



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

905 & 955 LAKEVILLE STREET  
PETALUMA, CA

**PRIME RETAIL SPACE AT  
PETALUMA GATEWAY CENTER**



Go beyond broker.



PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
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# PROPERTY DETAILS



905 & 955 LAKEVILLE STREET  
PETALUMA, CA

## PRIME RETAIL SPACE AT PETALUMA GATEWAY CENTER

### PROPERTY INFORMATION

#### HIGHLIGHTS

- **Available:** Suite 905 - End-Cap Retail Space: 5,339+/- sf - Space is Divisible to 2,600+/- sf
- **Available:** Suite 955 - 855+/- sf Retail Space (previous salon)
- Grocery-anchored shopping center - Lucky Supermarket
- Busy signalized intersection just off Highway 101
- Co-tenants include: Wingstop, Papa Murphy, UPS Store, Mountain Mike's Pizza, JL Relax Spa & Great Clips

#### Parking

Abundant on-site

#### Ideal Uses

Fitness center, dental office, coffee shop, bakery/donut shop, ice cream/yogurt shop, restaurants (except pizza/Chinese food/sandwich), mobile phone company, insurance/ investment office, bank or other retail uses.

#### DESCRIPTION OF PREMISES

Petaluma Gateway Center is one of Petaluma's premiere neighborhood shopping centers anchored by Lucky's Supermarket and McDonald's. Cotenants include: Wingstop, Papa Murphy, UPS Store, Mountain Mike's Pizza and Great Clips.

#### LEASE TERMS

##### Rate

Negotiable

##### Terms

NNN



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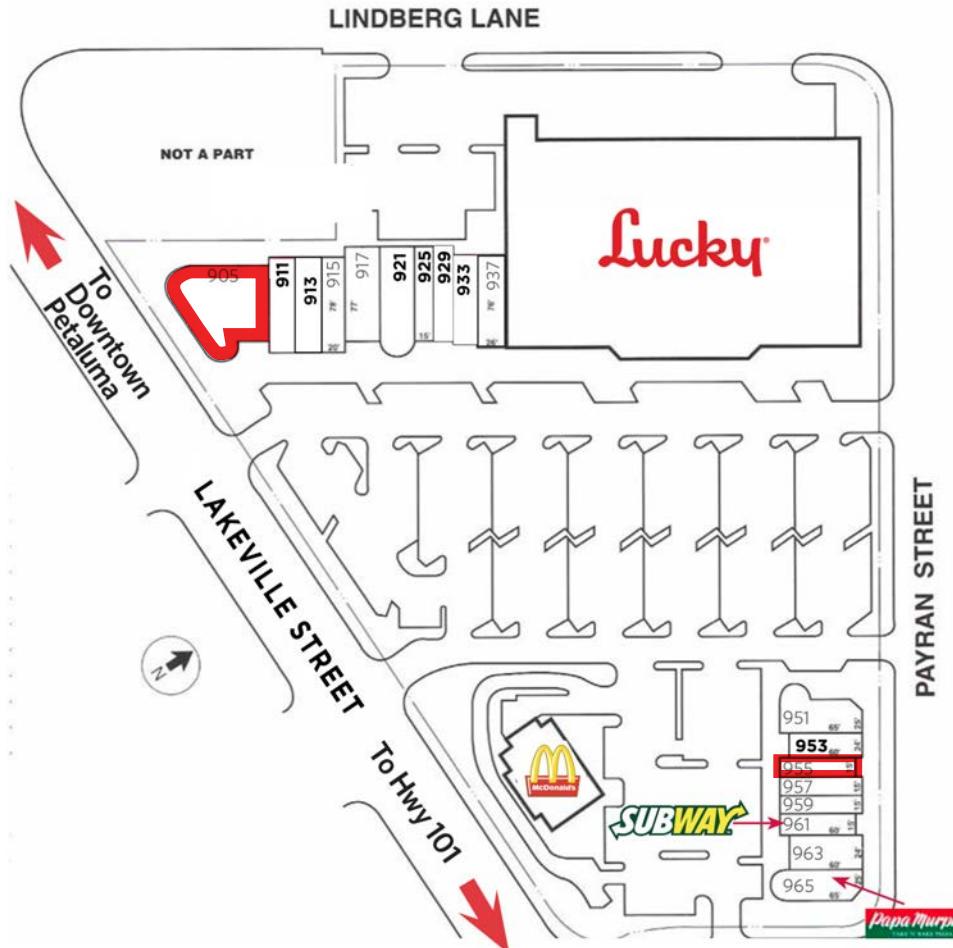


