

FOR LEASE
PETALUMA PLAZA SOUTH
105-181 North McDowell
PETALUMA, CALIFORNIA, 94954

ANCHOR TENANTS: Trader Joe's Market, Ross Dress for Less, Bank of America,
PLAZA SOUTH Raley's Market/Drug, Petco, Big 5 Sports, Goodwill, Sleep City, F
45 Fitness, McDonalds.

PLAZA NORTH - CVS Pharmacy, K-Mart, Lola's Hispanic Market (Adjacent Center)

SPACES AVAILABLE: 3,000 SF, space #131-vacant (Former National Vision Optical). See
site plan & space plan attached. Landlord will put space back in
vanilla shell.

6,426 SF space #171 next to Trader Joe's, currently Sleep City.
Available late Summer. Do not disturb tenant.

1,300 FS space #117-vacant

LOCATION: Northeast corner of E. Washington and US 101 at the E.
Washington Street Interchange at N. McDowell.

SIZE: Approximately \pm 350,000 square feet. Petaluma's largest
shopping center with over 50 stores.

SURROUNDING AREA: Safeway, Staples, and a number of national restaurants, and fast
foods are located at or near the same intersection. Target, Dick's
Sporting Goods, TJ Maxx & More, Sprouts Market, Bev Mo across
freeway.

DEMOGRAPHICS AND
TRADE AREA: \pm 50,000 people within 5 mile radius. The total trade area
population is \pm 140,000 people. Daytime population within 1 mile
is 17,400; within 3 mile 62,000. Average Household Income is
over \$90,000.

TRAFFIC COUNTS: \pm 40,000/day on N. McDowell
 \pm 45,000/day on Washington
 \pm 175,000/day on US 101

For additional information, please contact:

EXCLUSIVE LEASING AGENT

JIM FLETCHER

Jim Fletcher Company, Inc.

(415) 389-7900

Email: fletchj@pacbell.net

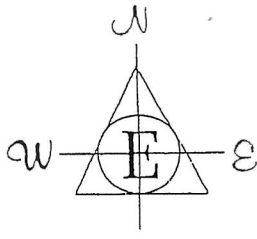
Lic. #00875924

PLEASE READ CAREFULLY

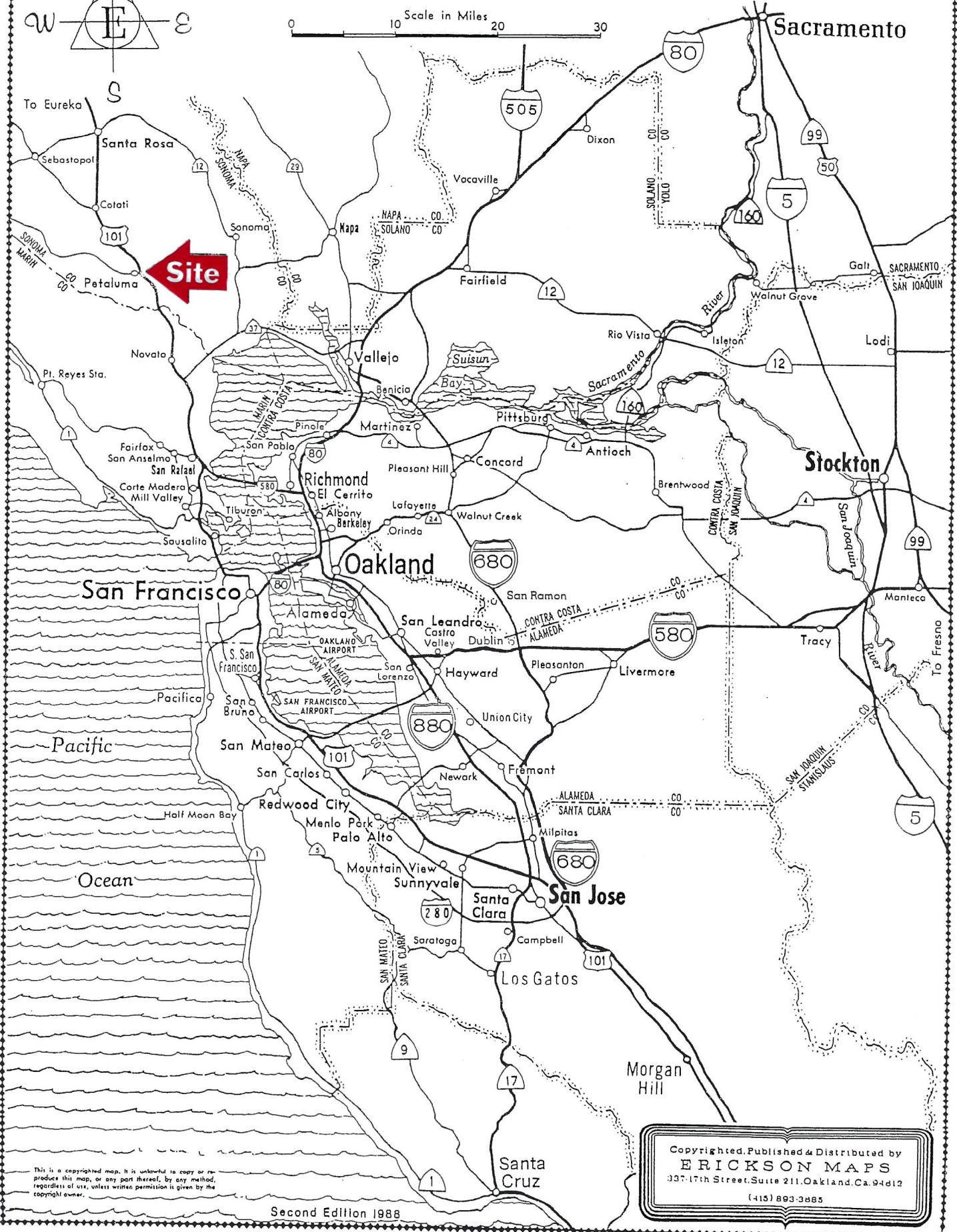
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ERICKSON MAPS

