



**Keegan & Coppin**  
COMPANY, INC.

**FORMAN HARDWARE CO.**

FOR LEASE

216 PETALUMA BLVD NORTH  
PETALUMA, CA

**HISTORIC DOWNTOWN RETAIL  
FREESTANDING PROPERTY**

Go beyond broker.

PRESENTED BY:

**RUSS MAYER, PARTNER**  
LIC # 01260916 (707)664-1400 , EXT 153  
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**DEMI BASILIADES, SENIOR REAL ESTATE ADVISOR**  
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# PROPERTY DETAILS



216 PETALUMA BLVD. NORTH  
PETALUMA CA

## HISTORIC DOWNTOWN BUILDING FOR LEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

- 5,300+/- sf divisible down to 1,800+/- sf
- Historic Charm
- On the River in Downtown Petaluma
- Water Street frontage
- Exposed wood beams, brick and stone
- High foot traffic area

### DESCRIPTION OF PREMISES

Located in downtown Petaluma, this property sits on the main street, offering easy access to various attractions such as restaurants, boutiques, the Theater District, parks, the Petaluma River, and nearby apartment complexes. All these amenities are within walking distance, providing convenience for both residents and visitors.

### LEASE TERMS

#### RATE

\$1.65 psf NNN (\$0.19 psf)

#### TERMS

3-5 year term preferred

Price includes base year utilities

#### RENOVATED

2022

#### TOTAL RBA

6,800 sf

#### YEAR BUILT

1855

#### PARKING

Street

#### ZONING

CPSP-T5

#### SPRINKLERS

Yes

#### STORIES

2

#### MAIN FLOOR RETAIL

- 3,500+/- sf

- Exposed brick & timber

- Located on Petaluma Blvd.

- 40' Street Frontage

#### WATER STREET (LOWER LEVEL)

- 1,800+/- sf

- Concrete floor

- Exposed wood joist ceiling

- New restrooms

- New LED lighting

- Outdoor patio

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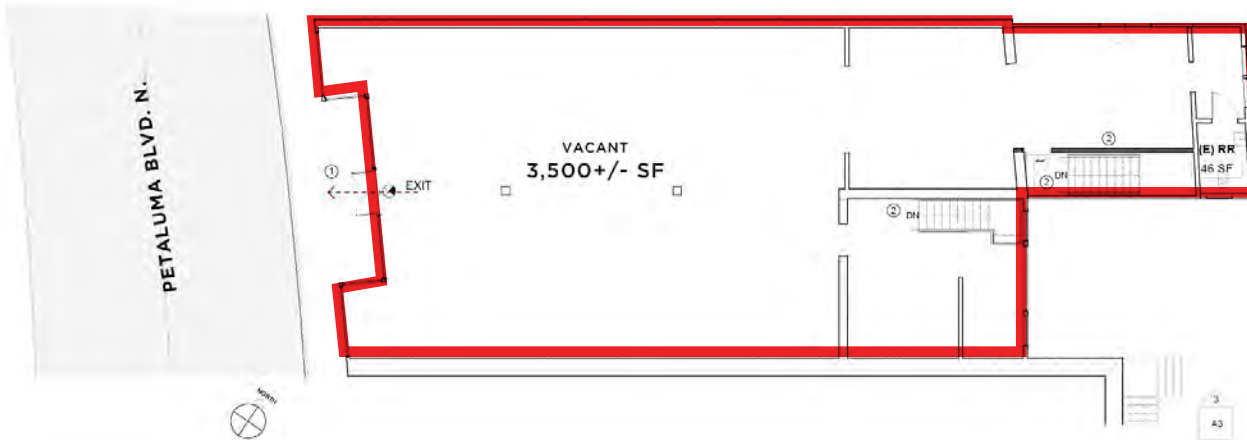
# FLOOR PLANS