# SITE PLAN



905 & 955 LAKEVILLE STREET  
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## PRIME RETAIL SPACE AT PETALUMA GATEWAY CENTER



TENANT	SUITE
AVAILABLE	<b>905</b>
UPS Store	911
Sportsman's Arms	913
Fairfax Cleaners	915
Mountain Mike's Pizza	917
Whiskers Animal Dentistry	921
Scenthound Petaluma	925
Great Clips	929
JL Relax Spa	933
Redwood Chiropractic	937
Lucky	2
McDonald's	4
Canton Restaurant	951
Wingstop	953
AVAILABLE	<b>955</b>
Games Workshop	957
Creative Nails	959
Subway	961
Cigarette Shop	963
Papa Murphy's	965

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# AREA DESCRIPTION



905 & 955 LAKEVILLE STREET  
PETALUMA, CA

## PRIME RETAIL SPACE AT PETALUMA GATEWAY CENTER

### DESCRIPTION OF AREA

Excellent location along Lakeville Highway @ Caulfield Lane, immediately west of Highway 101 serving all of Petaluma. Located at a signalized corner across the street from the Riverfront mixed-use development with hotel, retail, office and residential.

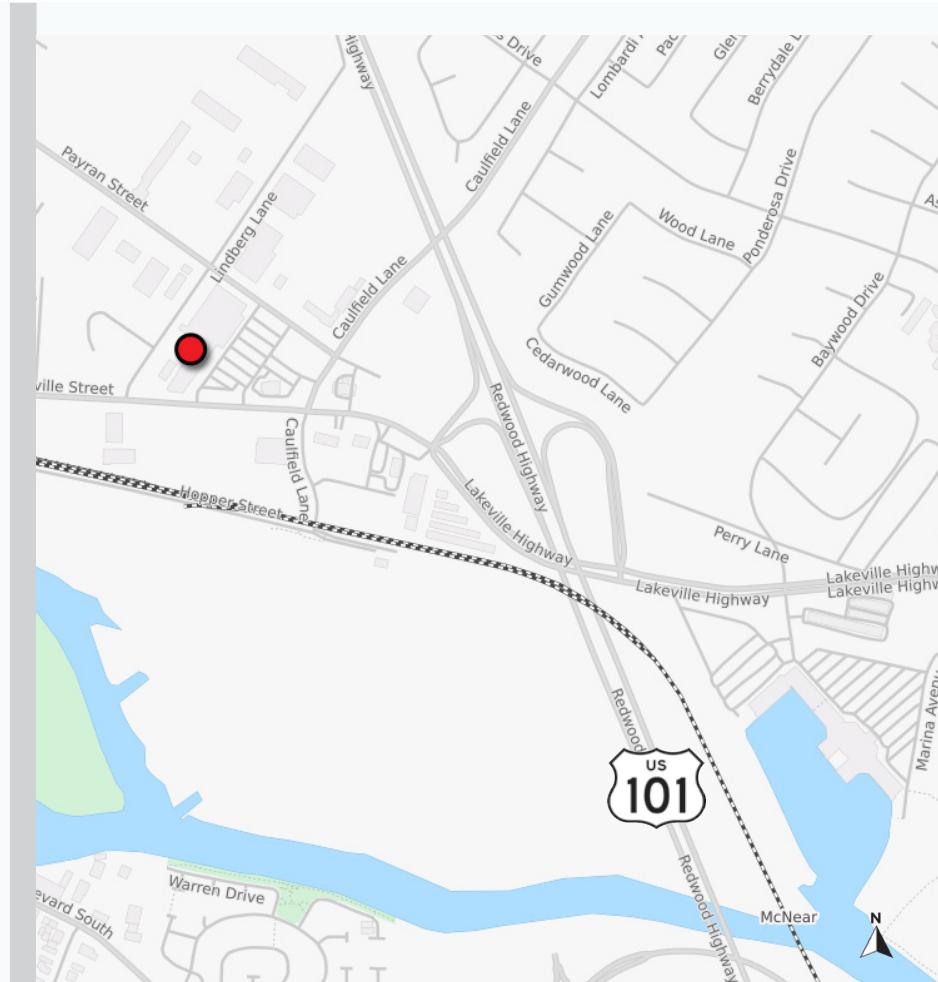
### NEARBY AMENITIES

- Stores, restaurants, coffee
- Banks & other financial institutions
- Less than 1 mile from Downtown retail corridor

### TRANSPORTATION ACCESS

- Easy access to Highway 101 via Lakeville Street
- Bus stops along Lakeville Street
- SMART station less than 1 mile away

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,987	63,541	69,556
Est. Avg. HH Income	\$87,003	\$96,357	\$96,648



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# PROPERTY PHOTOS



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# PETALUMA RETAIL CENTERS



