

# NORTH PETALUMA'S PREMIER CLASS 'A' MEDICAL OUTPATIENT PROJECT

1383 N MCDOWELL BLVD | PETALUMA, CA



**PROJECT VIDEO**



**REDWOOD**  
MEDICAL CENTER



**VERSATILE OFFICE LAYOUTS TO ACCOMMODATE A VARIETY OF MEDICAL PRACTICES**

DIRECT ACCESS FROM HWY 101 | EXCELLENT VISIBILITY / SIGNAGE OPPORTUNITIES | AMPLE PARKING

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



# REDWOOD MEDICAL CENTER

## PROJECT FEATURES

Redwood Medical Center offers convenient access and visibility to Highway 101 and is strategically located in proximity to complementary medical services. With energy-efficient utilities and a focus on creating a professional atmosphere, Redwood Medical Center offers the ideal setting for healthcare providers to deliver exceptional care in a functional and welcoming environment.



### PREMIER LOCATION

Convenient access and visibility from Highway 101. Property is strategically located in proximity to complementary medical services.



### PARKING

Ample free parking for patients and practitioners, ensuring unparalleled accessibility. Ideal location for medical offices prioritizing patient convenience.



### AMENITIES

Immediately adjacent to abundant retail and dining amenities. Walking distance to a full service, state-of-the-art gym, hotel, restaurants and other retail amenities.



### VERSATILE LAYOUTS

Designed to accommodate a variety of medical practices. Our spaces support tenant-specific build outs to meet HIPAA and ADA compliance.



### MODERN INFRASTRUCTURE

Facility is equipped with high-speed internet, modern HVAC systems for optimal patient comfort, and energy-efficient utilities. Building features redundant power via back-up generator.



### WELCOMING ENVIRONMENT

Thriving community of healthcare providers strategically located near pharmacies, imaging centers, and other medical offices to enhance patient referrals and collaboration opportunities.





# PETALUMA'S HEALTHCARE HUB



Redwood Medical Center is a proud home to:



“The property provides easy parking and access for our patients, and they love the new space!”

William Diles, M.A.  
Audiologist  
Kenwood Hearing Centers



# LOCATION DEMOGRAPHICS

10-MILE RADIUS OF 1383 N MCDOWELL BLVD, PETALUMA



**164,624**

**Total  
Population**



**12%**

**Population  
Growth Rate**



**61,400**

**Total  
Households**



**\$104,598**

**Median Household  
Income**



**61,113**

**Total  
Employees**

Petaluma's growing population creates a strong demand for accessible medical services. The Redwood Medical Center positions your practice in a high-demand area, allowing you to grow your patient base while delivering quality care.





# NEARBY AMENITIES



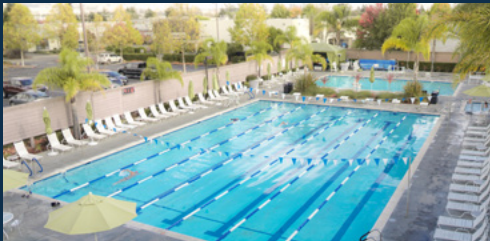
## Hospital Proximity

2.5 miles from Petaluma Valley Hospital  
Less than a mile from Petaluma Health Center



## Active Wellness Center

Adjacent to full service, state-of-the-art gym  
with heated lap & recreational pools



# LOCATION MAP

Redwood Medical Center, strategically situated in Petaluma, boasts convenient access to Highway 101, and nearby public transportation options, as well as abundant retail amenities in short walking distance. Its central location makes it ideal for medical outpatient providers seeking optimal accessibility.

## Access to Northern California



- Santa Rosa**  
13 miles (17 mins)
- Novato**  
15 miles (18 mins)
- Napa**  
27 miles (42 mins)
- Richmond**  
36 miles (40 mins)
- Oakland**  
47 miles (52 mins)
- San Francisco**  
42 miles (50 mins)
- Fairfield**  
45 miles (51 mins)
- Sacramento**  
85 miles (94 mins)



- Airports**
- Sonoma County - 21 miles
  - Oakland - 46 miles
  - SFO - 55 miles
  - Napa - 29 miles
  - Sacramento - 85 miles



- Transit**
- Sonoma County - 0.3 miles (Route 44 & 48)
  - Petaluma - 0.3 miles (Route 11)



