

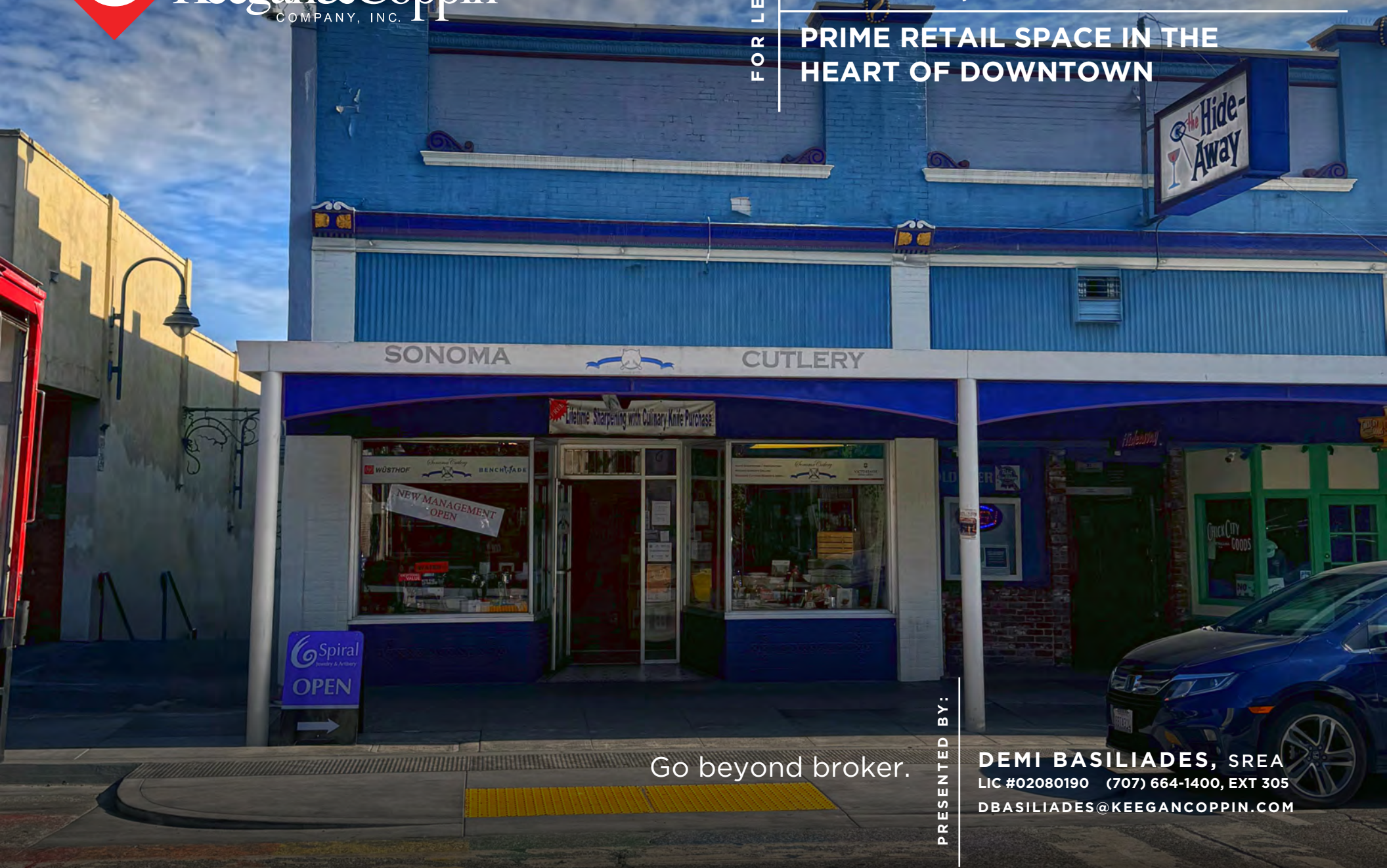


Keegan & Coppin
COMPANY, INC.

FOR LEASE

130 KENTUCKY STREET
PETALUMA, CA

PRIME RETAIL SPACE IN THE
HEART OF DOWNTOWN



Go beyond broker.

