

**FOR LEASE**  
**PETALUMA PLAZA SOUTH**  
**105-181 North McDowell**  
**PETALUMA, CALIFORNIA, 94954**

**ANCHOR TENANTS:** Trader Joe's Market, Ross Dress for Less, Bank of America, Raley's Market/Drug, Petco, Big 5 Sports, Goodwill, McDonalds, F-45 Fitness.

**PLAZA SOUTH**

**PLAZA NORTH -** CVS Pharmacy, Lola's Hispanic Market, Hobby Lobby, Grocery Outlet & Boot Barn to open in vacant K Mart (**Adjacent Center**)

**SPACES AVAILABLE:** 3,000 SF, space #131-vacant (Former National Vision Optical). See site plan & space plan attached. Landlord will put space back in vanilla shell.

**LOCATION:** Northeast corner of E. Washington and US 101 at the E. Washington Street Interchange at N. McDowell.

**SIZE:** Approximately  $\pm$  350,000 square feet. Petaluma's largest shopping center with over 50 stores.

**SURROUNDING AREA:** Safeway, Staples, and a number of national restaurants, and fast foods are located at or near the same intersection. Target, Dick's Sporting Goods, TJ Maxx & More, Sprouts Market, Bev Mo across freeway.

**DEMOGRAPHICS AND TRADE AREA:**  $\pm$  50,000 people within 5 mile radius. The total trade area population is  $\pm$  140,000 people. Daytime population within 1 mile is 17,400; within 3 mile 62,000. Average Household Income is over \$90,000.

**TRAFFIC COUNTS:**  $\pm$  40,000/day on N. McDowell  
 $\pm$  45,000/day on Washington  
 $\pm$  175,000/day on US 101

**For additional information, please contact:**

**EXCLUSIVE LEASING AGENT**

**JIM FLETCHER**

Jim Fletcher Company, Inc.

