



Keegan & Coppin

Keegan & Coppin  
COMPANY, INC.

FOR LEASE

270 PETALUMA BOULEVARD NORTH  
PETALUMA, CA

Downtown Petaluma  
Retail

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](http://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.

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## DESCRIPTION OF AREA

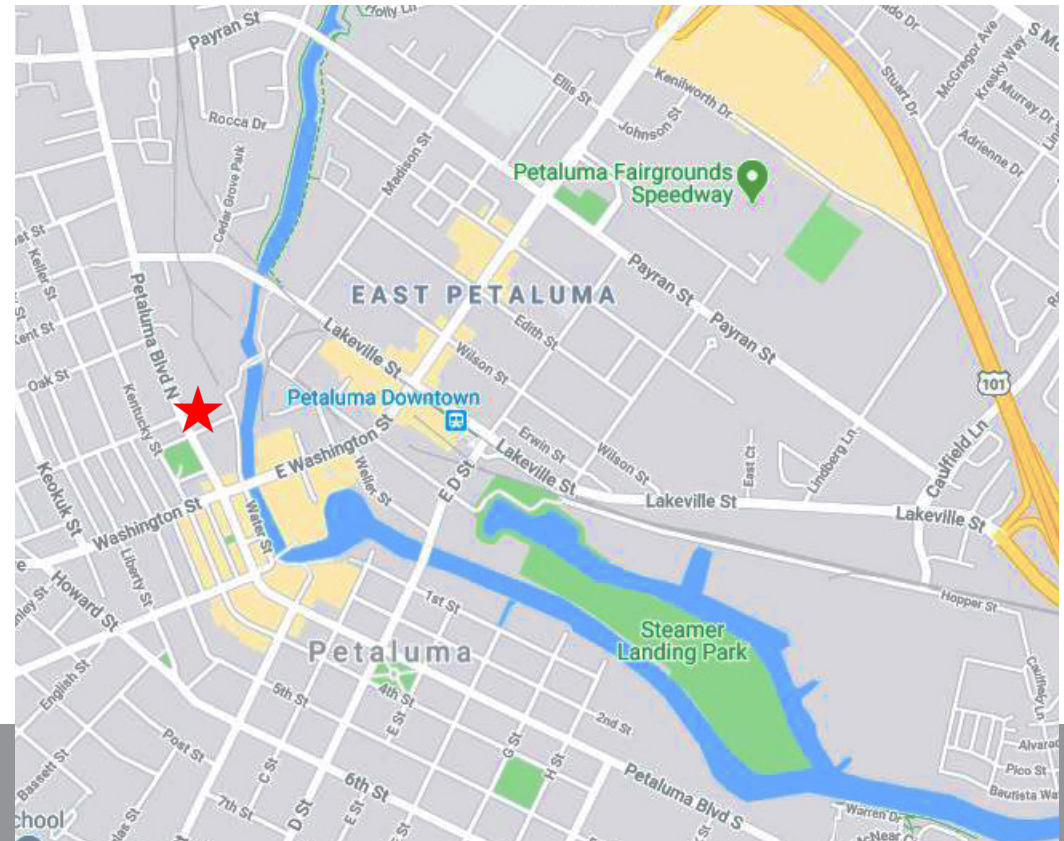
With fantastic proximity to everything Petaluma's downtown has to offer, this is quintessential west side Petaluma at its best. Walking distance to Petaluma's best restaurants, coffee shops and entertainment. New residential developments in the area are anticipated to bring a significant increase in 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



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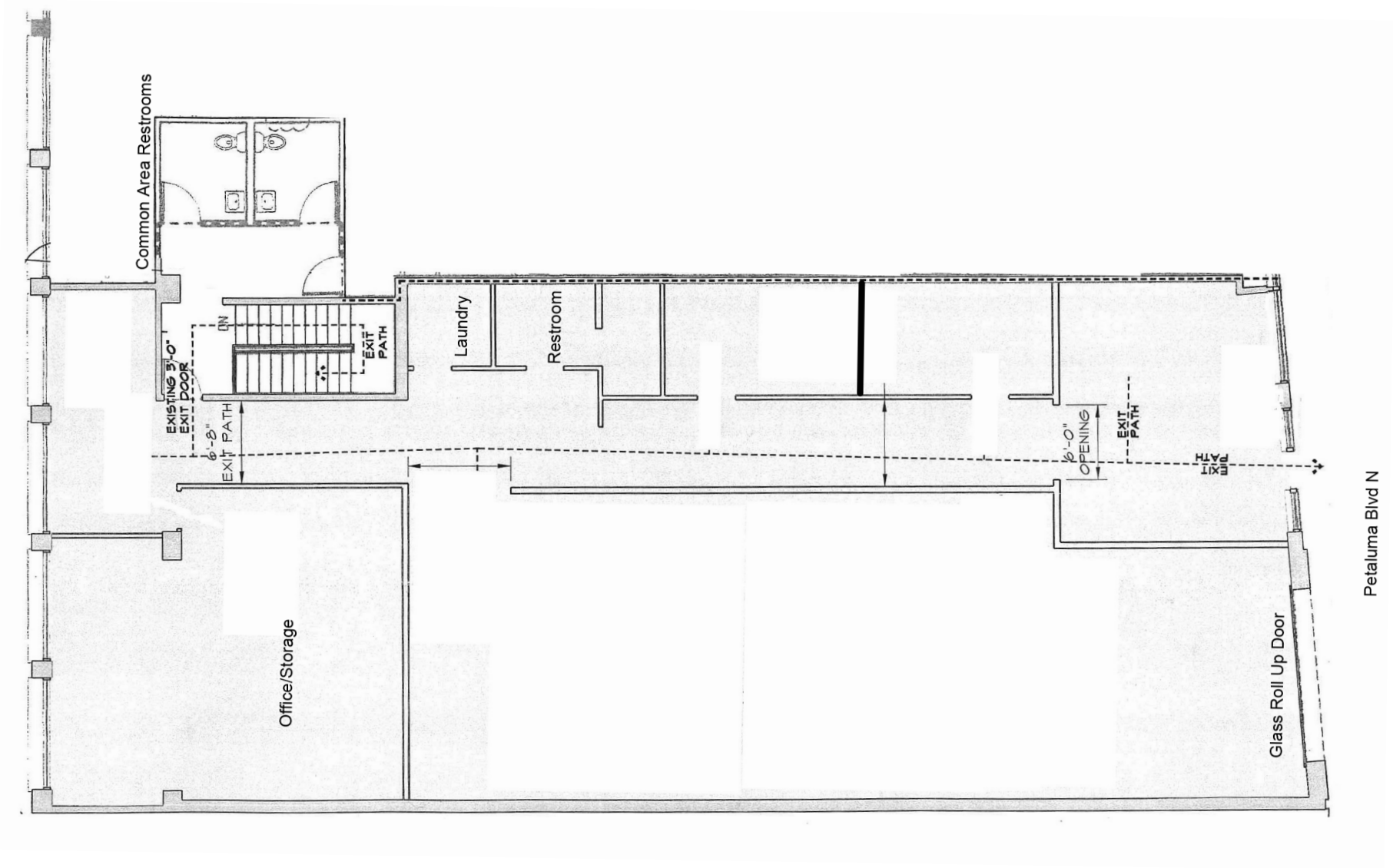


# 270 PETALUMA BOULEVARD N. FLOOR PLAN



270 PETALUMA BLVD N  
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# 270 PETALUMA BOULEVARD N. PHOTOS



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# 270 PETALUMA BOULEVARD N. AERIAL MAP



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