term
700	Hair Salon	1100	1500	MM
706-708	What A Chicken	1900	3000	MM
710	Nail Salon	900	1250	MM



Flexible Zoning

The property is located in the Mixed Use-1A zoning district which permits a wide range of allowable uses including; Traditional retail, food/beverage, office, and service-based uses.



Existing Restaurant Improvements

The property benefits from substantial existing restaurant improvements, including a functional commercial kitchen layout with floor drains, wipeable wall surfaces, a hood system, walk-in cooler, and a three-compartment sink. These improvements significantly lower re-tenanting costs and create a turnkey opportunity for food service operators.



Redevelopment Potential

With its strong East Washington Street frontage, corner lot, MU-1A Zoning and proximity to Downtown Petaluma, the property presents compelling long-term redevelopment potential. The site may appeal to investors seeking to reposition the asset through re-tenanting, reconfiguration, or full ground up redevelopment.

FINANCIALS



ASKING PRICE

\$1,500,000



CURRENT BASE RENT

\$69,000



PROFORMA BASE RENT

\$105,000



PROFORMA NNN
REIMBURSEMENT:

\$27,876



PROFORMA CAP RATE:

7.0%

Rent Schedule

Unit	Tenant	SF Lease	Current Rent	Current Rent PSF	Lease Term	Proforma Rent	Proforma Rent PSF
700	Hair Salon	1100	1500	\$1.36	MM	\$2,200	\$2.00 NNN
706-708	What A Chicken	1900	3000	\$1.58	MM	\$4,750	\$2.50 NNN
710	Nail Salon	900	1250	\$1.39	MM	\$1,800	\$2.00 NNN
		3900	5,7500 (Gross)			\$8,750	

Expense Breakdown

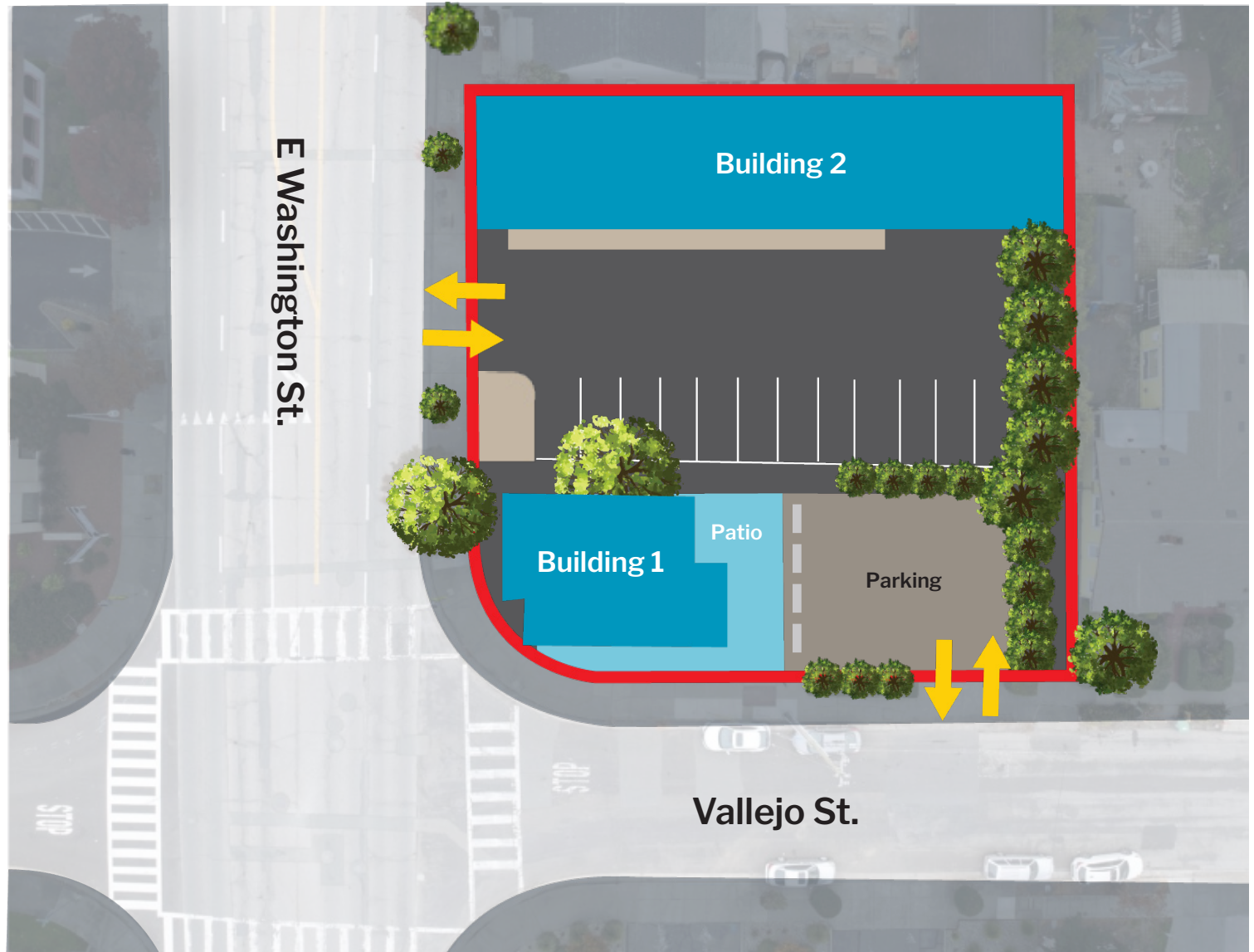
Expense	Per Year	Per SF
Taxes (@ 1.25% PP)	18750	\$4.81
Insurance	5616	\$1.44
Utilities	Tenant Pays	Tenant Pays
Maintenance	3510	\$0.90
Total	\$27,876	\$7.15
Monthly NNN PSF		\$0.00

