

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, McDonalds, F-45 Fitness.

PLAZA NORTH - CVS Pharmacy, Lola's Hispanic Market. Hobby Lobby, Grocery Outlet & Boot Barn to open in vacant KMart in Fall 2026 (Adjacent Center)

SPACES AVAILABLE: 13,125 SF, currently Big 5. Space available February 2027. Do not disturb tenant.
3,000 SF, space #131-vacant (Former National Vision Optical). See site plan & space plan attached. Landlord will put space back in vanilla shell.

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: $\pm$ 67,000 people within 5 mile radius. The total trade area population is $\pm$ 140,000 people. Daytime population within 1 mile is 17,900; within 3 mile 66,000. Average Household Income is over \$165,000.

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

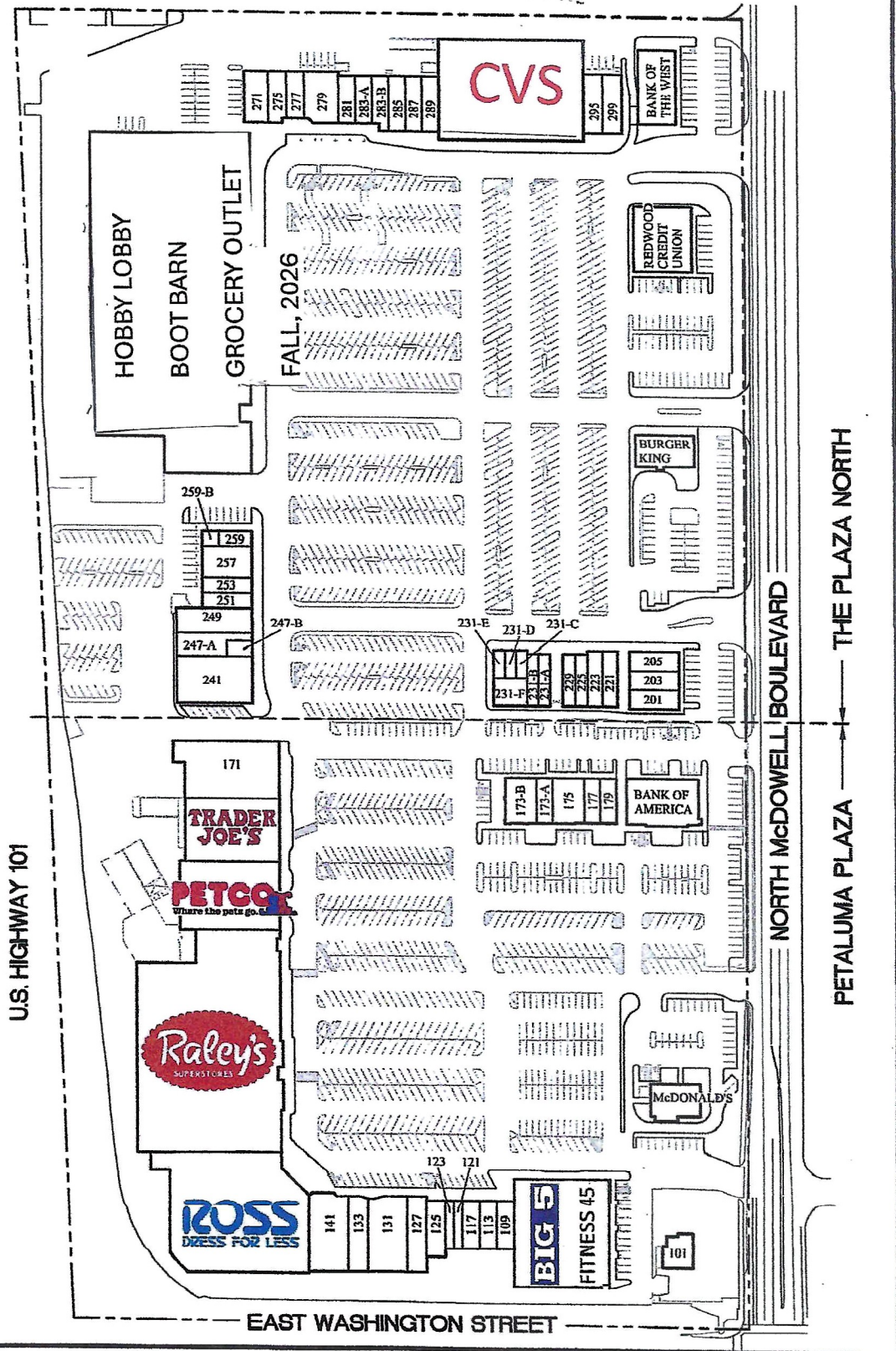
Email: fletchj@pacbell.net

Lic. #00875924

PLEASE READ CAREFULLY

This statement with the information it contains, while not guaranteed, has been secured from sources we believe to be reliable. This offering is subject to change, errors, omissions, prior or pending sale, lease, exchange or withdrawal without notice.

