

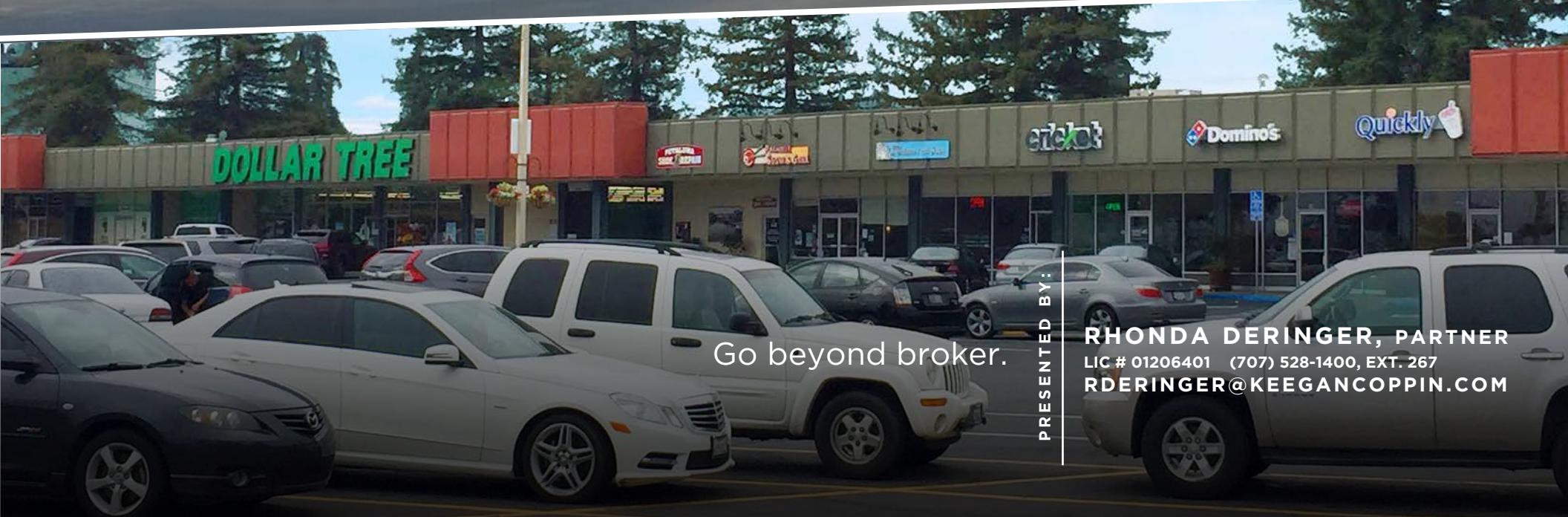


**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**2-80 EAST WASHINGTON STREET  
PETALUMA, CA**

**RIVER PLAZA (FORMERLY KNOWN AS GOLDEN  
EAGLE) IN DOWNTOWN PETALUMA  
GROCERY-ANCHORED SHOPPING CENTER  
RETAIL SPACE / PAD BUILDING**



PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
LIC # 01206401 (707) 528-1400, EXT. 267  
[RDERINGER@KEEGANCOPPIN.COM](mailto:RDERINGER@KEEGANCOPPIN.COM)



# PROPERTY SUMMARY



2-80 EAST WASHINGTON STREET  
PETALUMA, CA

**RIVER PLAZA (FORMERLY KNOWN AS GOLDEN EAGLE) IN DOWNTOWN PETALUMA GROCERY-ANCHORED SHOPPING CENTER RETAIL SPACE / PAD BUILDING**



## FEATURES

- **#2:** 5,500+/- square feet of Retail Space / Pad Building Available
  - with drive-up window and potential for outdoor seating. Space is divisible to 2,750+/- SF.
- **#56B:** 940+/- square feet of Retail Space Available.
- Space is located on East Washington Street frontage with excellent visibility and signage.
- Fronting the River - Next to the Pedestrian Bridge to Cross the River to Downtown & Petaluma Blvd N.
- 71,000+/- sf Shopping Center Anchored by Grocery Outlet, Dollar Tree, TAPS, Baskin Robbins, Luma Bar & Eatery, Cosmo Prof, Domino's Pizza and Paradise Sushi & Grill.
- Centrally Located in Downtown Petaluma on the Riverfront across from Theater District & Easy Access to Highway 101