SITE PLAN

700-710 E Washington St.
Petaluma, CA 94952

Parcel ID:
007-063-042,
007-063-039,
007-063-040

Lot Size:
0.33 Acres



KEY BUSINESSES

- Whole Foods
- E Washington St (39,468 VPD)
- Pink Owl Coffee / Stoneworks Pizza & Tap
- Starbucks
- Wendys
- Tacobell
- El Roys Mexican
- Oreillys Auto repair
- CVS
- The Block (Food Truck Park)
- Downtown River Apartments
- La Via Apartments
- Buffalo Billiards
- Brewsters Beer garden
- Seared
- Grocery Outlet /Paradise Sushi/
Dominos Pizza, Dollar Tree, Taps
River House
- Avid Coffee
- Ace Hardware
- Boulevard 14 Cinemas
- Sol Food
- Theater Square Apartments
- Lakeville St
- Smart Train - Petaluma
Downtown










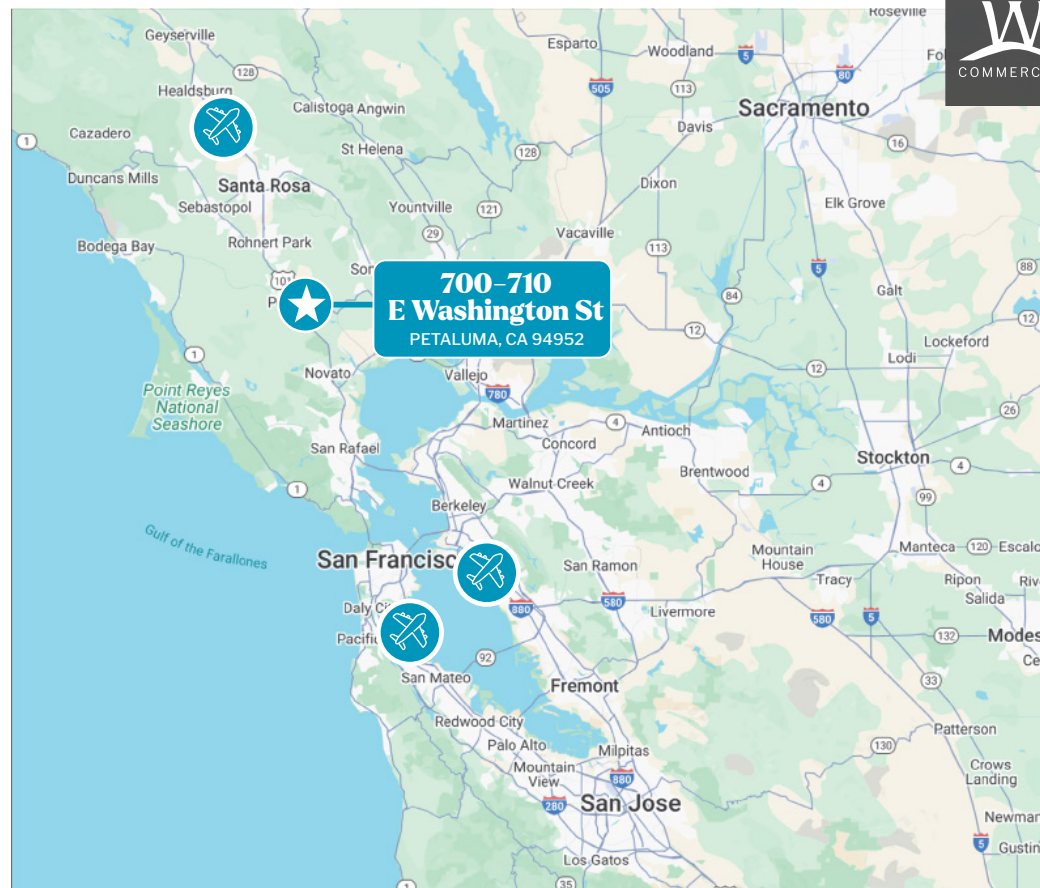
KEY BUSINESSES

- The Plaza North & South
- Washington Square
- East Washington Place
- Petaluma Public Library
- Petaluma Fairgrounds/ Speedway
- Jack and the Box
- Fed Ex
- Sherwin Williams
- St Josephs Health Clinic



DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	POPULATION	16,502	63,321	67,414
	AVERAGE HOUSEHOLD INCOME	\$118,471	\$138,199	\$137,805
	HOUSEHOLDS	6,722	24,615	26,290
	MEDIAN HOUSEHOLD INCOME	\$96,044	\$110,758	\$109,995
	MEDIAN AGE	43.00	45.10	45.30
	OWNER/RENTER OCCUPIED	47% 53%	63% 37%	63% 37%
	EMPLOYMENT	17,167	62,559	66,527



CITIES

Santa Rosa	20 miles
San Francisco	39 miles
Oakland	43 miles
Sacramento	82 miles
San Jose	83 miles



AIRPORTS

Sonoma County Airport (STS)	26 miles
San Francisco Int. Airport (SFO)	60 miles
Oakland Int. Airport (OAK)	53 miles



FREEWAYS

I-580 US Hwy 101/I-580 interchange, San Fafael	22 miles