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



Petaluma Plaza South

101 BP Gas Station
105A F45 Fitness
105B Big 5 Sports
109 Lemongrass (Thai Restaurant)
113 Barber
117 Mathnasium
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 Acme Workwear
173A Little Caesars Pizza
173B Egg S Presso
175 Oyama Sushi Restaurant
177 Verizon Wireless
179 Crumbl Cookies

Anchors

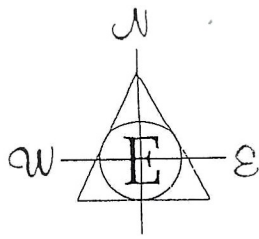
Trader Joe's
F45 Fitness
Petco
Raley's Super Market/Drug
Ross Dress for Less
BIG 5 (available Feb. 2027)
McDonald's
Bank of America

Petaluma Plaza North

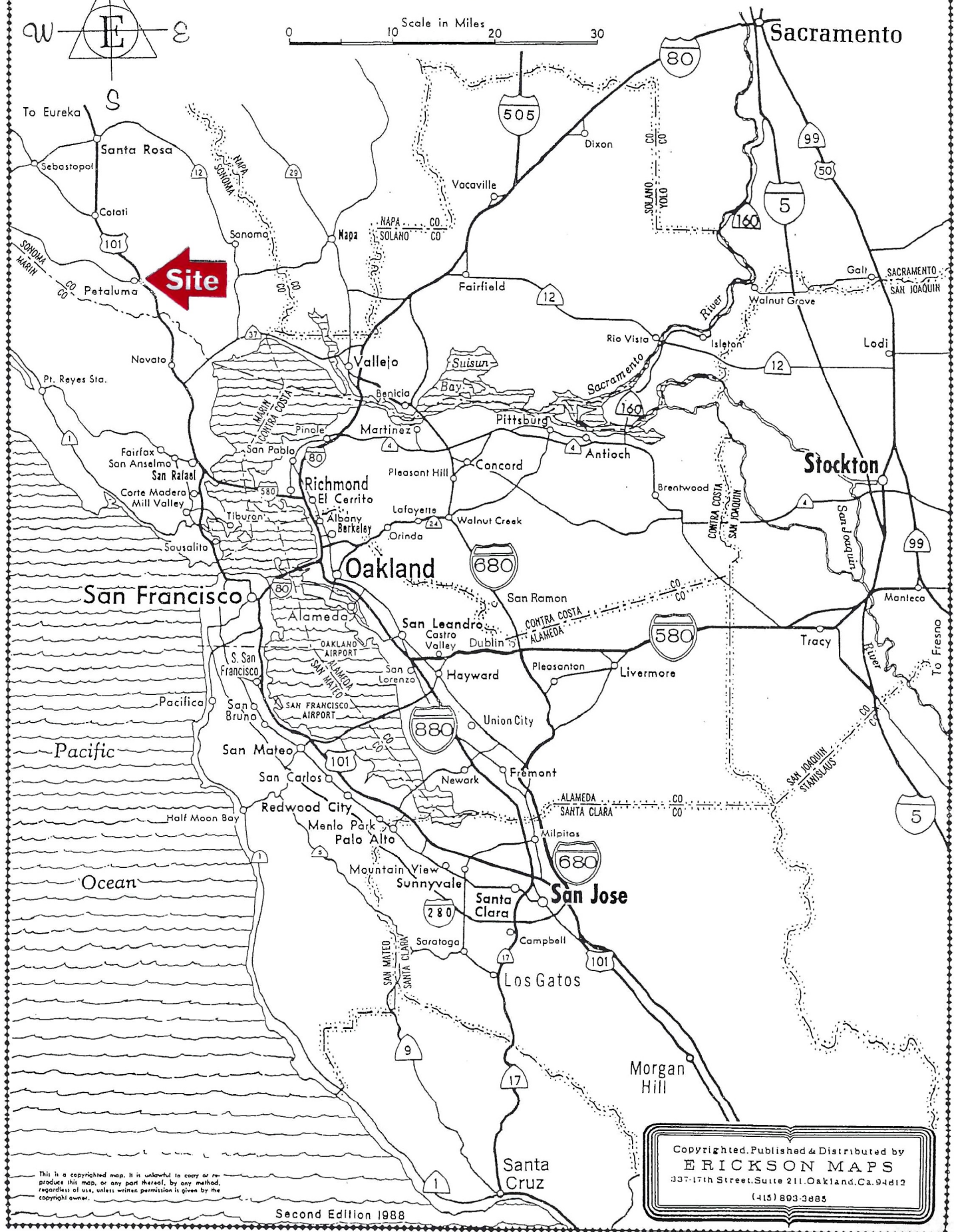
Anchors

Hobby Lobby Fall, 2026
Grocery Outlet Fall, 2026
Boot Barn Fall, 2026
CVS Drug
Pollo Loco
Redwood Credit Union
Bank of the West
Lola's Hispanic Market
Starbucks

ERICKSON MAPS
BAY REGION



Scale in Miles
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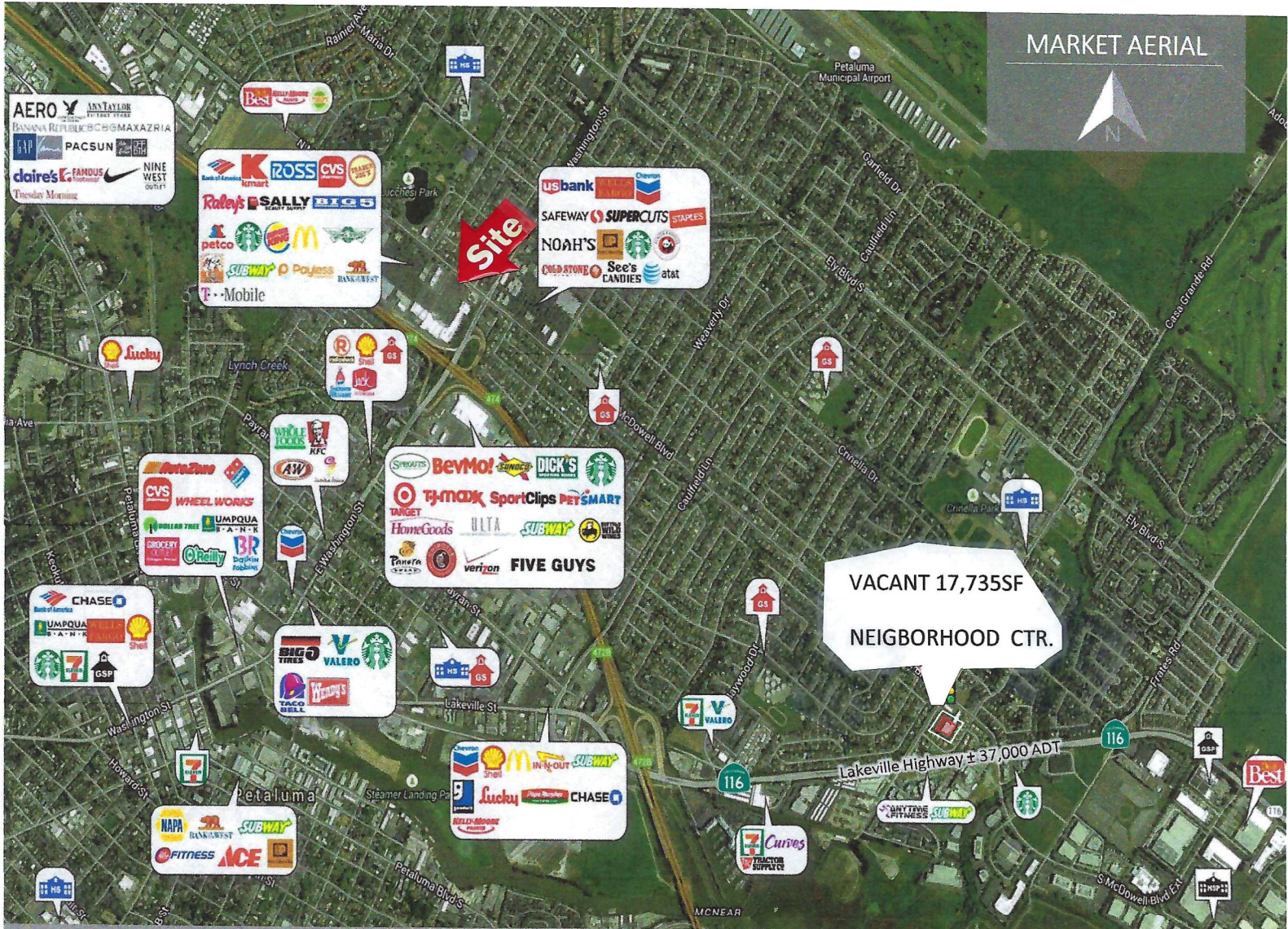