- Train**
- SMART North Petaluma - 1.2 miles





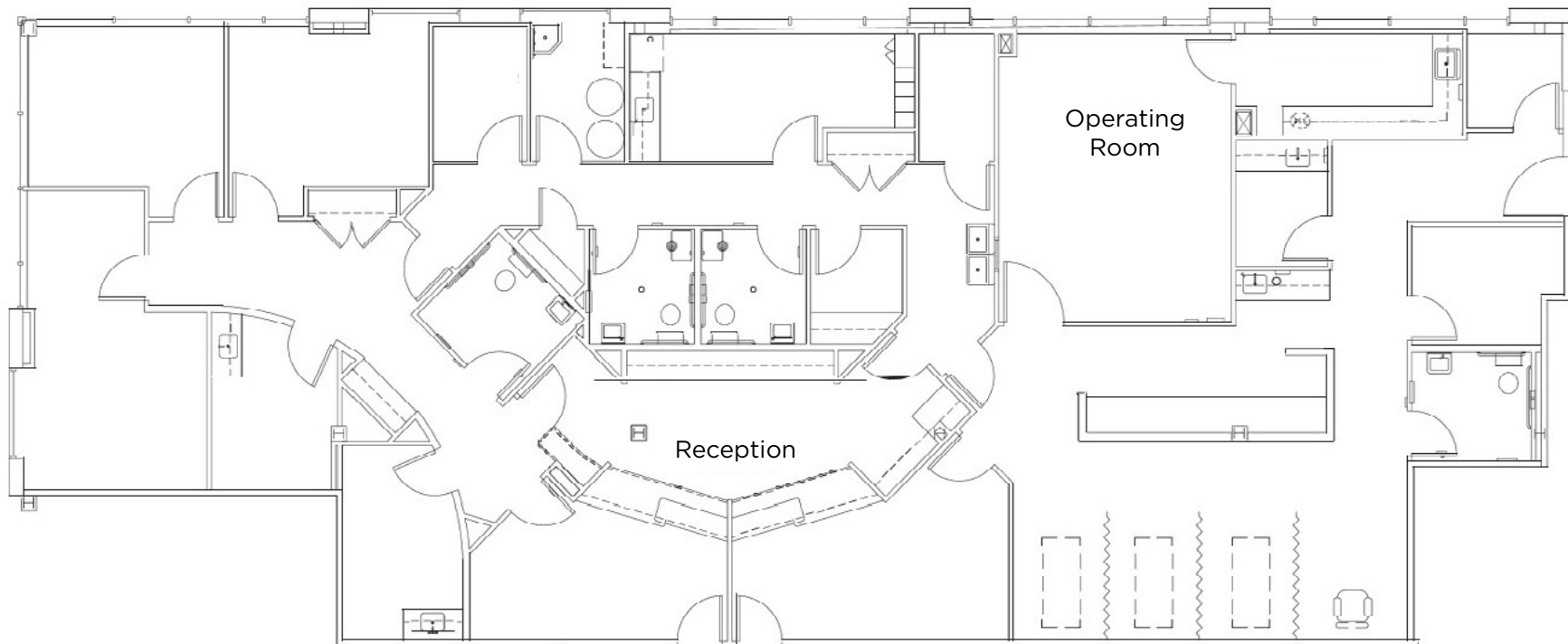
# 1383 N MCDOWELL BLVD FLOOR PLAN

## SUITE 110: ±4,595 SF

- Former gastroenterology surgery center
- Plumbing and sinks in office for medical use
- Located immediately off main lobby
- In suite restrooms



