



Keegan & Coppin

Keegan & Coppin
COMPANY, INC.

FOR LEASE

270 PETALUMA BOULEVARD NORTH
PETALUMA, CA

Downtown Petaluma
Retail

DON'T
EVEN
THINK
OF
PARKING
HERE

Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



RETAIL SPACE FOR LEASE



270 PETALUMA BLVD N
PETALUMA, CA

**DOWNTOWN PETALUMA
RETAIL**

PROPERTY INFORMATION

HIGHLIGHTS

- Heart of Downtown Petaluma
- Street Fronting Glass Roll-Up Door
- Gorgeous Exposed Brick Wall
- Soaring Ceilings
- Beautifully Maintained
- Excellent Visibility

DESCRIPTION

Unique opportunity to occupy one of Downtown Petaluma's historic buildings with quintessential character and charm. This unique location offers a full height exposed red brick wall and soaring ceilings with two large skylights providing abundant natural light. Space currently includes a mix of open space with two privates, storage area and private restroom. Glass roll-up door, fronting the street, provides opportunities to open during the day for added visibility as well as a convenient way to load and unload inventory. Space can potentially be demised to around 3,000 SF. This flexible space is ready for your creative vision!

LEASE TERMS

Size

4,050+/- SF

Rate

\$1.75 PSF Gross

Terms

3 - 5 year lease term preferred

Parking

1 On-Site

Street/Public Garage

Zoning

T5 - Urban Center

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



RETAIL SPACE FOR LEASE



270 PETALUMA BLVD N
PETALUMA, CA

**DOWNTOWN PETALUMA
RETAIL**

DESCRIPTION OF AREA

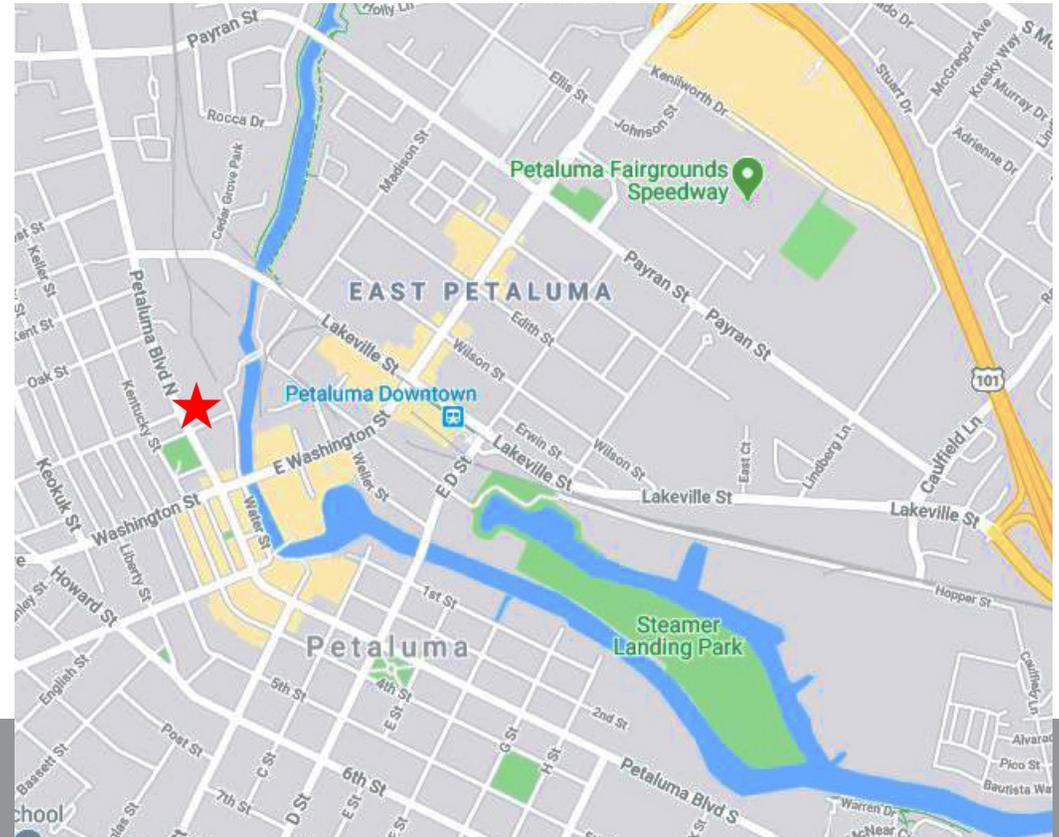
With fantastic proximity to everything Petaluma’s downtown has to offer, this is quintessential west side Petaluma at its best. Walking distance to Petaluma’s best restaurants, coffee shops and entertainment. New residential developments in the area are anticipated to bring a significant increase in walking traffic, which will bring increased energy and vibrancy to businesses along this part of Petaluma Boulevard.