BAY REGION



Scale in Miles
0 10 20 30

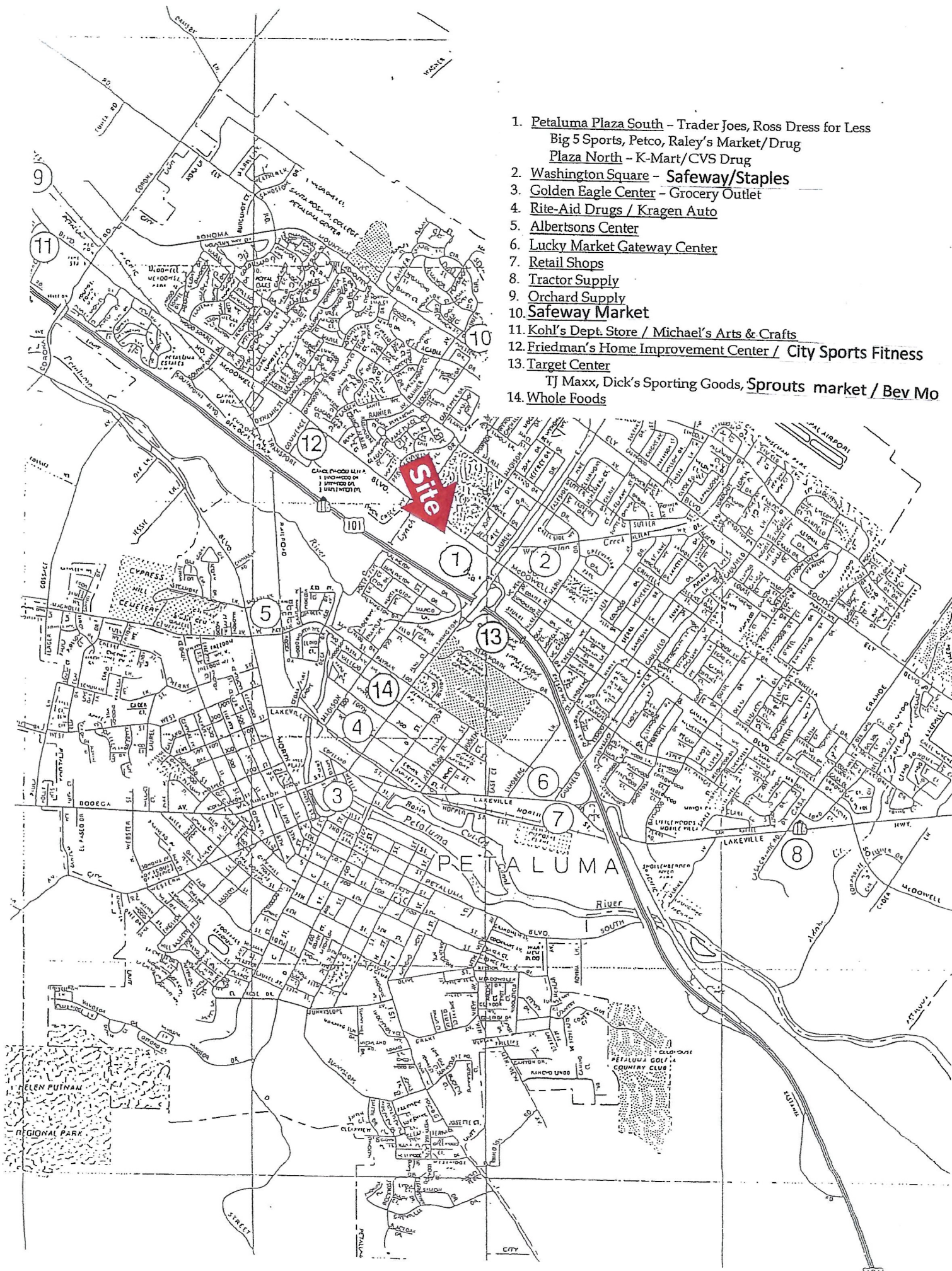


Site

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ERICKSON MAPS
337-17th Street, Suite 211, Oakland, Ca. 94612
(415) 893-3885



1. Petaluma Plaza South – Trader Joes, Ross Dress for Less
Big 5 Sports, Petco, Raley's Market/Drug
Plaza North – K-Mart/CVS Drug
2. Washington Square – Safeway/Staples
3. Golden Eagle Center – Grocery Outlet
4. Rite-Aid Drugs / Kragen Auto
5. Albertsons Center
6. Lucky Market Gateway Center
7. Retail Shops
8. Tractor Supply
9. Orchard Supply
10. Safeway Market
11. Kohl's Dept. Store / Michael's Arts & Crafts
12. Friedman's Home Improvement Center / City Sports Fitness
13. Target Center
TJ Maxx, Dick's Sporting Goods, Sprouts market / Bev Mo
14. Whole Foods

MARKET AERIAL



VACANT 17,735SF
NEIGHBORHOOD CTR.

PLAZA NORTH & PETALUMA PLAZA
 NORTH McDOWELL BOULEVARD @ E. WASHINGTON STREET
 PETALUMA, CALIFORNIA



U.S. HIGHWAY 101

NORTH McDOWELL BOULEVARD

PETALUMA PLAZA — THE PLAZA NORTH

EAST WASHINGTON STREET

Petaluma Plaza South

- 101 BP Gas Station
- 105A F45 Fitness
- 105B Big 5 Sports
- 109 Lemongrass (Thai Restaurant)
- 113 Barber
- 117 Vacant 1,300 SF
- 121 Plaza Cleaners
- 123 U Break I Fix
- 125 Sally Beauty Supply
- 127 Chinese Restaurant–City Chop Sticks
- 131 Vacant (former Nat. Vis. Optical) 3000 SF
- 133 Bella Me Spa, Hair and Nails
- 141 Deza Blue Boutique–Goodwill division
- 171 Sleep City (avail. Summer 2024) 6426 SF
- 173A Little Caesars Pizza
- 173B Egg S Presso
- 175 Oyama Sushi Restaurant
- 177 Verizon Wireless
- 179 Crumbl Cookies