## LEASE TERMS

### Rate

Negotiable

\*Inquire with Listing Agent

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	16,481	63,338	67,361
Avg. HH Income	\$128,143	\$138,219	\$137,932

PRESENTED BY:

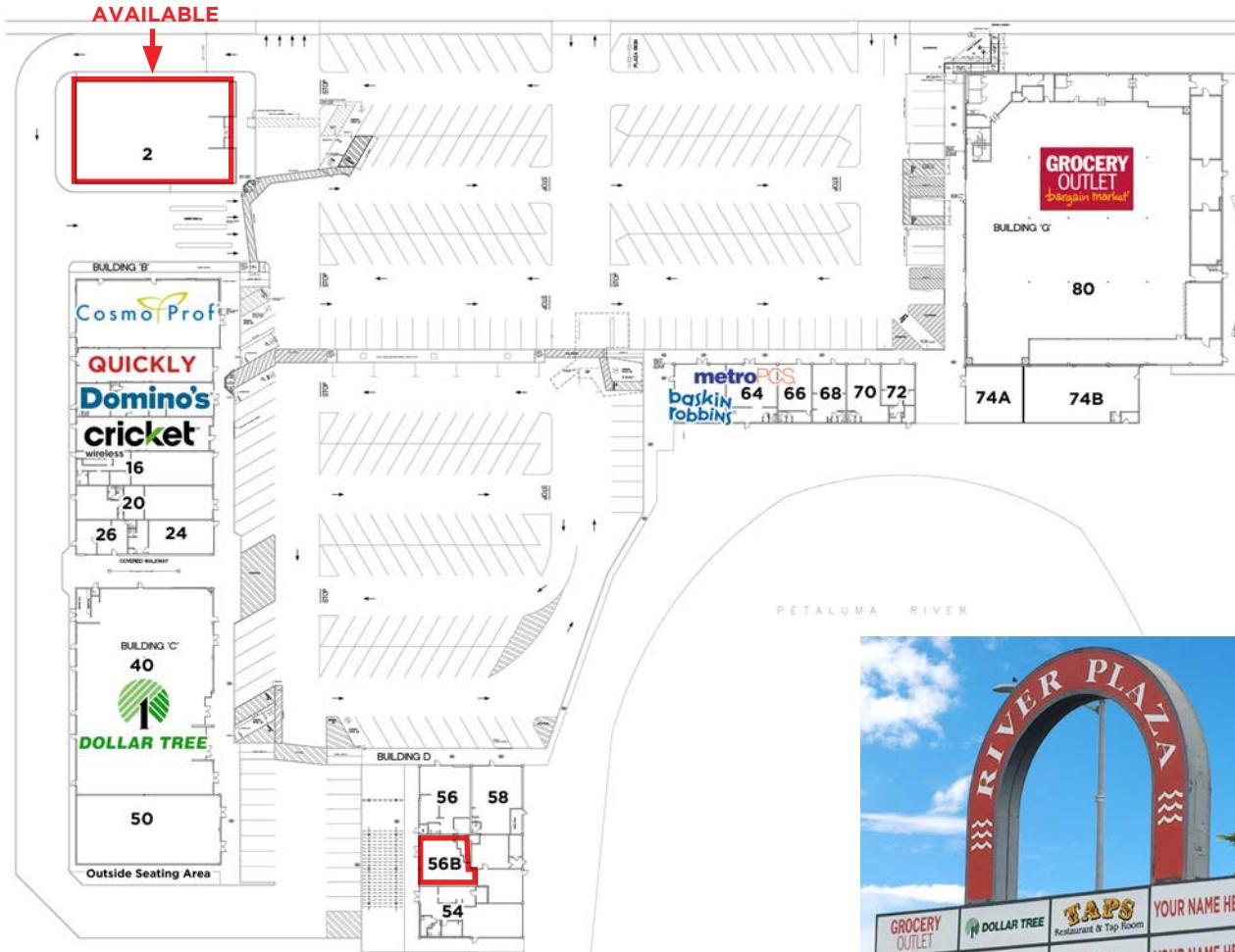
RHONDA DERINGER, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01206401 (707) 528-1400, EXT. 267  
RDERINGER@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.



