



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2-80 EAST WASHINGTON STREET
PETALUMA, CA

RIVER PLAZA (FORMERLY KNOWN AS GOLDEN
EAGLE) IN DOWNTOWN PETALUMA
GROCERY-ANCHORED SHOPPING CENTER
RETAIL SPACE



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400
RDERINGER@KEEGANCOPPIN.COM



PROPERTY SUMMARY



2-80 EAST WASHINGTON STREET
PETALUMA, CA

**RIVER PLAZA (FORMERLY KNOWN AS GOLDEN EAGLE)
IN DOWNTOWN PETALUMA
GROCERY-ANCHORED SHOPPING CENTER
RETAIL SPACE**



FEATURES

- **#58:** 1,095+/- square feet of Retail Space Available
- Fronting the River - Next to the Pedestrian Bridge to Cross the River to Downtown & Petaluma Blvd N.
- 71,000+/- sf Shopping Center Anchored by Grocery Outlet, Exchange Bank, Dollar Tree, TAPS, Baskin Robbins, and Luma Bar & Eatery
- Centrally Located in Downtown Petaluma on the Riverfront across from Theater District & Easy Access to Highway 101

LEASE TERMS

Rate

\$3.00 psf, NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	43,312	58,709	64,004
Avg. HH Income	\$85,024	\$90,788	\$91,044

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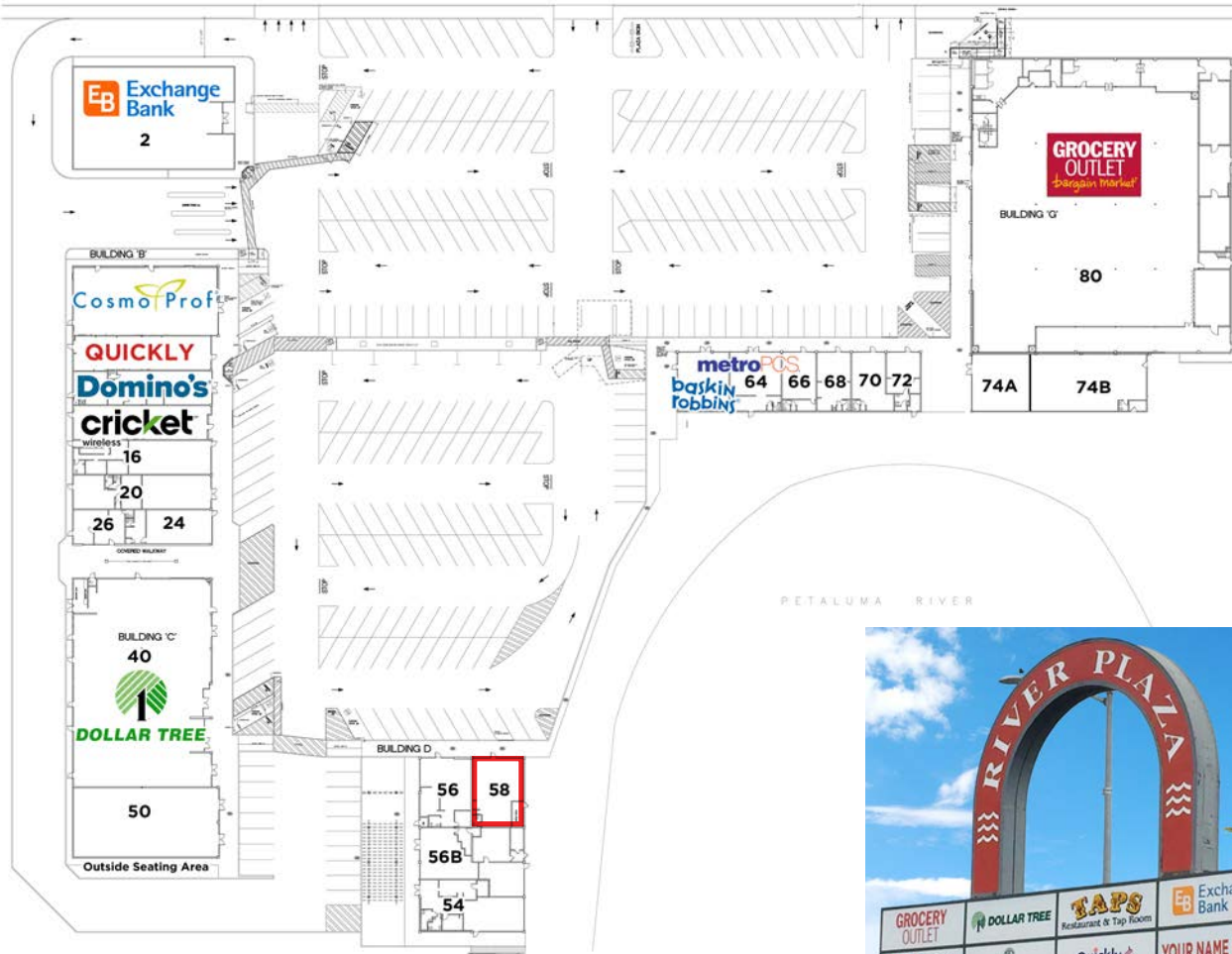