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## PRIME RETAIL SPACE AT PETALUMA GATEWAY CENTER

**Callout Boxes (Left):**

- 1:** Starbucks, IHOP, UPS, 7-Eleven, SUBWAY
- 2:** KOHL'S, Michaels, DOLLAR TREE, at&t, Bank of Marin, JUICE 2 SHACK, Bianchini's
- 3:** GAP, OFF 5TH, Levi's, NIKE, AMERICAN EAGLE OUTFITTERS, OshKosh B'gosh, MICHAEL KORS, LANE BRYANT
- 4:** Safeway, Starbucks, Great Clips
- 5:** Smart&Final, CITY SPORTS, Friedman's HOME IMPROVEMENT, Sutter Health, DUNKIN' DONUTS, MARY'S, Jamba Juice, EB Exchange Bank
- 6:** CVS Pharmacy, LOLA'S, ME Message Eng., Batteries Plus, metroPCS, T-Mobile, Ppollo Loco, Starbucks, T-Mobile, Bank of America
- 7:** Raley's, TRADER JOE'S, ROSS DRESSES FOR LESS, petco, BIG 5 SPORTING GOODS, Bank of America, Little Caesars, verizon, GameStop, See's CANDIES, COMCAST, Staples, Party City, planet fitness, Hallmark, GameStop, Round Table PIZZA
- 8:** Safeway, at&t, WELLS FARGO, Peet's Coffee & Tea, GameStop, See's CANDIES, COMCAST

**Callout Boxes (Right):**

- 10:** TARGET, DICK'S SPORTING GOODS, T.J.maxx, CHIPOTLE MEXICAN GRILL, SPROUTS FARMERS MARKET, BevMo!
- 11:** ULTA, Lucky, ACRE, FedEx Kinko's, sleep number, SHERVIN WILLIAMS, St.JosephHealth
- 12:** WHOLE FOODS MARKET, TAYLOR MAID FARMS, CVS pharmacy, O'Reilly AUTO PARTS, MARY'S, GROCERY OUTLET, DOLLAR TREE, EB Exchange Bank, metroPCS, Baskin Robbins, Domino's
- 13:** BOULEVARD 14 WEST, 24 FITNESS, Peet's Coffee & Tea
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- 15:** BOULEVARD 14 WEST, 24 FITNESS, Peet's Coffee & Tea
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**Location:** 905 & 955 LAKEVILLE ST.