



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**200 KENTUCKY STREET
PETALUMA, CA**

Prominent Downtown
Location with Parking

Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400 EXT 308
SWANN@KEEGANCOPPIN.COM

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
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DOWNTOWN RETAIL FOR LEASE



200 KENTUCKY ST
PETALUMA, CA

**PROMINENT DOWNTOWN
LOCATION WITH PARKING**

PROPERTY INFORMATION

HIGHLIGHTS

- Prominent Glass Line
- Fantastic Visibility
- On-Site Parking Lot
- High Identity Building
- Signalized Corner
- Strong Traffic Counts

DESCRIPTION

Suite 2: Fantastic opportunity to experience the advantages of incredible visibility, strong traffic counts and a highly desirable on-site parking lot while also receiving the many benefits of Petaluma's historic downtown.

This 4,055 square foot commercial space contains an open floor plan, two private restrooms and a prominent glass line along both Washington Street and Petaluma Boulevard. With a truly "Main and Main" location and flexible MU2 zoning, this space is ideal for a variety of uses including: retail offices (real estate, insurance, title companies, etc.), some fitness uses, traditional retail, personal services, and more. Available for the first time in the building's history, you do not want to miss this unique opportunity.

LEASE TERMS

Size

4,055+/- SF

Potentially Demisable

Rate

\$2.00 PSF NNN

NNN's Currently Estimated at \$0.30 PSF

Terms

NNN Lease

5 - 10 Year Lease Term Preferred

Parking

On-site & Street/Public Garage

Zoning

MU2 (Mixed Use 2)

Keegan & Coppin Co., Inc.
1201 N. McDowell Boulevard
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.

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DESCRIPTION OF AREA

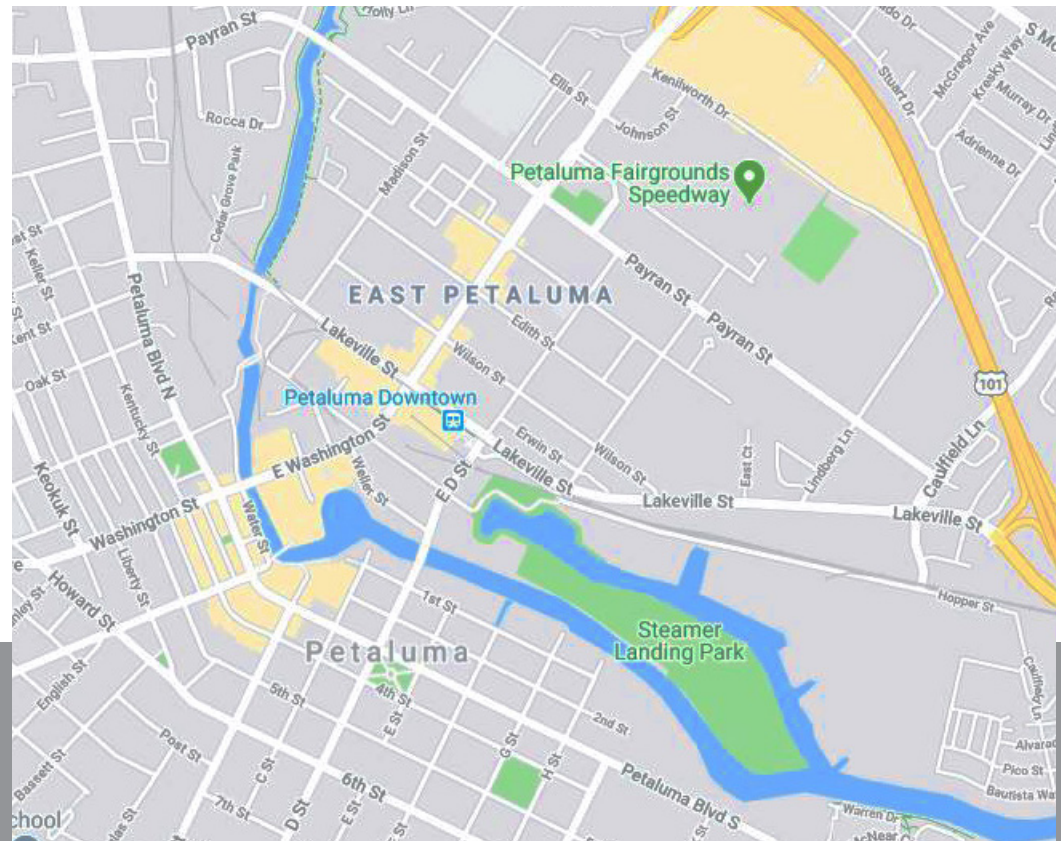
One of the best locations in downtown Petaluma, this unique opportunity occupies a full city block including its enviable on-site parking lot. Uniquely visible from the highly trafficked intersection of Petaluma Blvd. and Washington St. in addition to the signalized intersection of Washington and Kentucky St. Enjoy the benefits of a thriving pedestrian-oriented Downtown in this incredible location. The Downtown district is the heart of Petaluma. Centered on the Petaluma River, the Downtown area offers a mix of retail, residential, award-winning restaurants and office uses. Special legendary Butter and Eggs Day Parade, Antique Fairs, Art & Garden Faire, Jazz Festivals, A Taste of Petaluma, Santa & Mrs. Claus Riverboat arrival, holiday events and more make this truly a unique location. Easily accessible to Highway 101.