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ERICKSON MAPS
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(415) 893-3885

MARKET AERIAL



1. Petaluma Plaza South-Trader Joes, Ross Dress for Less, Big 5 Sports, Petco, Raley's Market/Drug Plaza North-Hobby Lobby/Grocery Outlet/Boot Barn/CVS Drug/Lola's Hispanic Market
2. Washington Square-Safeway/Staples/Harbor Freight/Five Below/Planet Fitness
3. Grocery Outlet/Auto Zone/Dollar Tree

4. CVS/Kragen Auto
5. Lucky Market
6. Lucky Market Gateway Center-off US 101
7. Retail Shops
8. Tractor Supply
9. Wilco Farm Supply
10. Safeway Market
11. Kohl's Dept. Store/Michaels's Arts & Crafts/
Five Below/Dollar Tree
12. Friedman's Home Improvement Center/
City Sports Fitness/Smart & Final
13. Target Center-TJ Maxx & Home Goods,
Dick's Sporting Goods, Sprouts Market, Bev Mo
14. Whole Foods



Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

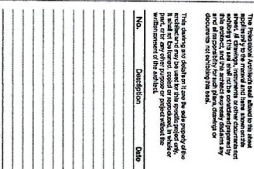
Lat/Lon: 38.2482/-122.6285

157 N McDowell Blvd Petaluma, CA 94954	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2026)	16,823	52,147	61,225	67,117
Projected Population (2031)	16,905	51,819	60,806	66,725
Census Population (2020)	17,283	54,202	63,819	69,848
Census Population (2010)	16,996	52,771	62,019	68,054
Projected Annual Growth (2026-2031)	82 -	-328 -0.1%	-419 -0.1%	-392 -0.1%
Historical Annual Growth (2020-2026)	-460 -0.4%	-2,055 -0.6%	-2,594 -0.7%	-2,731 -0.7%
Historical Annual Growth (2010-2020)	287 0.2%	1,430 0.3%	1,800 0.3%	1,794 0.3%
Estimated Population Density (2026)	5,358 psm	4,152 psm	2,166 psm	855 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi	78.5 sq mi
Households				
Estimated Households (2026)	6,727	21,105	24,706	27,192
Projected Households (2031)	6,781	21,074	24,648	27,155
Census Households (2020)	6,476	21,100	24,719	27,137
Census Households (2010)	6,153	19,871	23,332	25,802
Projected Annual Growth (2026-2031)	55 0.2%	-31 -	-58 -	-37 -
Historical Annual Change (2010-2026)	574 0.6%	1,234 0.4%	1,374 0.4%	1,390 0.3%
Average Household Income				
Estimated Average Household Income (2026)	\$133,284	\$159,788	\$163,221	\$164,927
Projected Average Household Income (2031)	\$132,790	\$159,785	\$163,249	\$164,990
Census Average Household Income (2010)	\$73,442	\$84,116	\$87,712	\$88,309
Census Average Household Income (2000)	\$65,052	\$72,800	\$75,298	\$75,089
Projected Annual Change (2026-2031)	-\$494 -	-\$2 -	\$28 -	\$63 -
Historical Annual Change (2000-2026)	\$68,232 4.0%	\$86,987 4.6%	\$87,923 4.5%	\$89,838 4.6%
Median Household Income				
Estimated Median Household Income (2026)	\$101,039	\$123,358	\$126,557	\$126,260
Projected Median Household Income (2031)	\$100,688	\$123,214	\$126,486	\$126,195
Census Median Household Income (2010)	\$62,821	\$70,876	\$72,758	\$72,296
Census Median Household Income (2000)	\$56,987	\$62,456	\$63,883	\$63,331
Projected Annual Change (2026-2031)	-\$351 -	-\$144 -	-\$70 -	-\$65 -
Historical Annual Change (2000-2026)	\$44,052 3.0%	\$60,902 3.8%	\$62,674 3.8%	\$62,929 3.8%
Per Capita Income				
Estimated Per Capita Income (2026)	\$53,484	\$64,791	\$65,980	\$66,929
Projected Per Capita Income (2031)	\$53,457	\$65,103	\$66,288	\$67,255
Census Per Capita Income (2010)	\$26,576	\$31,674	\$32,997	\$33,482
Census Per Capita Income (2000)	\$22,399	\$26,557	\$27,333	\$27,457
Projected Annual Change (2026-2031)	-\$26 -	\$313 -	\$309 -	\$326 -
Historical Annual Change (2000-2026)	\$31,085 5.3%	\$38,234 5.5%	\$38,647 5.4%	\$39,471 5.5%
Estimated Average Household Net Worth (2026)	\$1.34 M	\$1.71 M	\$1.81 M	\$1.84 M

