

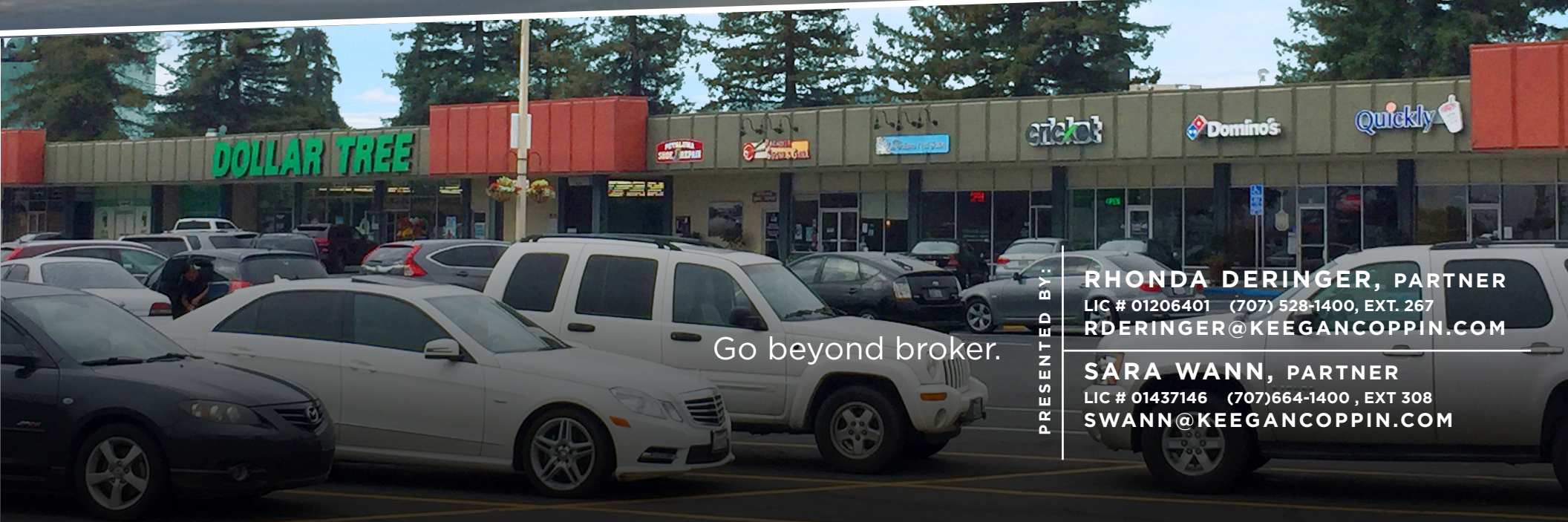


Keegan & Coppin
COMPANY, INC.

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**



Go beyond broker.

PRESENTED BY:

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SARA WANN, PARTNER
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PROPERTY SUMMARY



2-80 EAST WASHINGTON STREET
PETALUMA, CA

**RIVER PLAZA
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

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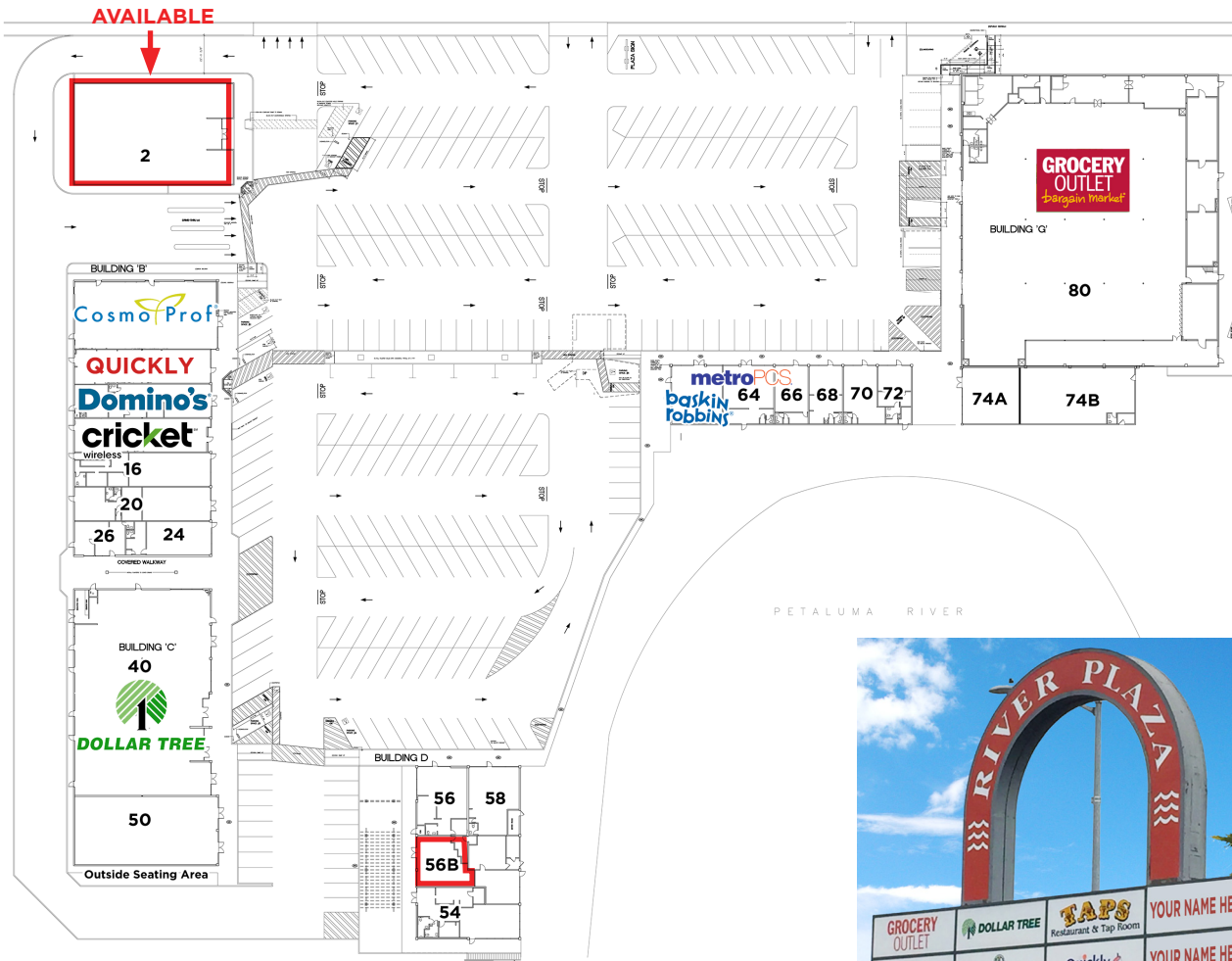