Anchors

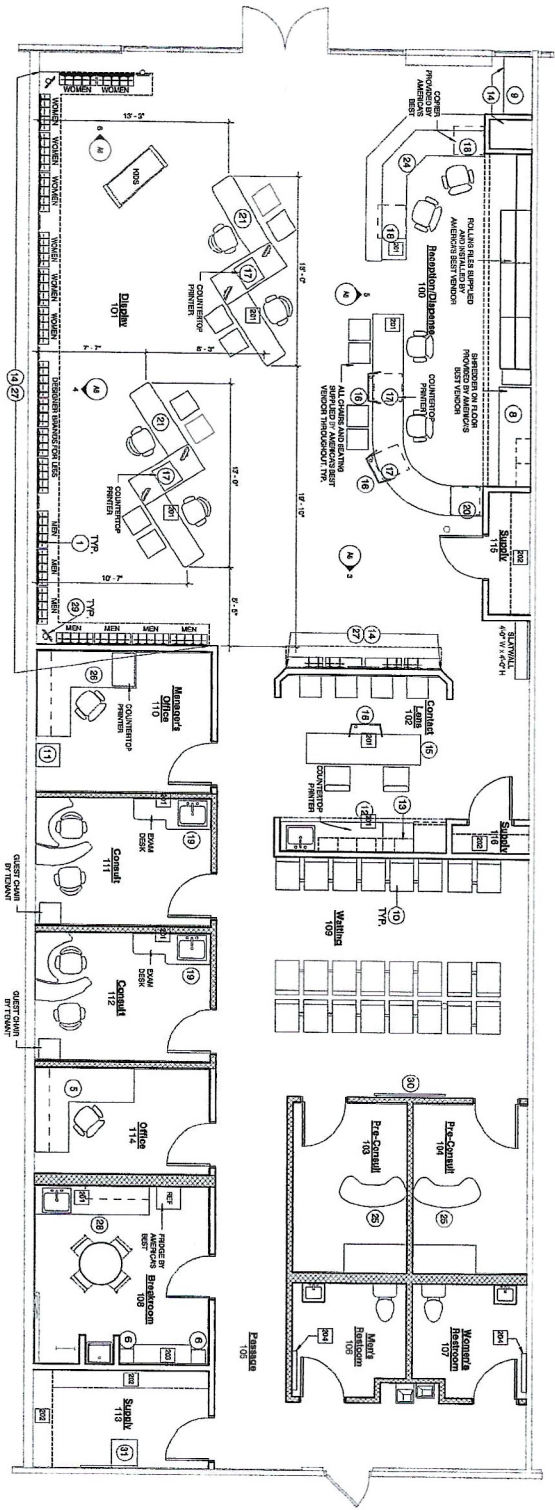
- Trader Joe's
- F45 Fitness
- Petco
- Raley's Super Market/Drug
- Ross Dress for Less
- Big 5
- McDonald's
- Bank of America

Petaluma Plaza North

Anchors

- K-Mart (Vacant-lease in negotiation)
- CVS Drug
- Pollo Loco
- Redwood Credit Union
- Bank of the West
- Lola's Hispanic Market
- Starbucks

1 | FIXTURE FLOOR PLAN



Key Value	Keynote Text
201	ALL WORK SUPPLIED AND INSTALLED BY AMERICA'S BEST VENDOR.
202	SHELVING - ALL ANTI-FIXTURE WILL BE SUPPLY AND INSTALLING THE SHELVING IN THE SUPPLY AREAS.
203	BOOKSHELVES AND COAT RACK SUPPLIED BY VENDOR.
204	WHITE GRANITE

FIXTURE GENERAL NOTES

1. FURNITURE CONTRACTOR TO VERIFY THE MANUFACTURER FOR FURNITURE AND DIMENSIONS. THE MANUFACTURER TO BE DETERMINED BY THE FURNITURE CONTRACTOR. COMMENSURATE WITH THE CONTRACTOR'S RESPONSIBILITIES.

2. GENERAL CONTRACTOR TO COORDINATE WITH THE FURNITURE CONTRACTOR TO VERIFY THE MANUFACTURER FOR FURNITURE AND DIMENSIONS. THE MANUFACTURER TO BE DETERMINED BY THE FURNITURE CONTRACTOR.

3. ALL CASES AND CABINETS TO BE SUPPLIED BY AMERICAN BEST VENDOR UNLESS OTHERWISE NOTED.

HOME DEPARTMENT (ON EXHAUST)	DESCRIPTION	QUANTITY	UNIT
202-04	1. FLOORING ON FLOOR	1	SQ. FT.
202-05	2. IN. X 2. IN. X 2. IN. RECESSED DOOR WALL LINER	1	SQ. FT.
202-06	3. HIDDEN FLOOR TYPE 1 - 250 #	1	SQ. FT.
202-07	4. CHROME EIGHT (8) COORDINATING CROWN MOULDING	1	LINEAR FOOT
202-08	5. PLASTIC MIRROR MOUNTING CROWN MOUNTING	1	LINEAR FOOT

REMARKS	DESCRIPTION	REMARKS	DESCRIPTION
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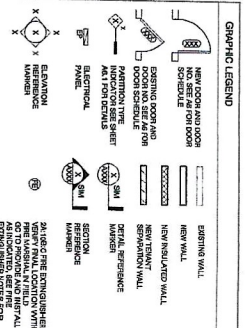
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Petaluma, CA