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MEDICAL CENTER



REDWOODMEDICALCENTER.COM

# 1383 N MCDOWELL BLVD FLOOR PLAN

## SUITE 170: ±2,330 SF

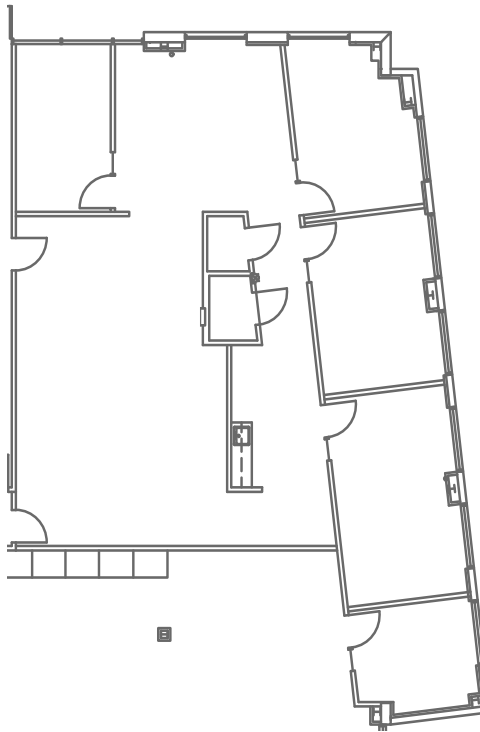
- Corner suite
- Kitchenette
- Open office area
- Four (4) private offices
- Abundant natural light



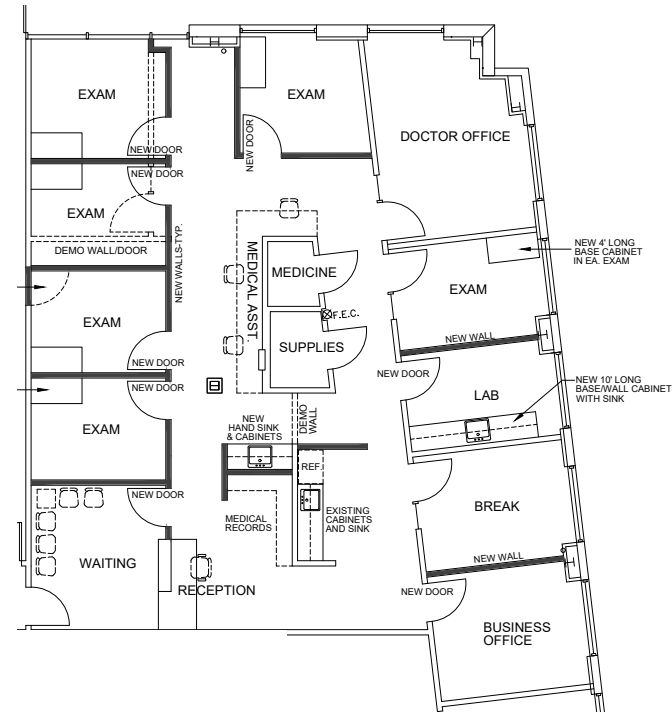
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Suite 170  
Virtual Tour



## CONCEPTUAL MEDICAL PLAN



**Want to Envision What Your Medical Space Can Look Like?**

Check out this [Conceptual 3D Floor Plan Visualization!](#)





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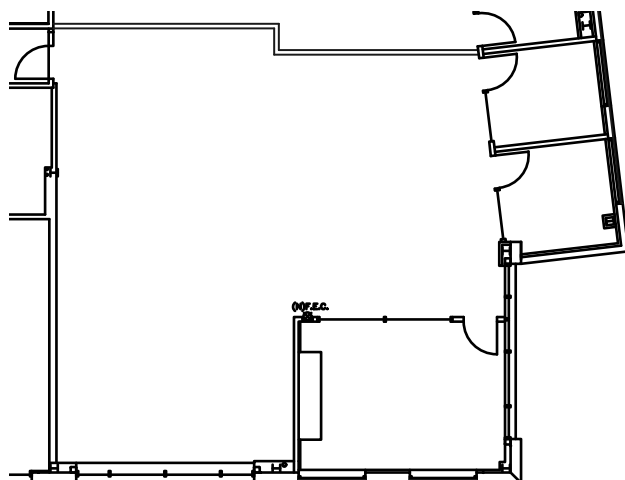
# 1383 N MCDOWELL BLVD FLOOR PLANS

## SUITE 205: ±2,121 SF

- Two (2) private offices
- One (1) conference room
- Open office area
- Exposed ceilings
- Extensive glass line