# SITE PLAN & TENANTS



■ Available



2-80 EAST WASHINGTON STREET  
PETALUMA, CA

**RIVER PLAZA (FORMERLY KNOWN AS GOLDEN EAGLE) IN DOWNTOWN PETALUMA GROCERY-ANCHORED SHOPPING CENTER RETAIL SPACE / PAD BUILDING**

UNIT	TENANT	RENTABLE SF
2	AVAILABLE (DIVISIBLE)	5,500+/-
6	CosmoProf	3,397+/-
8	Quickly	1,611+/-
10	Domino's Pizza	1,602+/-
14	Cricket Wireless	1,611+/-
16	Petaluma Nail Salon	1,296+/-
20	Paradise Sushi & Grill	1,904+/-
24	Paradise Sushi & Grill	1,000+/-
26	Audio/Video Store	600+/-
40	Dollar Tree	9,500+/-
50	Luma Bar & Eatery	3,360+/-
54	TAPS	2,665+/-
56	Everest Indian Restaurant	1,170+/-
56B	AVAILABLE	940+/-
58	Boost Mobile	1,095+/-
60	Baskin Robbins Store #2035	1,020+/-
64	Metro PCS	1,020+/-
66	Optometry	680+/-
68	Donuts	680+/-
70	Diomy's Hair Salon	680+/-
72	Lemus Insurance	640+/-
74	Rosen's Bakery	3,350+/-
80	Grocery Outlet	25,500+/-



PRESENTED BY:

**RHONDA DERINGER, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01206401 (707) 528-1400, EXT. 267  
RDERINGER@KEEGANCOPPIN.COM**

Keegan & Coppin Company, Inc.

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.



## PROPERTY PHOTOS



2-80 EAST WASHINGTON STREET  
PETALUMA, CA

RIVER PLAZA (FORMERLY KNOWN AS GOLDEN EAGLE) IN DOWNTOWN PETALUMA GROCERY-ANCHORED SHOPPING CENTER RETAIL SPACE / PAD BUILDING



PRESENTED BY:

RHONDA DERINGER, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01206401 (707) 528-1400, EXT. 267  
RDERINGER@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.



## PROPERTY PHOTOS



UNIT 2



2-80 EAST WASHINGTON STREET  
PETALUMA, CA

**RIVER PLAZA (FORMERLY KNOWN AS GOLDEN EAGLE) IN DOWNTOWN PETALUMA GROCERY-ANCHORED SHOPPING CENTER RETAIL SPACE / PAD BUILDING**



UNIT 2

**PRESENTED BY:**

**RHONDA DERINGER, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01206401 (707) 528-1400, EXT. 267  
RDERINGER@KEEGANCOPPIN.COM**

Keegan & Coppin Company, Inc.

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.