Petaluma Plaza South, 141 N. McDowell Blvd., Petaluma, CA 94954

BD & LD SET
APPROX 12.2017
OCTOBER 12, 2017

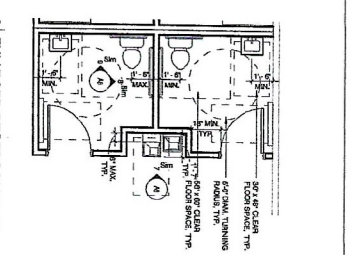
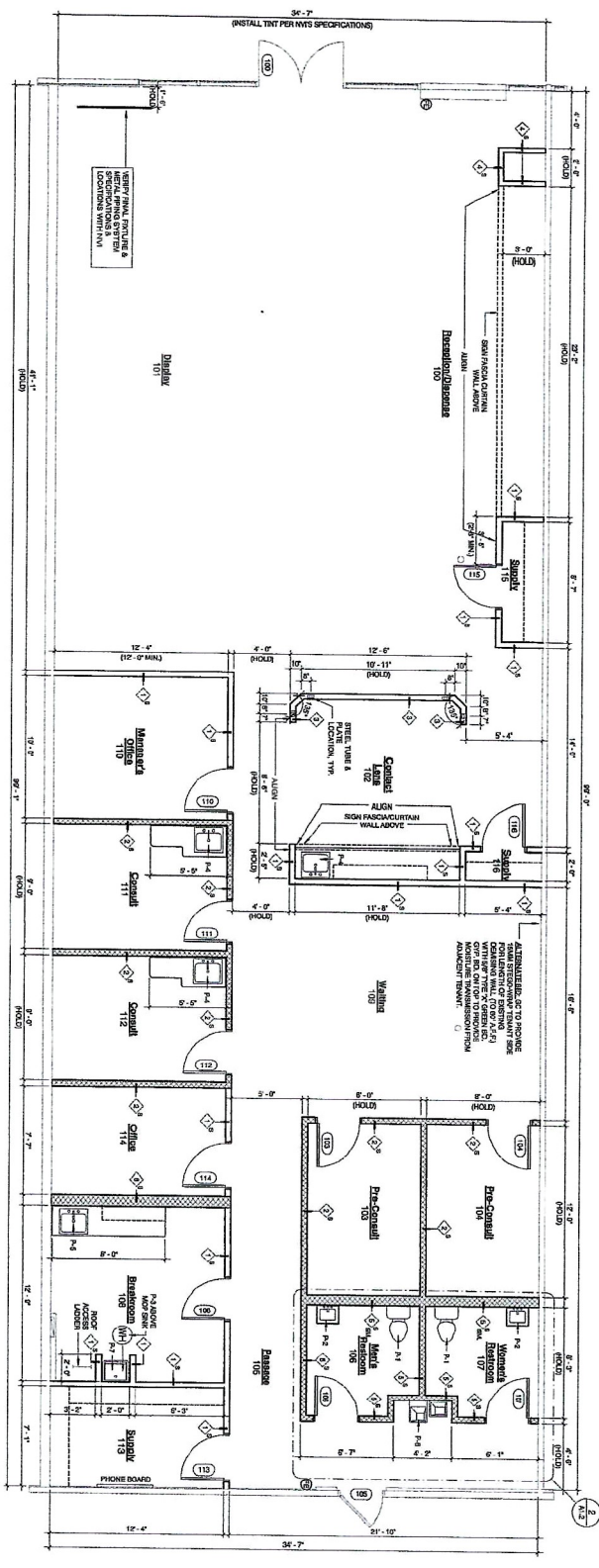
Project Name: Fixtures/Equipment Plan
Scale: A2



NOTE TO CONTRACTOR
 THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE GENERAL NOTES AND THE SPECIFICATIONS TO THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE LOCATION OF ALL UTILITIES AND STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE REMOVED OR MODIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION.

GENERAL NOTES
 1. ALL NEW CONSTRUCTION IS TO BE CONFORMED TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE REMOVED OR MODIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION.

PLUMBING NOTES
 1. PLUMBING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE REMOVED OR MODIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION.



2 ENLARGED RESTROOM PLAN

5'-0" CLEAR FLOOR SPACE TYP.
 4'-0" CLEAR FLOOR SPACE TYP.
 4'-0" CLEAR FLOOR SPACE TYP.
 4'-0" CLEAR FLOOR SPACE TYP.
 4'-0" CLEAR FLOOR SPACE TYP.

1 CONSTRUCTION FLOOR PLAN
 A12 1/8" = 1'-0"

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BID & LET SET
OCTOBER 12, 2017

Plan
 Construction
A12