Suite 205  
Virtual Tour

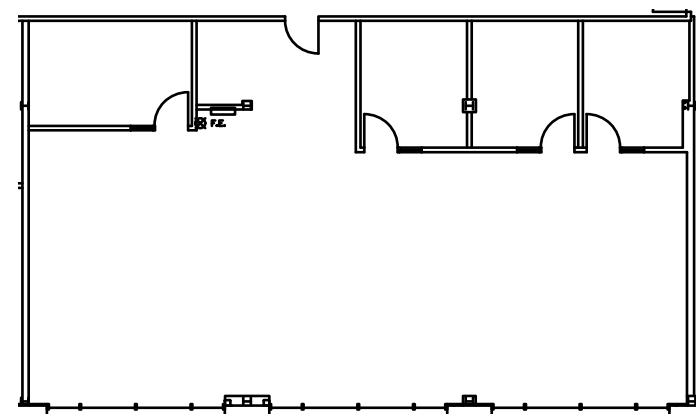


## SUITE 210: ±2,446 SF

- Four (4) private offices
- Open office area
- Exposed ceilings
- Extensive glass line



Suite 210  
Virtual Tour



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# 1383 N MCDOWELL BLVD FLOOR PLAN

## 3RD FLOOR: ±18,895 SF



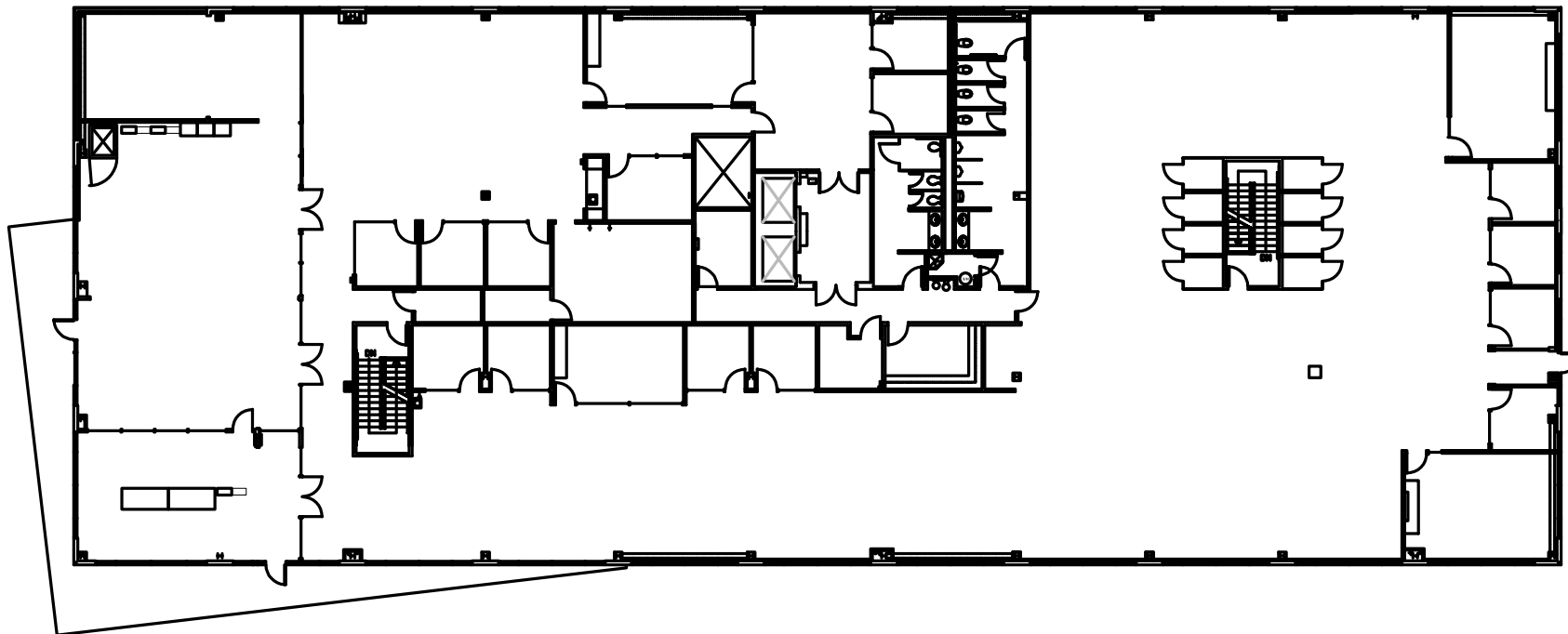
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- Interior full height glass finishes
- Efficient layout of private offices and conference rooms
- Space features an abundance of natural light
- Multiple outdoor balconies with beautiful views of the Sonoma hill
- Potential to divide space



### Existing Floor Plan

Medical Suites Built-to-Suit:







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