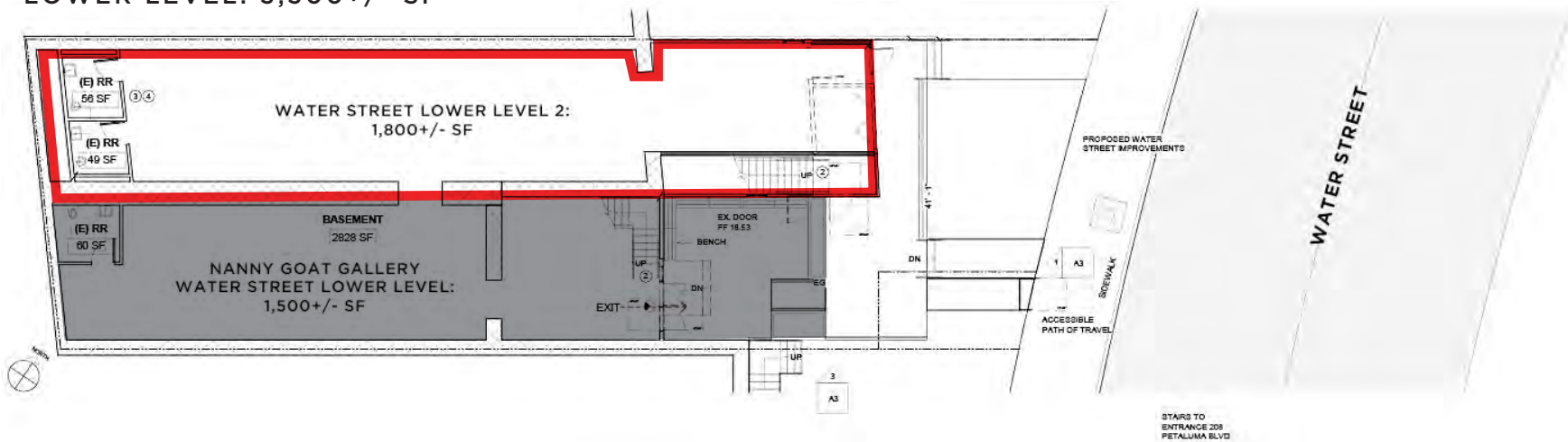
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FIRST FLOOR: 3,500+/- SF



LOWER LEVEL: 3,300+/- SF



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# AREA DESCRIPTION



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## HISTORIC DOWNTOWN BUILDING FOR LEASE

### THE NEW WATERSTREET

Take a step back in time to this unique one of a kind property, rich with history but with modern upgrades and convenience. Enjoy the benefits of a thriving pedestrian oriented downtown, in this historic one of a kind building.

Waterstreet is fast becoming the place to be with the new addition of the La Via Apartments, newly widened road and pedestrian walkways. Brewsters Beer Garden is a staple in town but most recently a number of buildings have undergone renovation. 215 Waterstreet will have an attractive patio and restaurant location available for lease, and 226-228 Petaluma Blvd North is undergoing its final stages of renovation. These changes will bring lots of day and evening foot traffic to the area making it a great option for your business.

### TRANSPORTATION ACCESS

- Easy access to Highway 101
- SMART TRAIN



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# PROPERTY AERIALS



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# AREA HISTORY



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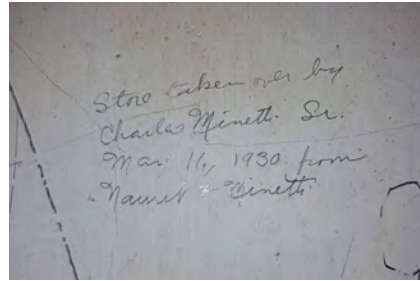
**HISTORIC DOWNTOWN  
BUILDING FOR LEASE**



1905- Nauret & Staats Grocery-(South Side)



1905- Petaluma Egg Exchange - (North Side)



Buckius & Martinelli Hardware Store - Store taken over by Charles Minetti Sr. Mar. 16, 1930 from Nauret & Minetti



The roof of the tank gallery was made of a solid concrete slab.



## PETALUMA HISTORY

Petaluma was founded in 1852, following the discovery of gold in California. It quickly grew into a prosperous agricultural hub, fueled by the fertile land and access to transportation via the Petaluma River.

Much of Petaluma's historic downtown district was built during the Victorian era, with beautifully preserved architecture that still stands today. The downtown area remains a vibrant center of commerce and culture.

Over the years, Petaluma has evolved from an agricultural economy to a more diversified economic base, including manufacturing, technology, tourism, and services.