I-80 (Vallejo access)	27 miles
I-5 (Tracy junction)	86 miles

ABOUT PETALUMA, CA

DISCOVER PETALUMA: A Thriving Hub for Commercial Real Estate Investment Welcome to Petaluma, a vibrant city nestled in the heart of Sonoma County, California. Known for its rich history, picturesque landscapes, and dynamic community, Petaluma is fast becoming a prime destination for commercial real estate opportunities. With its strategic location just 30 miles north of San Francisco, businesses can benefit from easy access to the Bay Area while enjoying a lower cost of living. Petaluma boasts a diverse economy, with strong sectors in agriculture, technology, and retail, making it an ideal environment for new ventures and established companies alike.

The city's commitment to sustainable growth and development has fostered a supportive atmosphere for entrepreneurs, attracting innovative startups and established businesses seeking expansion. Our commercial real estate market offers a variety of properties, including retail spaces, office buildings, and industrial sites. With ongoing infrastructure improvements and a burgeoning population, the potential for growth in Petaluma is limitless. Whether you are looking to invest, lease, or expand your operations, Petaluma presents unique opportunities to thrive in a welcoming community.

Join us in Petaluma, where your business can flourish amid a backdrop of scenic beauty and a supportive community. Explore our available commercial real estate listings today and take the first step toward securing your future in this exceptional city!