## PROPERTY PHOTOS

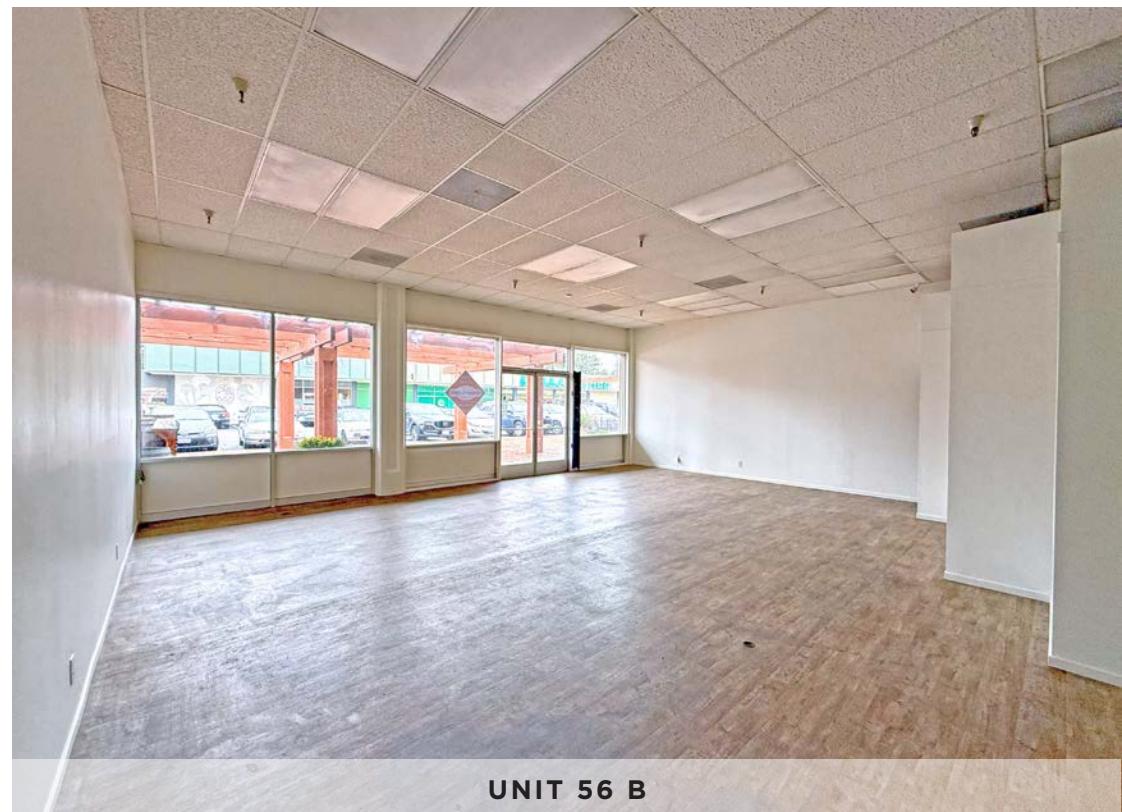


**UNIT 56 B**



2-80 EAST WASHINGTON STREET  
PETALUMA, CA

**RIVER PLAZA (FORMERLY KNOWN AS GOLDEN EAGLE) IN DOWNTOWN PETALUMA GROCERY-ANCHORED SHOPPING CENTER RETAIL SPACE / PAD BUILDING**



**UNIT 56 B**

**PRESENTED BY:**

**RHONDA DERINGER, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01206401 (707) 528-1400, EXT. 267  
RDERINGER@KEEGANCOPPIN.COM**

Keegan & Coppin Company, Inc.

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.