NEARBY AMENITIES

- Central intersection of downtown Petaluma
- Surrounded by variety of retail, including high quality restaurants and food establishments, soft goods, hotels, and other service retailers

TRANSPORTATION ACCESS

- Easy access to Highway 101
- Walking distance to the SMART Train



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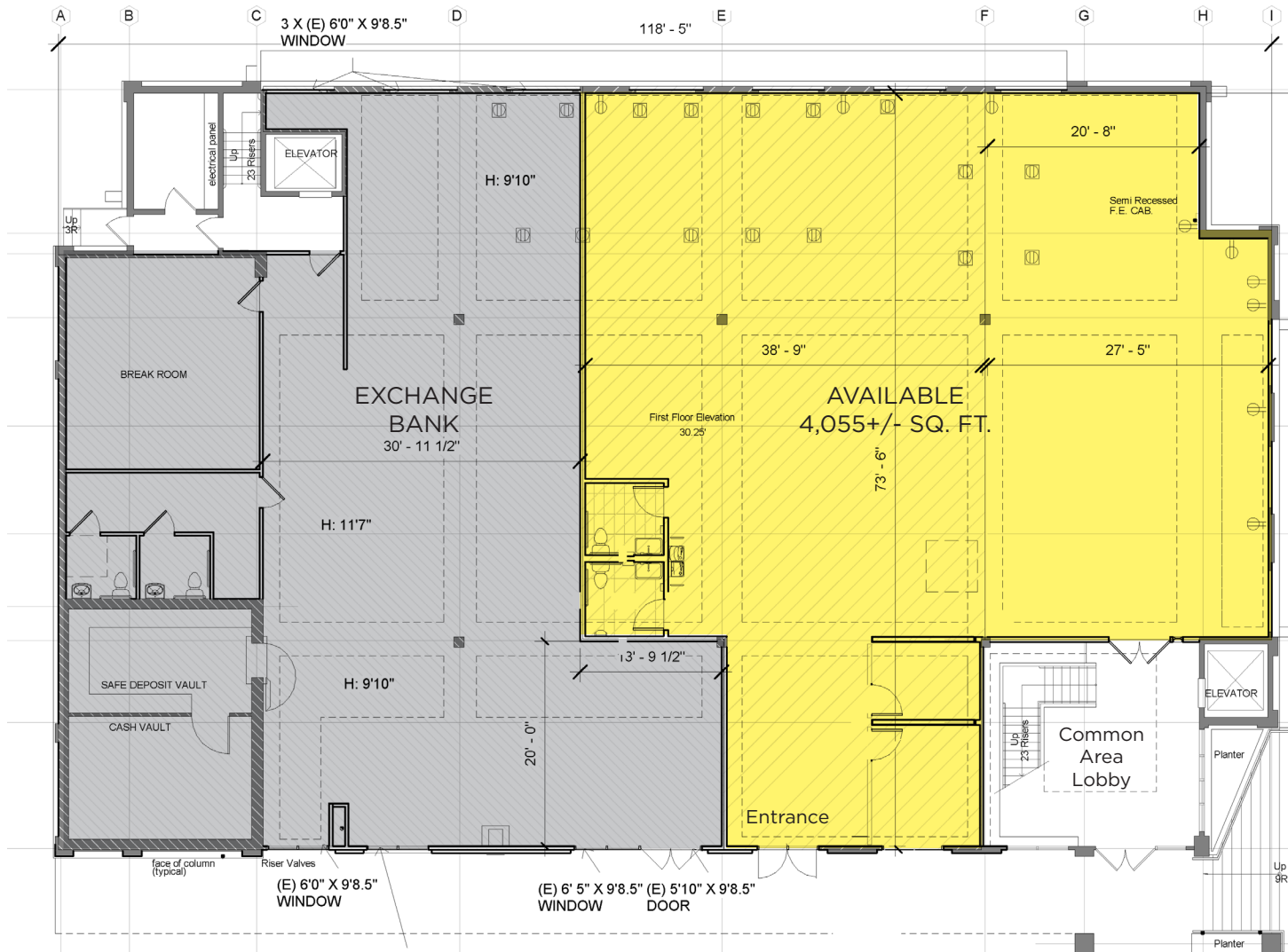


