



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

214 WESTERN AVENUE  
PETALUMA, CA

Petaluma Downtown Retail



**STOCKHOME**

Go beyond broker.

REPRESENTED BY:

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



# RETAIL SPACE FOR LEASE



214 WESTERN AVENUE  
PETALUMA, CA

**DOWNTOWN PETALUMA  
RETAIL**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Core of Downtown Petaluma
- Nostalgic Storefront Signage
- Healthy Foot Traffic
- Close Proximity to Parking Garage
- Excellent Visibility
- Newly Remodeled

### DESCRIPTION

Fantastic opportunity to house your business in Downtown Petaluma alongside popular restaurants, The Bagel Mill and Stockholm Restaurant. Suite is currently configured as one open retail area with soaring ceilings, private restroom and generously-sized storefront windows facing Western Avenue, a main thoroughfare in Petaluma. The property has recently been remodeled, including new paint, new restroom, new slab and brand new heating furnace. You don't want to miss this turnkey opportunity!

### LEASE TERMS

**Size**  
2,230+/- SF

**Rate**  
\$2.25 PSF Gross

**Terms**  
3- 5 year lease term preferred

**Parking**  
Street/Public Garage

**Zoning**  
MU2 - Mixed Use 2

Keegan & Coppin Co., Inc.  
1201 North 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

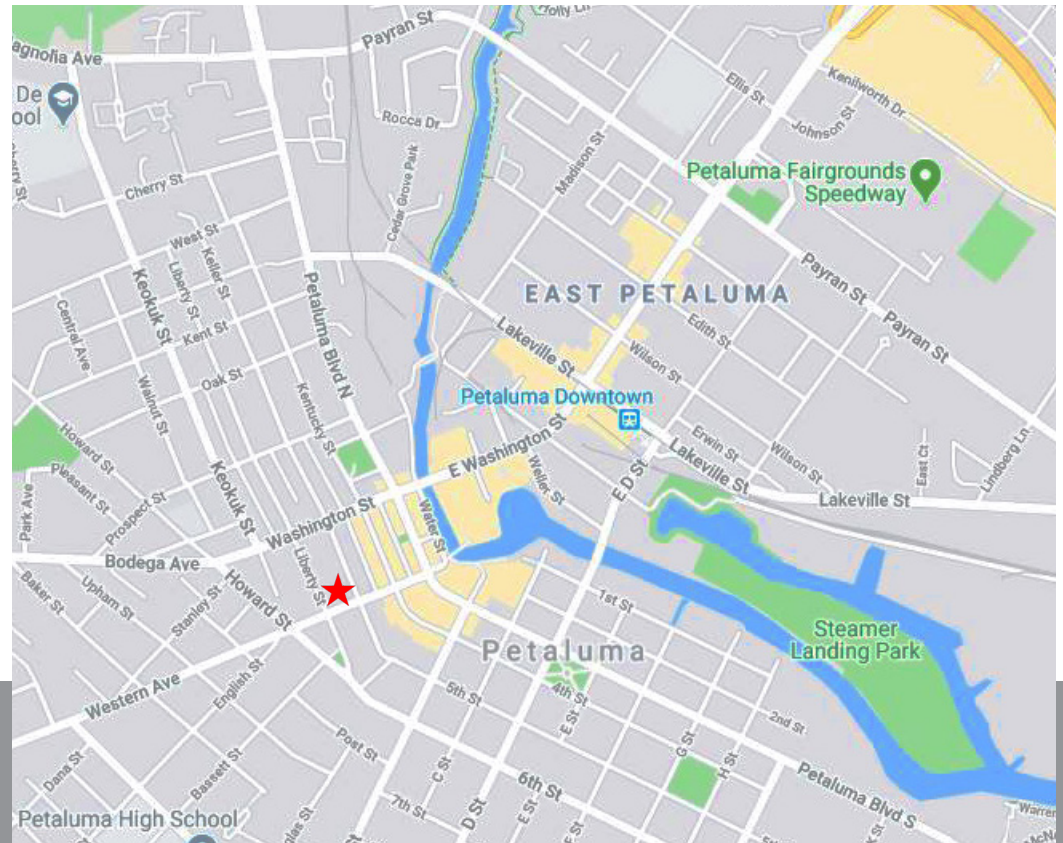
Enjoy the benefits of a thriving pedestrian-oriented Downtown in this incredible location. The Downtown district is the heart of Petaluma. Centered around the Petaluma River, the Downtown area offers a mix of retail, residential, restaurants, and office uses. Special legendary Butter and Eggs Days Parade, 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

- Downtown Petaluma
- Walking distance to a 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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# 214 WESTERN AVENUE PHOTOS



214 WESTERN AVENUE  
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# 214 WESTERN AVENUE FLOOR PLAN



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\*FLOOR PLAN WAS NOT DRAWN BY A PROFESSIONAL ARCHITECT AND IS NOT TO SCALE

 = Common Area

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# 214 WESTERN AVENUE AERIAL MAP



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