PRESENTED BY:

DEMI BASILADES, SREA
LIC #02080190 (707) 664-1400, EXT 305
DBASILADES@KEEGANCOPPIN.COM



PROPERTY DETAILS



130 KENTUCKY STREET
PETALUMA, CA

**PRIME RETAIL
SPACE**

PROPERTY INFORMATION

HIGHLIGHTS

- 97/100 Walk Score, “Walker’s Paradise”
- Downtown Retail
- Fully Sprinklered
- Balcony Overlooking Putnam Plaza
- Bonus Mezzanine

LEASE TERMS

RATE

\$2.50 PSF Gross

TERMS

Available January 1, 2025

3-5 year lease term preferred

Tenant is responsible for utilities and increases over base year on operating expenses

PARKING

Street, Parking Garage

ZONING

MU2

SUBJECT SPACE DESCRIPTION

1,680+/- SF

An iconically located retail unit in the middle of Kentucky Street, Downtown Petaluma. This approx. 1,680sf retail unit is situated between the Hideaway Bar and Copperfield Books. The Kentucky Street crosswalk is immediately in front of the unit and the pathway down to the Putnam Plaza runs along the north side of the building. The unit has an open retail floor, two offices, a backroom with a balcony overlooking Putnam Plaza, two restrooms, and an approx. 333sf bonus mezzanine. The building is fully sprinklered.

PRESENTED BY:

DEMI BASILIADES, SREA
KEEGAN & COPPIN CO., INC.
LIC #02080190 (707) 664-1400, EXT 305
DBASILIADES@KEEGANCOPPIN.COM

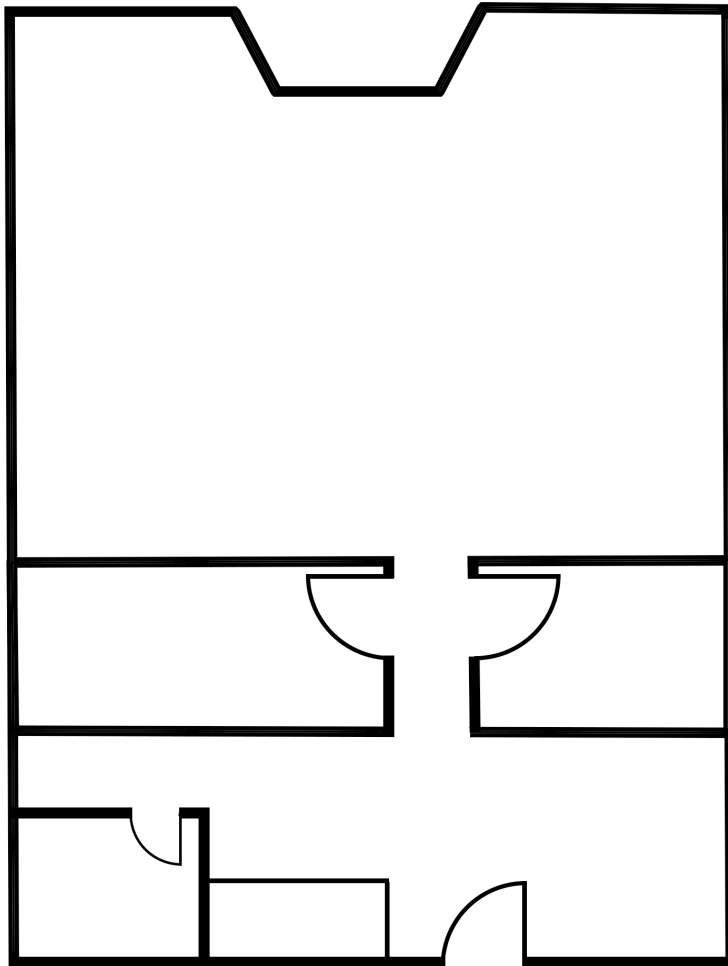


FLOOR PLAN

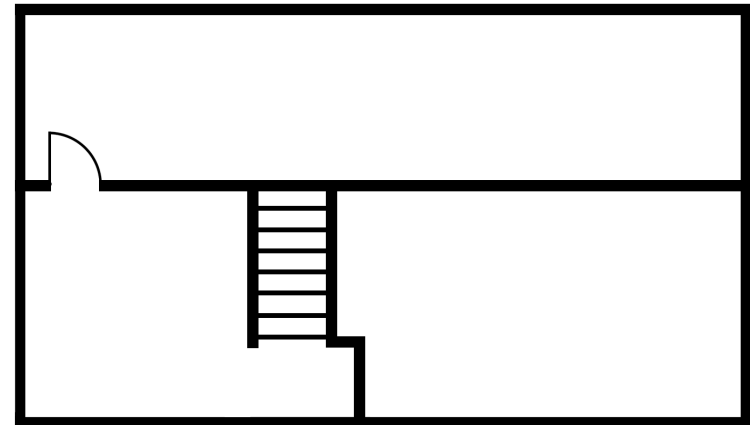


130 KENTUCKY STREET
PETALUMA, CA

**PRIME RETAIL
SPACE**



Main Floor



Mezzanine

PRESENTED BY:

DEMI BASILIADES, SREA
KEEGAN & COPPIN CO., INC.
LIC #02080190 (707) 664-1400, EXT 305
DBASILIADES@KEEGANCOPPIN.COM

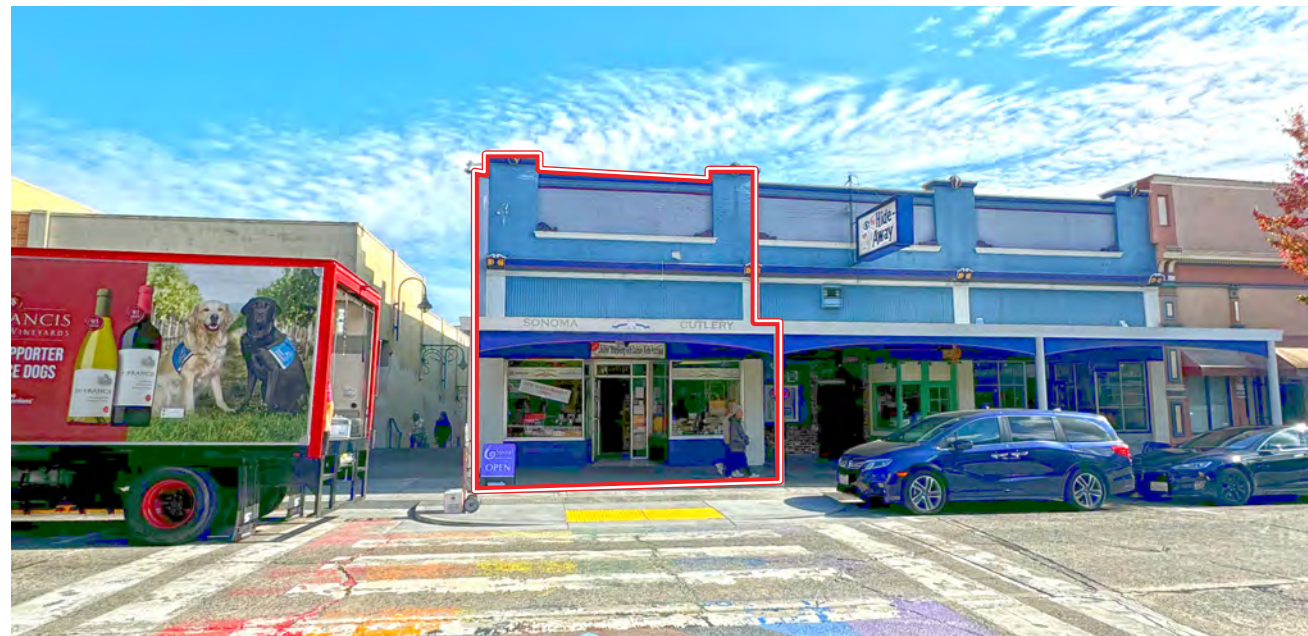


PROPERTY PHOTOS



130 KENTUCKY STREET
PETALUMA, CA

PRIME RETAIL
SPACE





LOCATION MAP



130 KENTUCKY STREET
PETALUMA, CA

PRIME RETAIL
SPACE



Keegan & Coppin Co., Inc.
1201 N McDowell Blvd.
Petaluma, CA 94954
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.

REPRESENTED BY:

DEMI BASILIADES, SREA
LIC #02080190 (707) 664-1400, EXT 305
DBASILIADES@KEEGANCOPPIN.COM