200 KENTUCKY ST, PETALUMA, CA FLOOR PLAN



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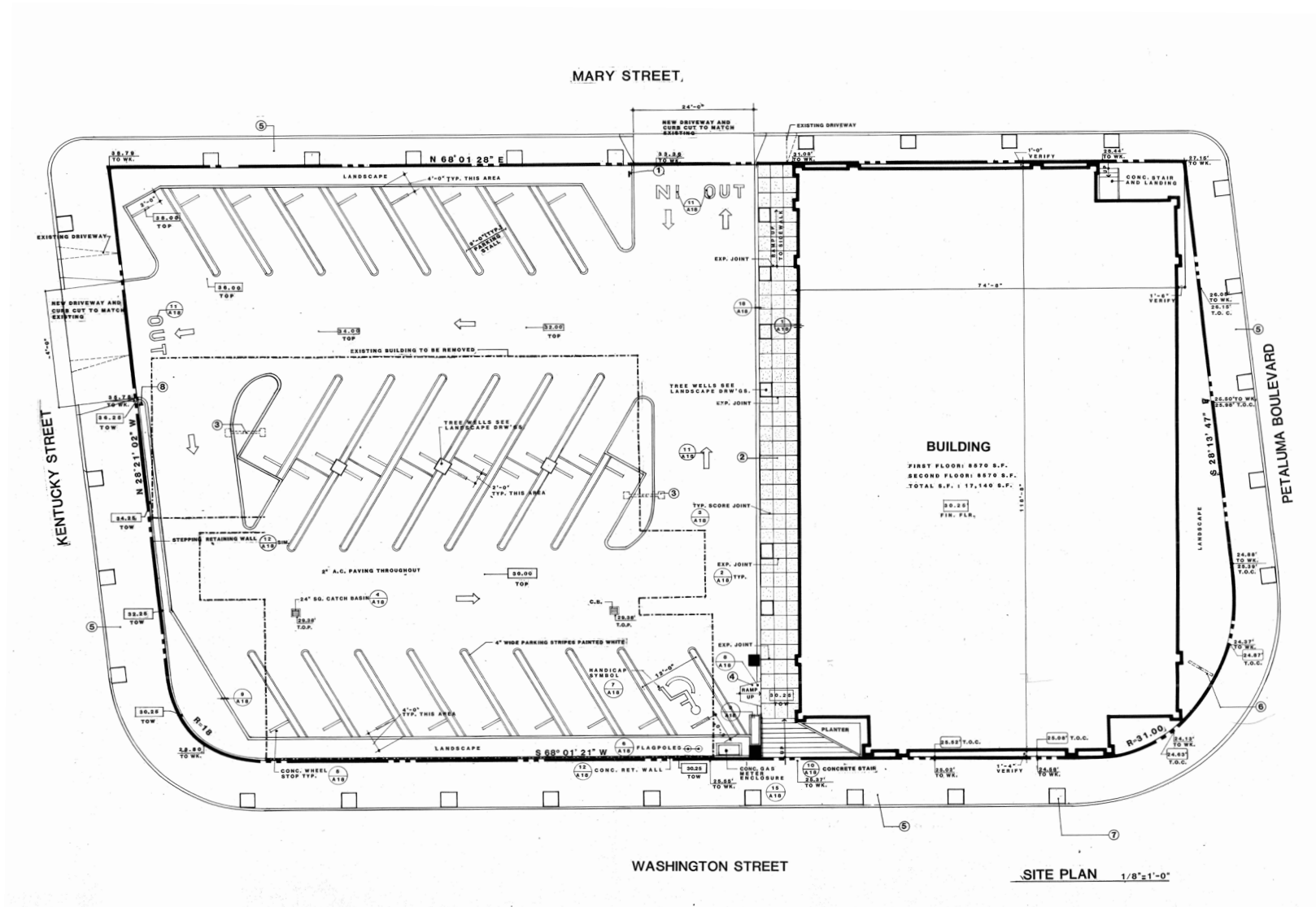


200 KENTUCKY ST, PETALUMA, CA SITE PLAN



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