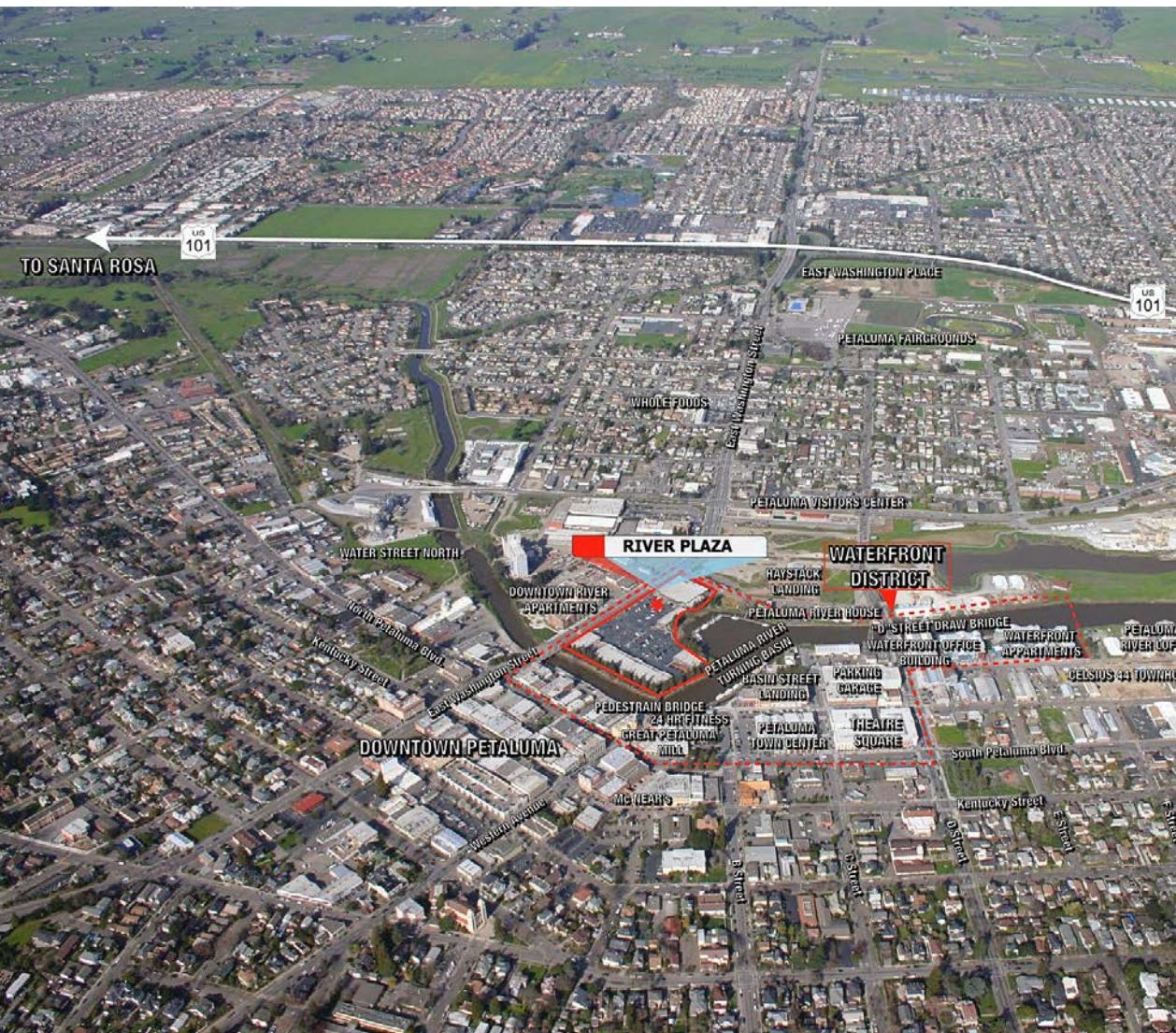


# VICINITY AERIAL



2-80 EAST WASHINGTON STREET  
PETALUMA, CA

**RIVER PLAZA (FORMERLY KNOWN  
AS GOLDEN EAGLE)  
IN DOWNTOWN PETALUMA  
GROCERY-ANCHORED SHOPPING CENTER  
RETAIL SPACE / PAD BUILDING**



---

**PRESENTED BY:**

RHONDA DERINGER, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01206401 (707) 528-1400, EXT. 267  
RDERINGER@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.