Petaluma's rich history is celebrated through various cultural events, historic sites, and museums, including the Petaluma Historical Library and Museum, which showcases the city's past.

Overall, Petaluma's history reflects its evolution from a small agricultural community to a thriving city with a unique blend of heritage, industry, and culture.

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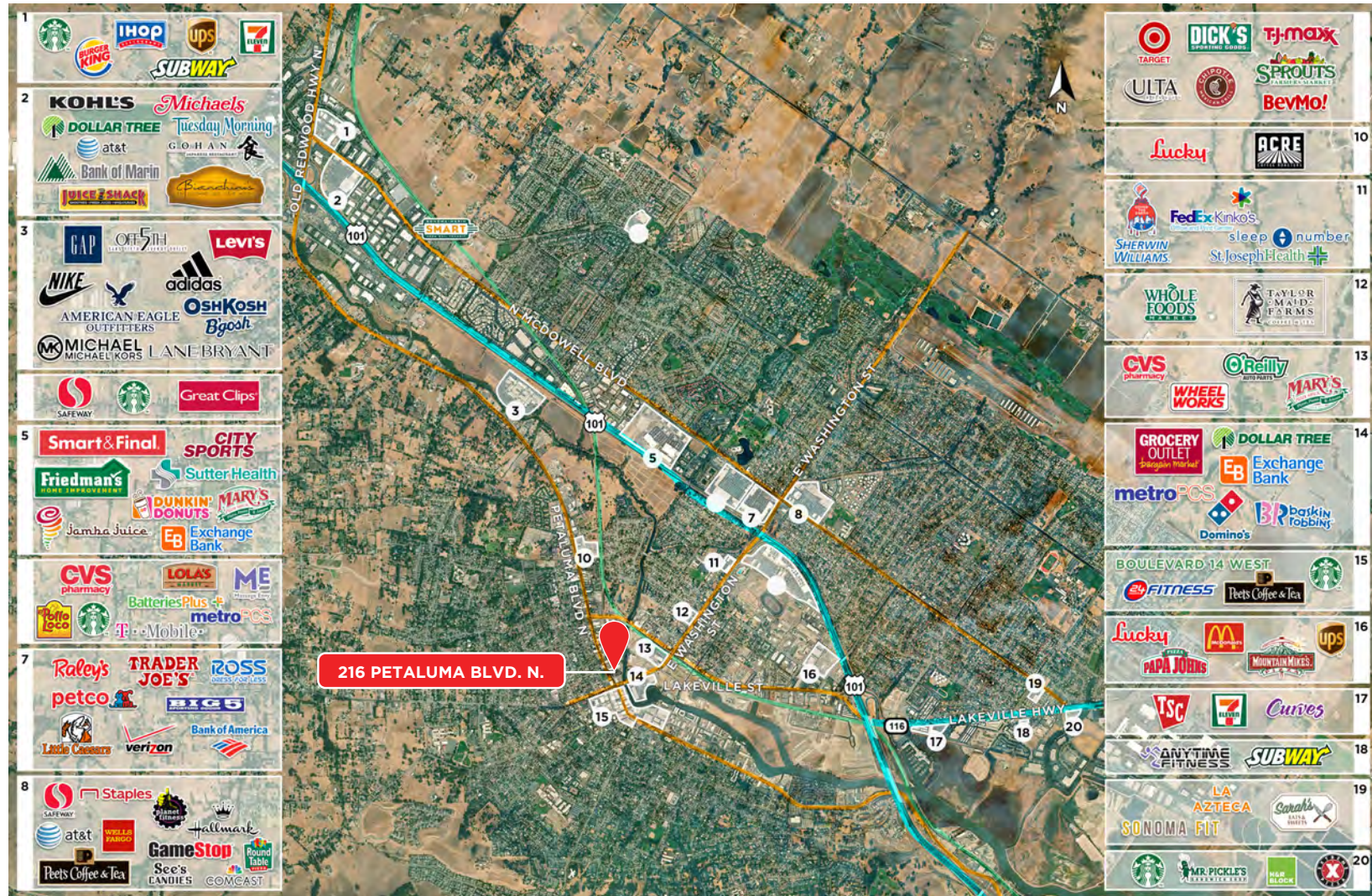


# DETAILED AREA MAP



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# LOCATION MAP



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