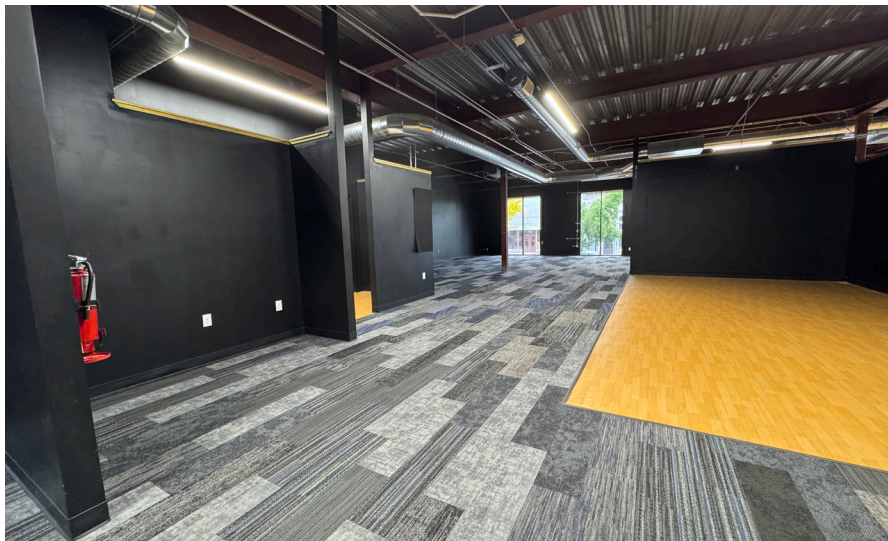


200 KENTUCKY ST, PETALUMA, CA PHOTOS



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200 KENTUCKY ST, PETALUMA, CA AERIAL MAP



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