



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 / PAD BUILDING



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 / PAD BUILDING**



FEATURES

- **#2:** 5,500+/- square feet of Retail Space / Pad Building Available - with drive-up window currently occupied by Exchange Bank. Space is divisible to 2,750+/- SF.
- Space is located on East Washington Street frontage with excellent visibility and signage.
- 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, Dollar Tree, TAPS, Baskin Robbins, Luma Bar & Eatery, Cosmo Prof, Domino's Pizza and Paradise Sushi & Grill.
- Centrally Located in Downtown Petaluma on the Riverfront across from Theater District & Easy Access to Highway 101

LEASE TERMS

Rate

Negotiable

*Inquire with Listing Agent

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	16,481	63,338	67,361
Avg. HH Income	\$128,143	\$138,219	\$137,932

PRESENTED BY: RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400
RDERINGER@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

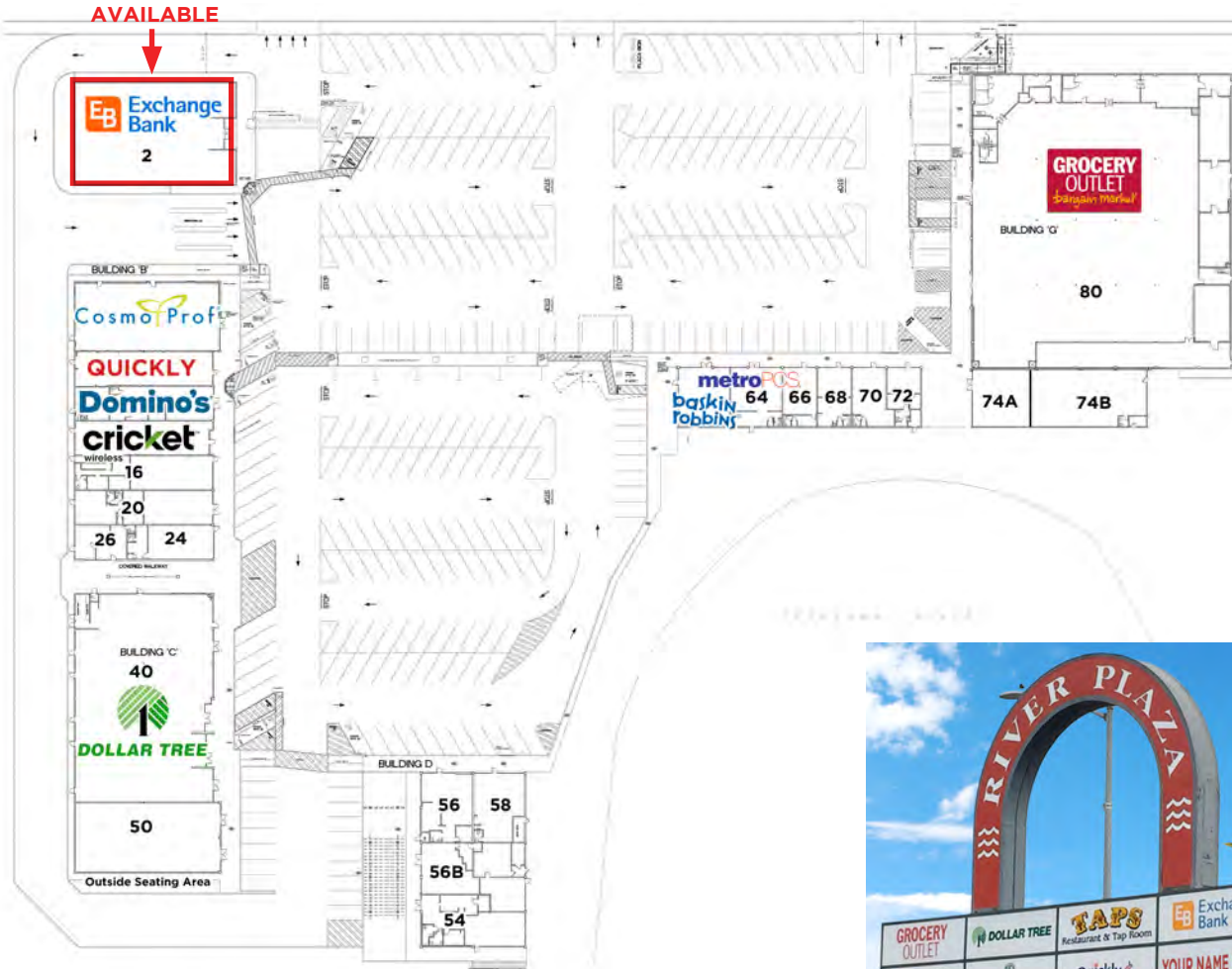


SITE PLAN & TENANTS



2-80 EAST WASHINGTON STREET
PETALUMA, CA

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



■ Available

UNIT	TENANT	RENTABLE SF
2	AVAILABLE (DIVISIBLE) <small>(Currently Exchange Bank)</small>	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	Boost Mobile	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+/-