(415) 389-7900

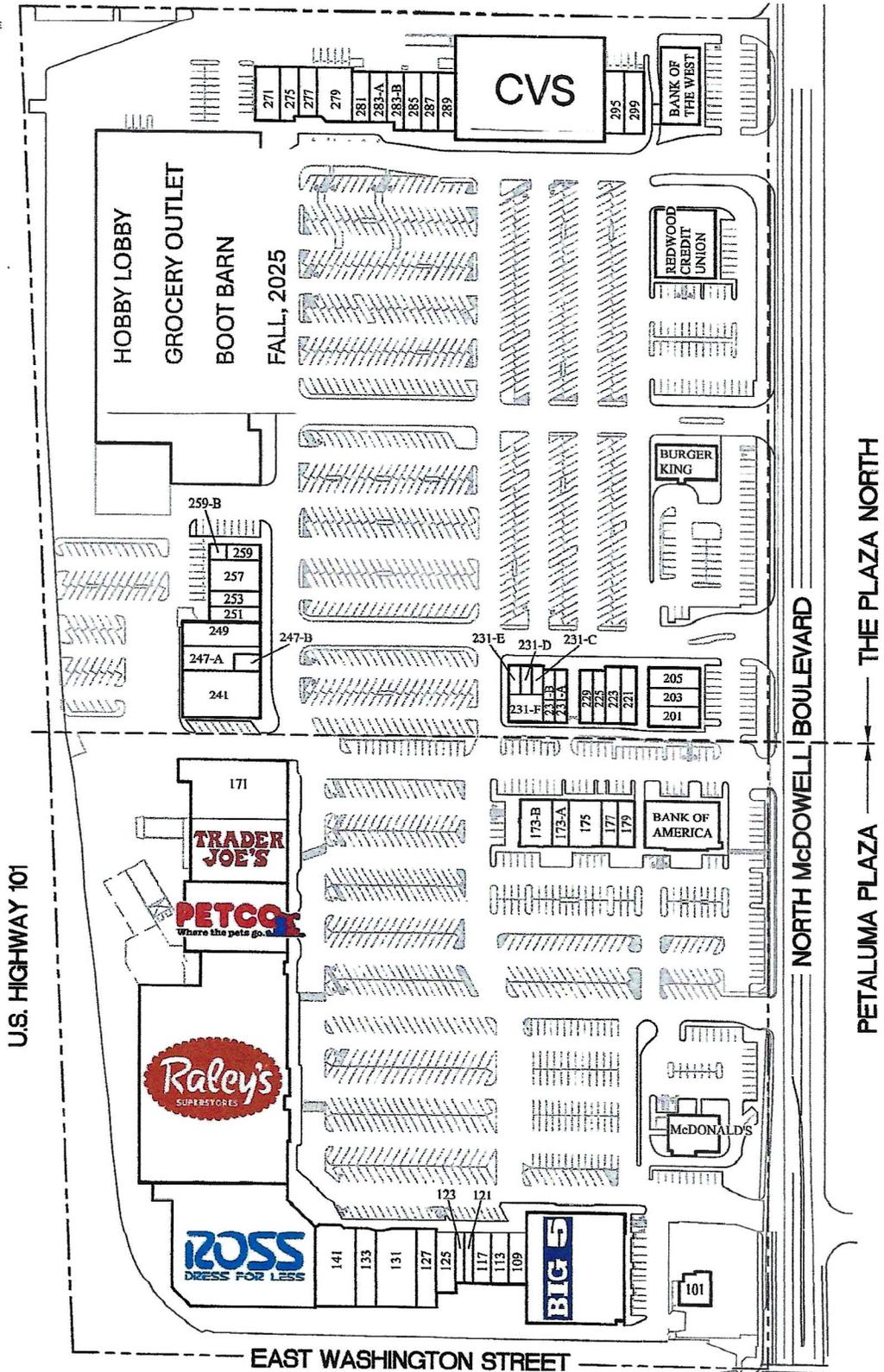
Email: fletchj@pacbell.net

Lic. #00875924

**PLEASE READ CAREFULLY**

This statement with the information it contains, while not guaranteed, has been secured from sources we believe to be reliable. This offering is subject to change, errors, omissions, prior or pending sale, lease, exchange or withdrawal without notice.

PLAZA NORTH & PETALUMA PLAZA  
 NORTH McDOWELL BOULEVARD @ E. WASHINGTON STREET  
 PETALUMA, CALIFORNIA



## Petaluma Plaza South

101 BP Gas Station  
105A F45 Fitness  
105B Big 5 Sports  
109 Lemongrass (Thai Restaurant)  
113 Barber  
117 Mathnasium (Summer 2025)  
121 Plaza Cleaners  
123 U Break I Fix  
125 Sally Beauty Supply  
127 Chinese Restaurant-City Chop Sticks  
131 Vacant (former Nat. Vis. Optical) 3000 SF  
133 Bella Me Spa, Hair and Nails  
141 Deza Blue Boutique-Goodwill division  
171 Acme Workwear (Spring 2025)  
173A Little Caesars Pizza  
173B Egg S Presso  
175 Oyama Sushi Restaurant  
177 Verizon Wireless  
179 Crumbl Cookies

## Anchors

Trader Joe's  
F45 Fitness  
Petco  
Raley's Super Market/Drug  
Ross Dress for Less  
Big 5  
McDonald's  
Bank of America

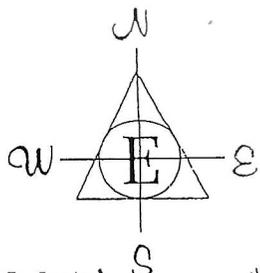
## Petaluma Plaza North

### Anchors

Hobby Lobby Fall, 2025  
Grocery Outlet Fall, 2025  
Boot Barn Fall, 2025  
CVS Drug  
Pollo Loco  
Redwood Credit Union  
Bank of the West  
Lola's Hispanic Market  
Starbucks