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POPULATION (2024)

59,393



AVERAGE AGE (2023)

45



MEDIAN HOUSEHOLD INCOME (2023)

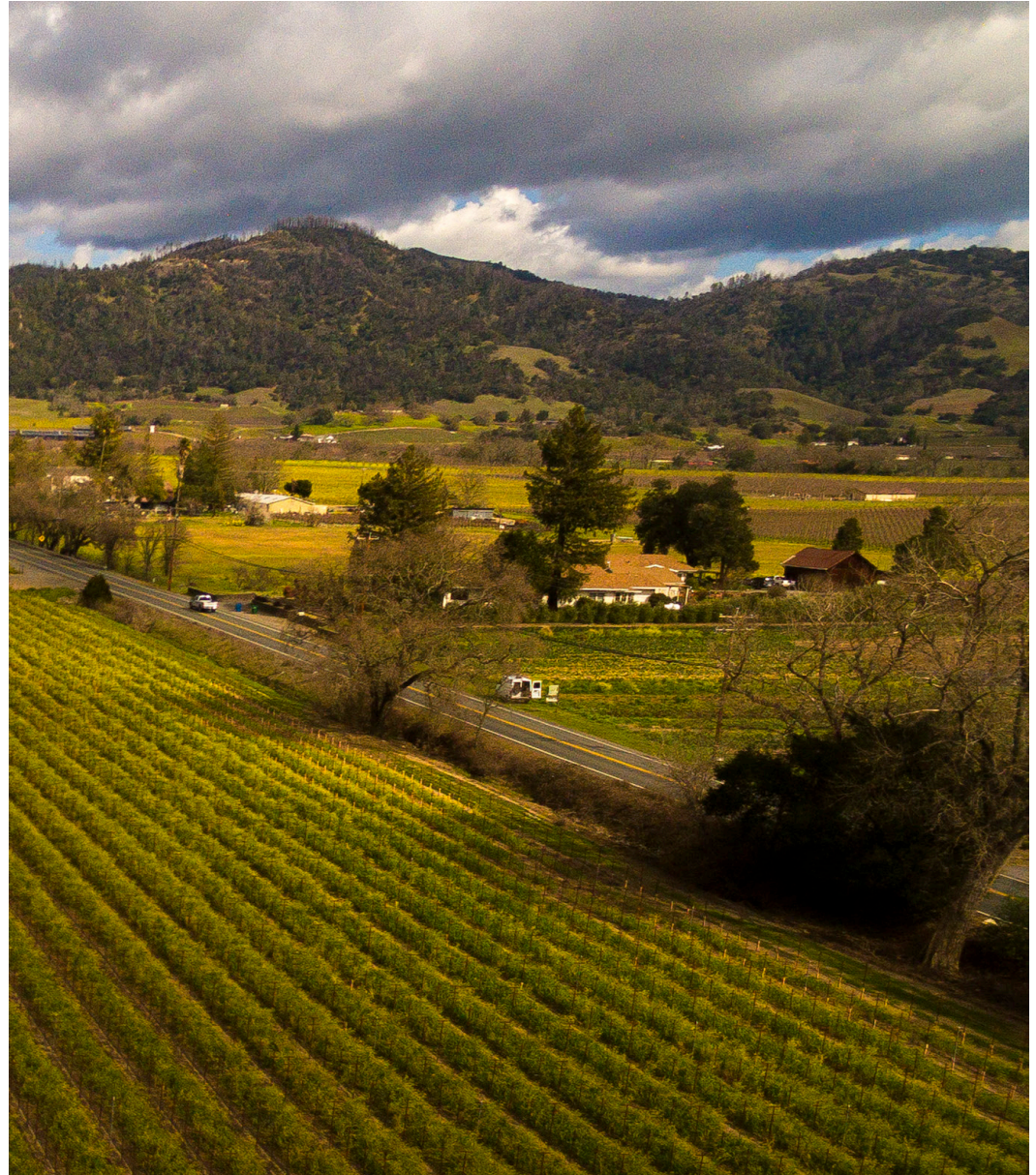
\$109,823

ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.





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