SITE PLAN & TENANTS



2-80 EAST WASHINGTON STREET
PETALUMA, CA

RIVER PLAZA DOWNTOWN PETALUMA GROCERY-ANCHORED SHOPPING CENTER RETAIL SPACE / PAD BUILDING



 Available

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+/-

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PROPERTY PHOTOS



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UNIT 2



UNIT 2

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UNIT 56 B



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VICINITY AERIAL



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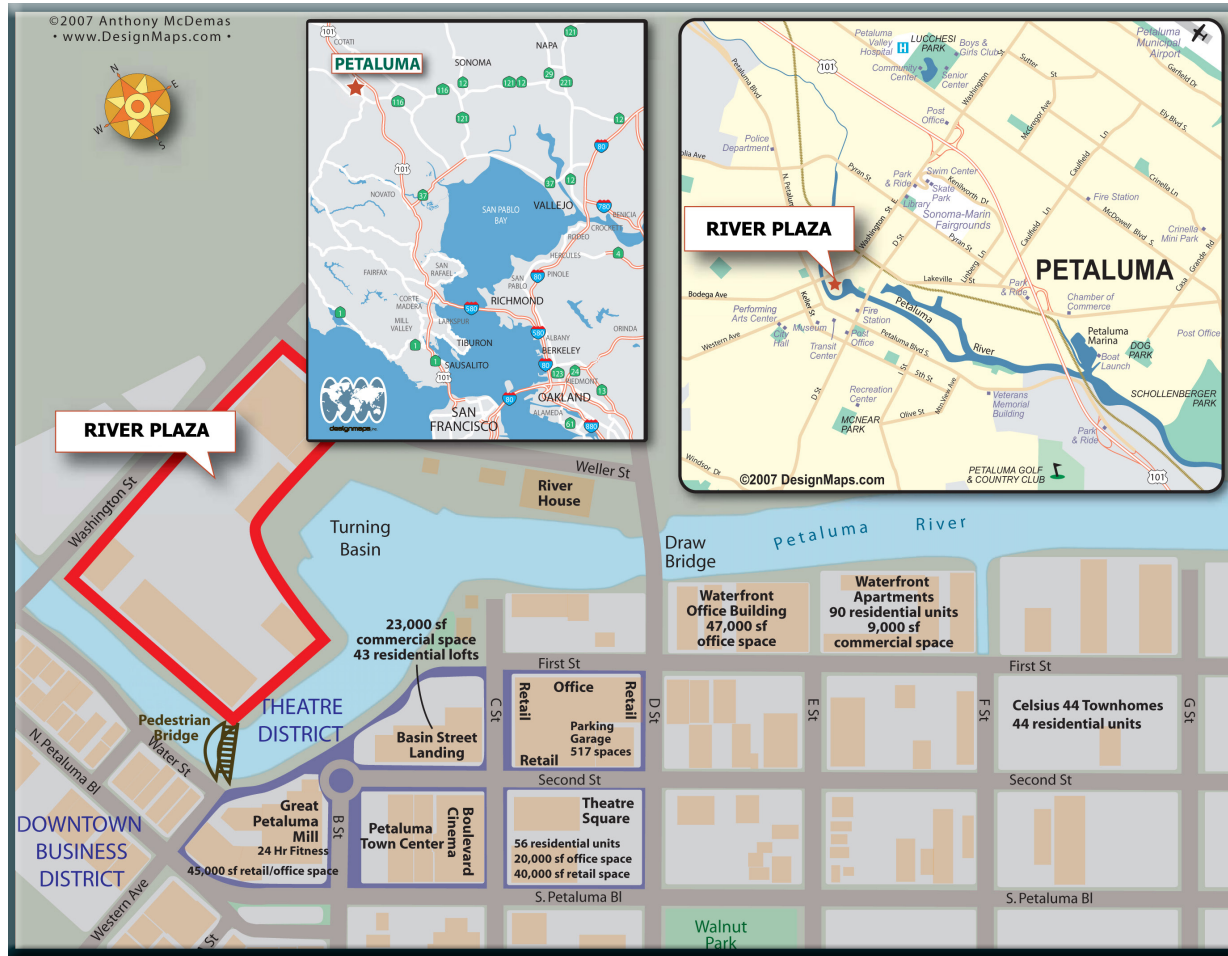


VICINITY MAPS



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