SITE PLAN & TENANTS



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 Available

UNIT	TENANT	RENTABLE SF
2	Exchange Bank	5,500+/-
6	CosmoProf	3,397+/-
8	Quickly	1,611+/-
10	Domino's Pizza	1,602+/-
14	Cricket Wireless	1,611+/-
16	Petaluma Nail Salon	1,296+/-
20	Paradise Sushi & Grill	1,904+/-
24	Paradise Sushi & Grill	1,000+/-
26	Audio/Video Store	600+/-
40	Dollar Tree	9,500+/-
50	Luma Bar & Eatery	3,360+/-
54	TAPS	2,665+/-
56	Everest Indian Restaurant	1,170+/-
56B	Big Bowl Bike Shop	940+/-
58	AVAILABLE	1,095+/-
60	Baskin Robbins Store #2035	1,020+/-
64	Metro PCS	1,020+/-
66	Optometry	680+/-
68	Donuts	680+/-
70	Diomy's Hair Salon	680+/-
72	Lemus Insurance	640+/-
74	Rosen's Bakery	3,350+/-
80	Grocery Outlet	25,500+/-

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PROPERTY PHOTOS



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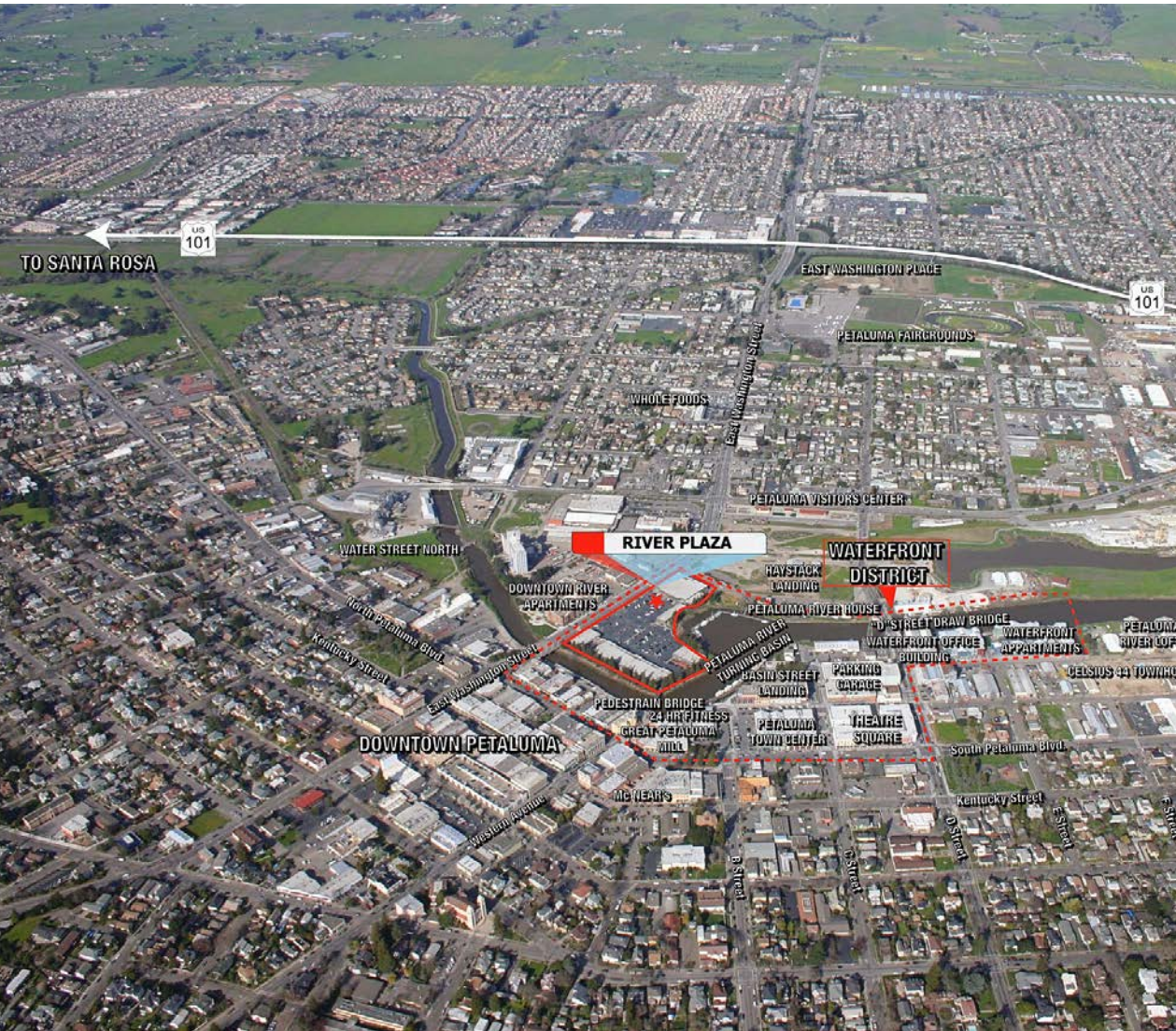