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10/12/2001



FIXTURE GENERAL NOTES

1. FURNISH CONTRACTOR TO PROVIDE WITH MANUFACTURER FOR POWER AND DATA WIRE, DISPENSING COUNTER AND RECEPTION COUNTER. WIRE MANUFACTURING TO RUN ON EMPLOYEE SIDE. PRIVATE WILL BE LOW COUNTERTOP, COORDINATE LOCATIONS AND LENGTH OF RUNS WITH ELECTRICAL.
2. GENERAL CONTRACTOR TO COORDINATE 30 VOLT DIAMETER ON SITE FOR FURNISH INSTALLATION, EMPLOYEES DIAMETER AND RETURN TO JOB SITE FOR STORE MERCHANTISING.
3. NOTE: THERE WILL BE NO XRAY OR LASER

POLICE SCHEDULE				
INVESTIGATOR	DESCRIPTION	REMAINING DISTRIBUTION	DESCRIPTION	AMOUNT
1	1. MURKIN	A 8	COMPUTER RECORD	B
2	2. MURKIN	NA	BASE CASE A	16A
3	3. MURKIN	A 17	BASE CASE B	NA
4	4. MURKIN	A 10	BASE CASE C	B
5	5. MURKIN	B 20	BASE CASE D	B
6	6. MURKIN	B 20	BASE CASE E	B
7	7. MURKIN	NA	BASE CASE F	NA
8	8. MURKIN	NA	BASE CASE G	NA
9	9. MURKIN	NA	BASE CASE H	NA
10	10. MURKIN	NA	BASE CASE I	NA
11	11. MURKIN	NA	BASE CASE J	NA