NEARBY AMENITIES

- Brewster’s Beer Garden
- Downtown Petaluma
- Walking distance to a variety of retail, including high quality restaurants and food establishments, soft goods, hotels, and other

TRANSPORTATION ACCESS

- Easy access to Highway 101
- Walking distance to the SMART Train



REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

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.

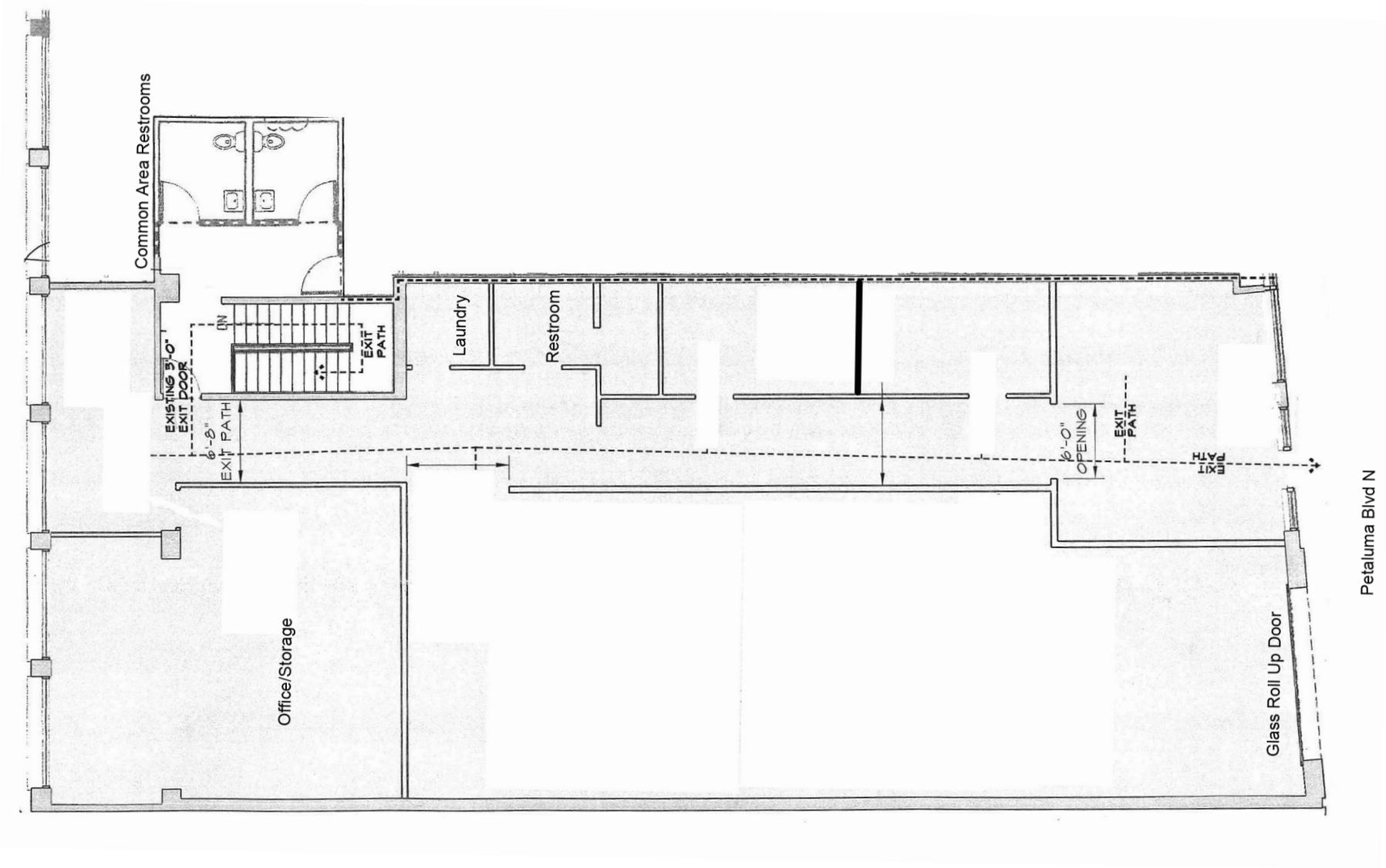


270 PETALUMA BOULEVARD N. FLOOR PLAN



270 PETALUMA BLVD N
PETALUMA, CA

**DOWNTOWN PETALUMA
RETAIL**



PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

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.