VICINITY AERIAL



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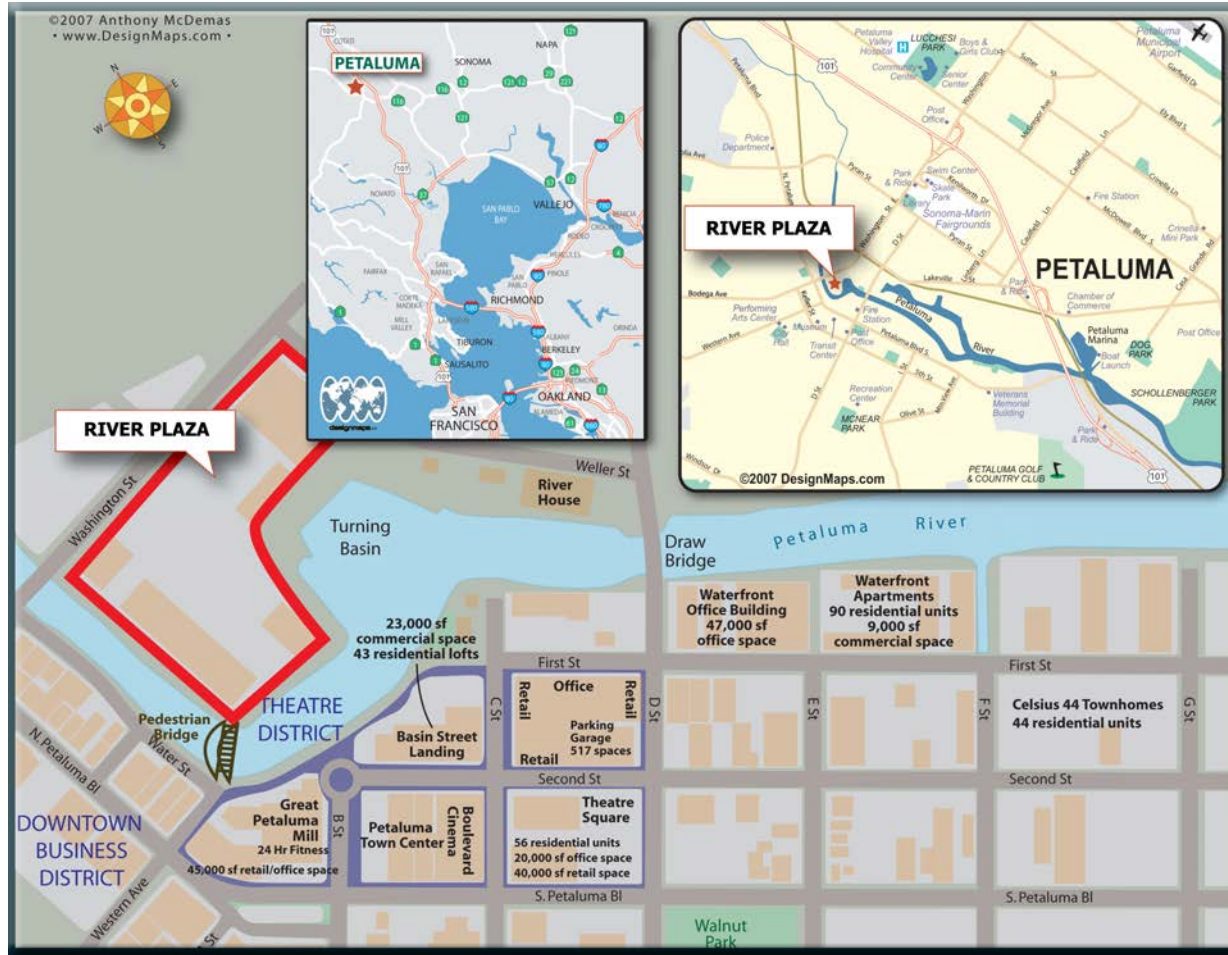


VICINITY MAPS



2-80 EAST WASHINGTON STREET
PETALUMA, CA

RIVER PLAZA (FORMERLY KNOWN AS GOLDEN EAGLE) IN DOWNTOWN PETALUMA GROCERY-ANCHORED SHOPPING CENTER RETAIL SPACE



Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
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