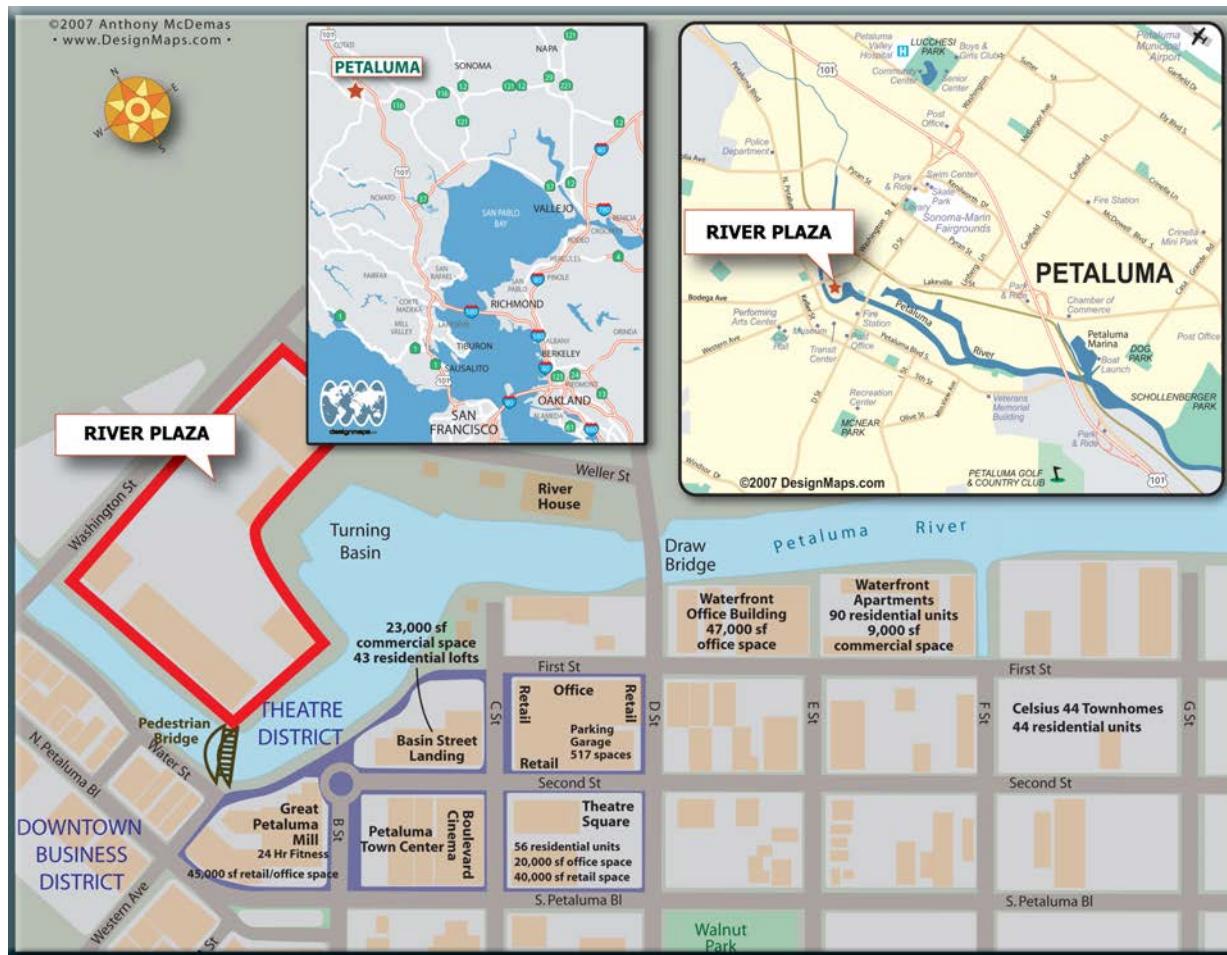


## VICINITY MAPS



2-80 EAST WASHINGTON STREET  
PETALUMA, CA

**RIVER PLAZA (FORMERLY KNOWN  
AS GOLDEN EAGLE)  
IN DOWNTOWN PETALUMA  
GROCERY-ANCHORED SHOPPING CENTER  
RETAIL SPACE / PAD BUILDING**



Keegan & Coppin Co., Inc.  
1355 N Dutton Ave.  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 528-1400

PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
LIC # 01206401 (707) 528-1400, EXT. 267  
**RDERINGER@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.