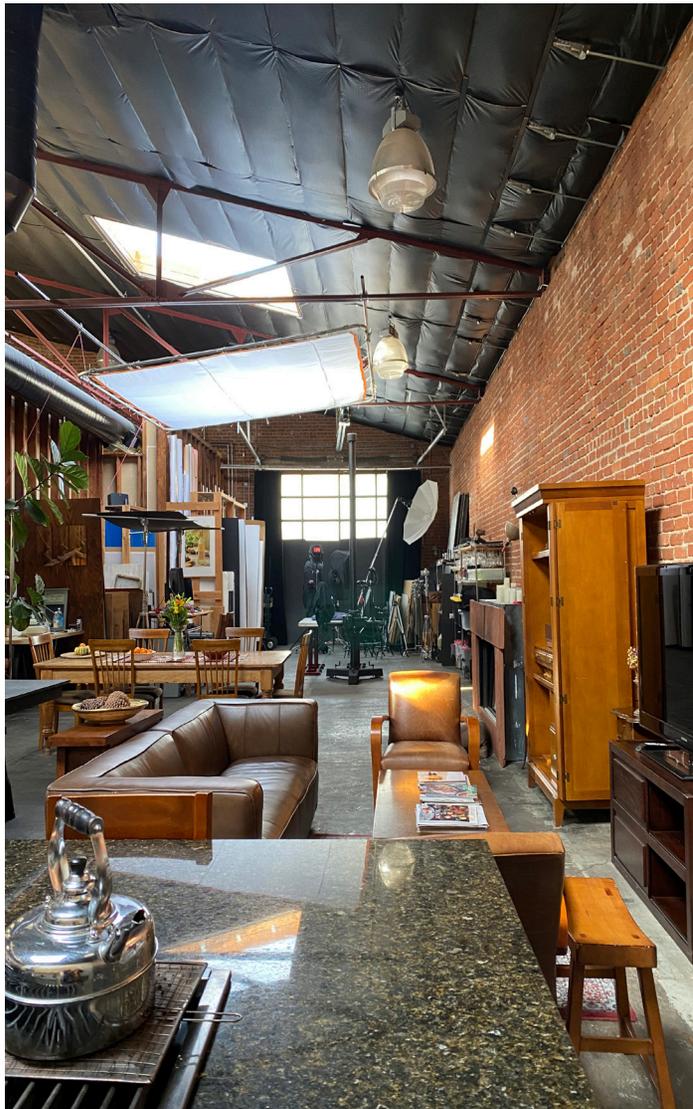


270 PETALUMA BOULEVARD N. PHOTOS



270 PETALUMA BLVD N
PETALUMA, CA

**DOWNTOWN PETALUMA
RETAIL**



PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

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.



270 PETALUMA BOULEVARD N. AERIAL MAP



270 PETALUMA BLVD N
PETALUMA, CA

**DOWNTOWN PETALUMA
RETAIL**



PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

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. Map created using ArcGIS® software by Esri. ArcGIS® is the intellectual property of Esri and is used herein under license. Copyright © Esri.