ERICKSON MAPS

# BAY REGION



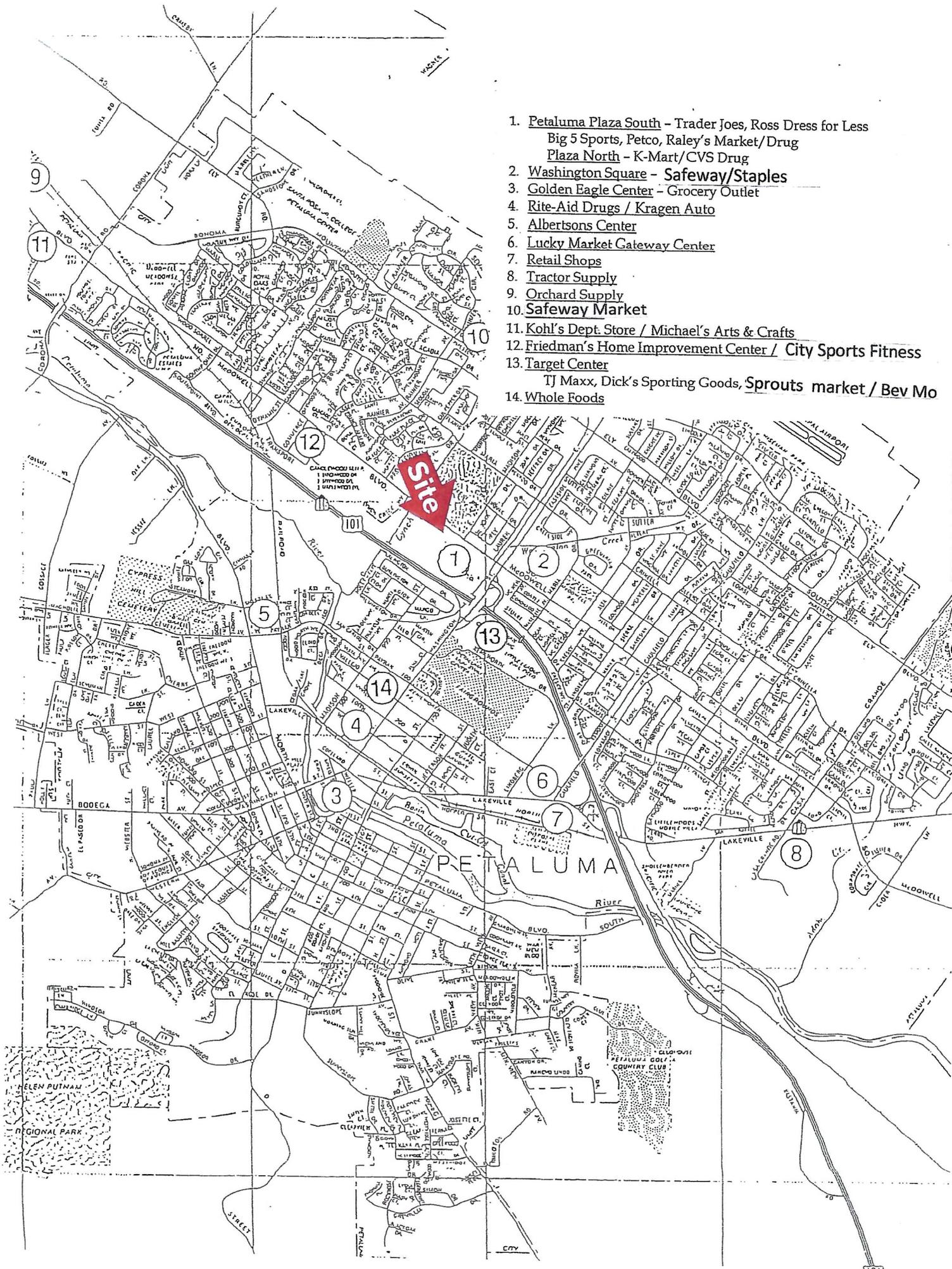
Scale in Miles  
0 10 20 30



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**ERICKSON MAPS**  
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1. Petaluma Plaza South - Trader Joes, Ross Dress for Less  
Big 5 Sports, Petco, Raley's Market/Drug  
Plaza North - K-Mart/CVS Drug
2. Washington Square - Safeway/Staples
3. Golden Eagle Center - Grocery Outlet
4. Rite-Aid Drugs / Kragen Auto
5. Albertsons Center
6. Lucky Market Gateway Center
7. Retail Shops
8. Tractor Supply
9. Orchard Supply
10. Safeway Market
11. Kohl's Dept. Store / Michael's Arts & Crafts
12. Friedman's Home Improvement Center / City Sports Fitness
13. Target Center  
TJ Maxx, Dick's Sporting Goods, Sprouts market / Bev Mo
14. Whole Foods

MARKET AERIAL



Site

VACANT 17,735SF  
NEIGHBORHOOD CTR.

Lakeville Highway ± 37,000 ADT