PRESENTED BY: RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400
RDERINGER@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



PROPERTY PHOTOS



2-80 EAST WASHINGTON STREET
PETALUMA, CA

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



PRESENTED BY: RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400
RDERINGER@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

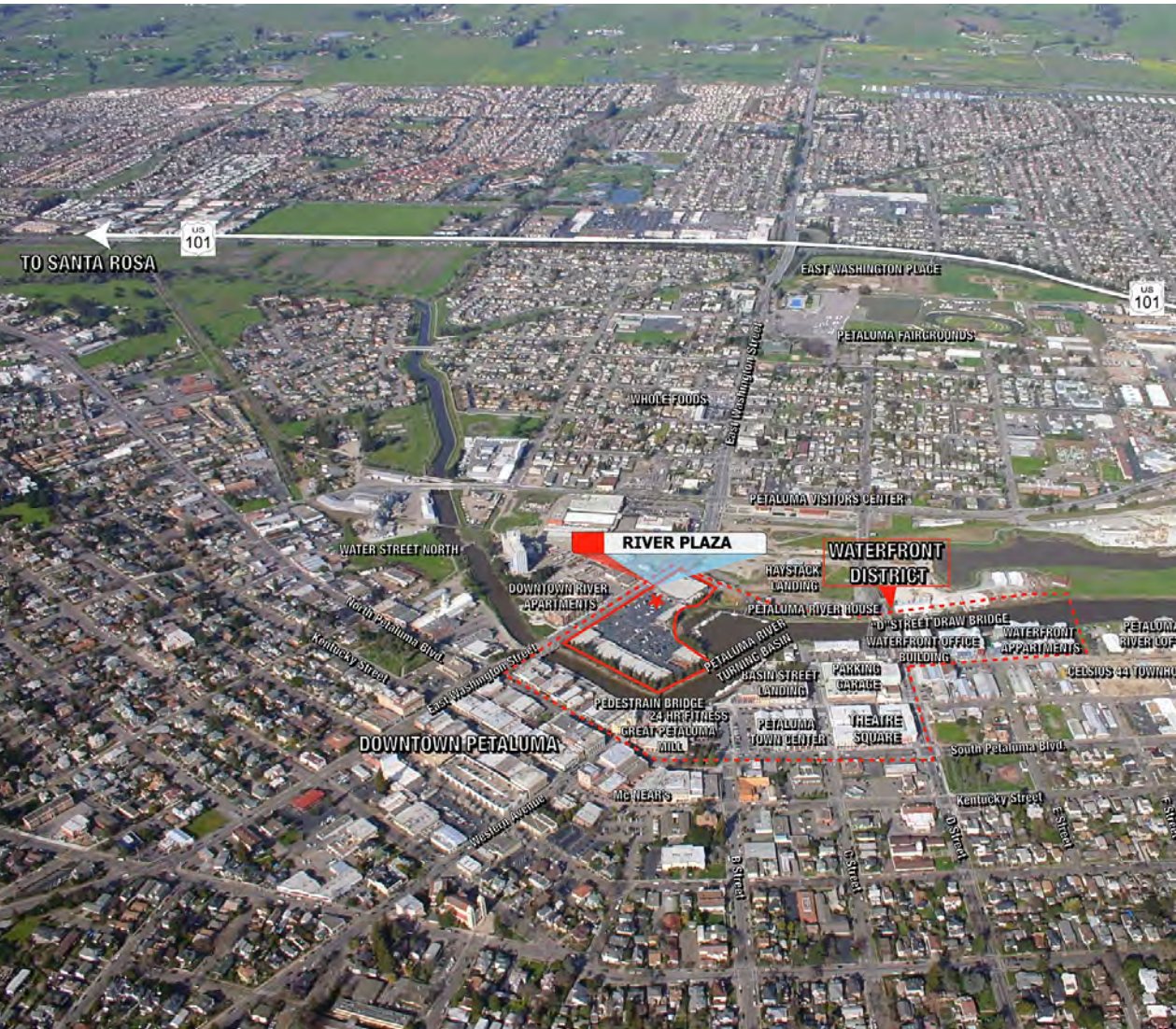


VICINITY AERIAL



2-80 EAST WASHINGTON STREET
PETALUMA, CA

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



PRESENTED BY:

**RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400
RDERINGER@KEEGANCOPPIN.COM**

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

