



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.





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| 2-80 East Washington | | 2-80 East Washington |

| RETAIL SPACE / PAD BUILDING | | | | |
|-----------------------------|---|-------------|--|--|
| UNIT | TENANT | RENTABLE SF | | |
| 2 | AVAILABLE (DIVISIBLE) (Currently 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 | 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+/- | | |

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PROPERTY PHOTOS



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VICINITY AERIAL



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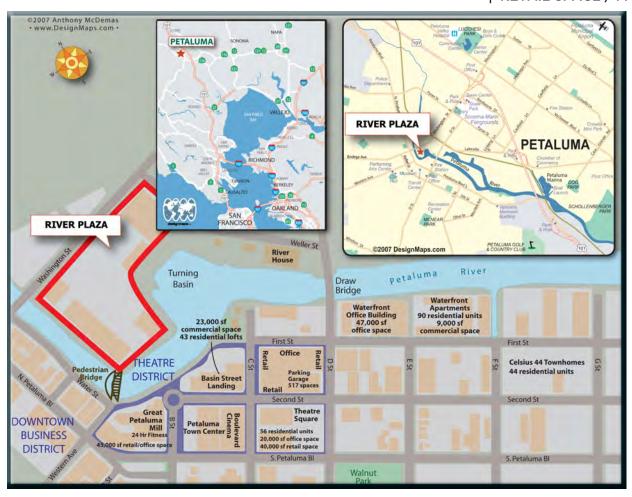


VICINITY MAPS



2-80 EAST WASHINGTON STREET PETALUMA. CA

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