FACILITY SCHEDULE			
ATTENDEE	DESCRIPTION	MEETING ROOM/LOCATION	DATE/TIME
1	7:00 AM - 7:30 AM	NA	COMPUTER & SHIELD
2	7:30 AM - 8:00 AM	NA	DATE CALIBER A
3	8:00 AM - 8:30 AM	A (8)	DATE CALIBER A
4	8:30 AM - 9:00 AM	A (8)	DATE CALIBER A
5	9:00 AM - 9:30 AM	A (3)	DOWNHILL COUNTRY
6	9:30 AM - 10:00 AM	A (3)	POA COUNTRY
7	10:00 AM - 10:30 AM	B (8)	DATE CALIBER TOTAL
8	10:30 AM - 11:00 AM	B (8)	DATE CALIBER TOTAL
9	11:00 AM - 11:30 AM	B (8)	DATE CALIBER TOTAL
10	11:30 AM - 12:00 PM	NA	DATE CALIBER TOTAL
11	12:00 PM - 12:30 PM	NA	DATE CALIBER TOTAL
12	12:30 PM - 1:00 PM	NA	DATE CALIBER TOTAL
13	1:00 PM - 1:30 PM	NA	DATE CALIBER TOTAL
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213	5:00 PM - 5:30 PM	NA	DATE CALIBER TOTAL
214	5:30 PM - 6:00 PM	NA	DATE CALIBER TOTAL
215	6:00 PM - 6:30 PM	NA	DATE CALIBER TOTAL
216	6:30 PM - 7:00 PM	NA	DATE CALIBER TOTAL
217	7:00 PM - 7:30 PM	NA	DATE CALIBER TOTAL
218	7:30 PM - 8:00 PM	NA	DATE CALIBER TOTAL
219	8:00 PM - 8:30 PM	NA	DATE CALIBER TOTAL
220	8:30 PM - 9:00 PM	NA	DATE CALIBER TOTAL
221	9:00 PM - 9:30 PM	NA	DATE CALIBER TOTAL
222	9:30 PM - 10:00 PM	NA	DATE CALIBER TOTAL
223	10:00 PM - 10:30 PM	NA	DATE CALIBER TOTAL
224	10:30 PM - 11:00 PM	NA	DATE CALIBER TOTAL
225	11:00 PM - 11:30 PM	NA	DATE CALIBER TOTAL
226	11:30 PM - 12:00 AM	NA	DATE CALIBER TOTAL
227	12:00 AM - 12:30 AM	NA	DATE CALIBER TOTAL
228	12:30 AM - 1:00 AM	NA	DATE CALIBER TOTAL
229	1:00 AM - 1:30 AM	NA	DATE CALIBER TOTAL
230	1:30 AM - 2:00 AM	NA	DATE CALIBER TOTAL
231	2:00 AM - 2:30 AM	NA	DATE CALIBER TOTAL
232	2:30 AM - 3:00 AM	NA	DATE CALIBER TOTAL
233	3:00 AM - 3:30 AM	NA	DATE CALIBER TOTAL
234	3:30 AM - 4:00 PM	NA	DATE CALIBER TOTAL
235	4:00 PM - 4:30 PM	NA	DATE CALIBER TOTAL
236	4:30 PM - 5:00 PM	NA	DATE CALIBER TOTAL
237	5:00 PM - 5:30 PM	NA	DATE CALIBER TOTAL
238	5:30 PM - 6:00 PM	NA	DATE CALIBER TOTAL
239	6:00 PM - 6:30 PM	NA	DATE CALIBER TOTAL
240	6:30 PM - 7:00 PM	NA	DATE CALIBER TOTAL
241	7:00 PM - 7:30 PM	NA	DATE CALIBER TOTAL
242	7:30 PM - 8:00 PM	NA	DATE CALIBER TOTAL
243	8:00 PM - 8:30 PM	NA	DATE CALIBER TOTAL
244	8:30 PM - 9:00 PM	NA	DATE CALIBER TOTAL
245	9:00 PM - 9:30 PM	NA	DATE CALIBER TOTAL
246	9:30 PM - 10:00 PM	NA	DATE CALIBER TOTAL
247	10:00 PM - 10:30 PM	NA	DATE CALIBER TOTAL
248	10:30 PM - 11:00 PM	NA	DATE CALIBER TOTAL
249	11:00 PM - 11:30 PM	NA	DATE CALIBER TOTAL
250	11:30 PM - 12:00 AM	NA	DATE CALIBER TOTAL
251	12:00 AM - 12:30 AM	NA	DATE CALIBER TOTAL
252	12:30 AM - 1:00 AM	NA	DATE CALIBER TOTAL
253	1:00 AM - 1:30 AM	NA	DATE CALIBER TOTAL
254	1:30 AM - 2:00 AM	NA	DATE CALIBER TOTAL
255	2:00 AM - 2:30 AM	NA	DATE CALIBER TOTAL
256	2:30 AM - 3:00 AM	NA	DATE CALIBER TOTAL
257	3:00 AM - 3:30 AM	NA	DATE CALIBER TOTAL
258	3:30 AM - 4:00 PM	NA	DATE CALIBER TOTAL
259	4:00 PM - 4:30 PM	NA	DATE CALIBER TOTAL
260	4:30 PM - 5:00 PM	NA	DATE CALIBER TOTAL
261	5:00 PM - 5:30 PM	NA	DATE CALIBER TOTAL
262	5:30 PM - 6:00 PM	NA	DATE CALIBER TOTAL
263	6:00 PM - 6:30 PM	NA	DATE CALIBER TOTAL
264	6:30 PM - 7:00 PM	NA	DATE CALIBER TOTAL
265	7:00 PM - 7:30 PM	NA	DATE CALIBER TOTAL
266	7:30 PM - 8:00 PM	NA	DATE CALIBER TOTAL
267	8:00 PM - 8:30 PM	NA	DATE CALIBER TOTAL
268	8:30 PM - 9:00 PM	NA	DATE CALIBER TOTAL
269	9:00 PM - 9:30 PM	NA	DATE CALIBER TOTAL
270	9:30 PM - 10:00 PM	NA	DATE CALIBER TOTAL
271	10:00 PM - 10:30 PM	NA	DATE CALIBER TOTAL
272	10:30 PM - 11:00 PM	NA	DATE CALIBER TOTAL
273	11:00 PM - 11:30 PM	NA	DATE CALIBER TOTAL

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

BID & LLD
APPROVAL-SEE
OCTOBER 12, 2012

A1.2	1/4" = 1'-0"
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A1.2 | $1/4'' = 1'-0''$ [illegible]