



**LEASE**

# 1310 Redwood Way

**SUITES 125 & 210**

Petaluma, CA 94954

**PRESENTED BY:**

**LYNSEY KAYSER**

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Speed Data  
communications

1310

## PROPERTY SUMMARY



### OFFERING SUMMARY

**LEASE RATE:** \$18.60 - \$20/year  
(Full Service)

**BUILDING SIZE:** 57,937 SF

**AVAILABLE SF:** 2,200 - 3,283 SF

**LOT SIZE:**

**YEAR BUILT:** 1987

**MARKET:** North Bay

**SUBMARKET:** Petaluma

### PROPERTY OVERVIEW

SVN | MG Property Advisors, Inc. is pleased to exclusively offer 1310 Redwood Way in Petaluma, CA. This professional two story office building is strategically located less than 1 minute from Highway 101 off of N. McDowell, a main thoroughfare of Petaluma. This multi-tenant building is walking distance to several retail amenities, including UPS, Lagunitas and Hen House Breweries, Starbucks, Subway, IHOP, Bianchini's, Kohl's and many other retail amenities.

### PROPERTY HIGHLIGHTS

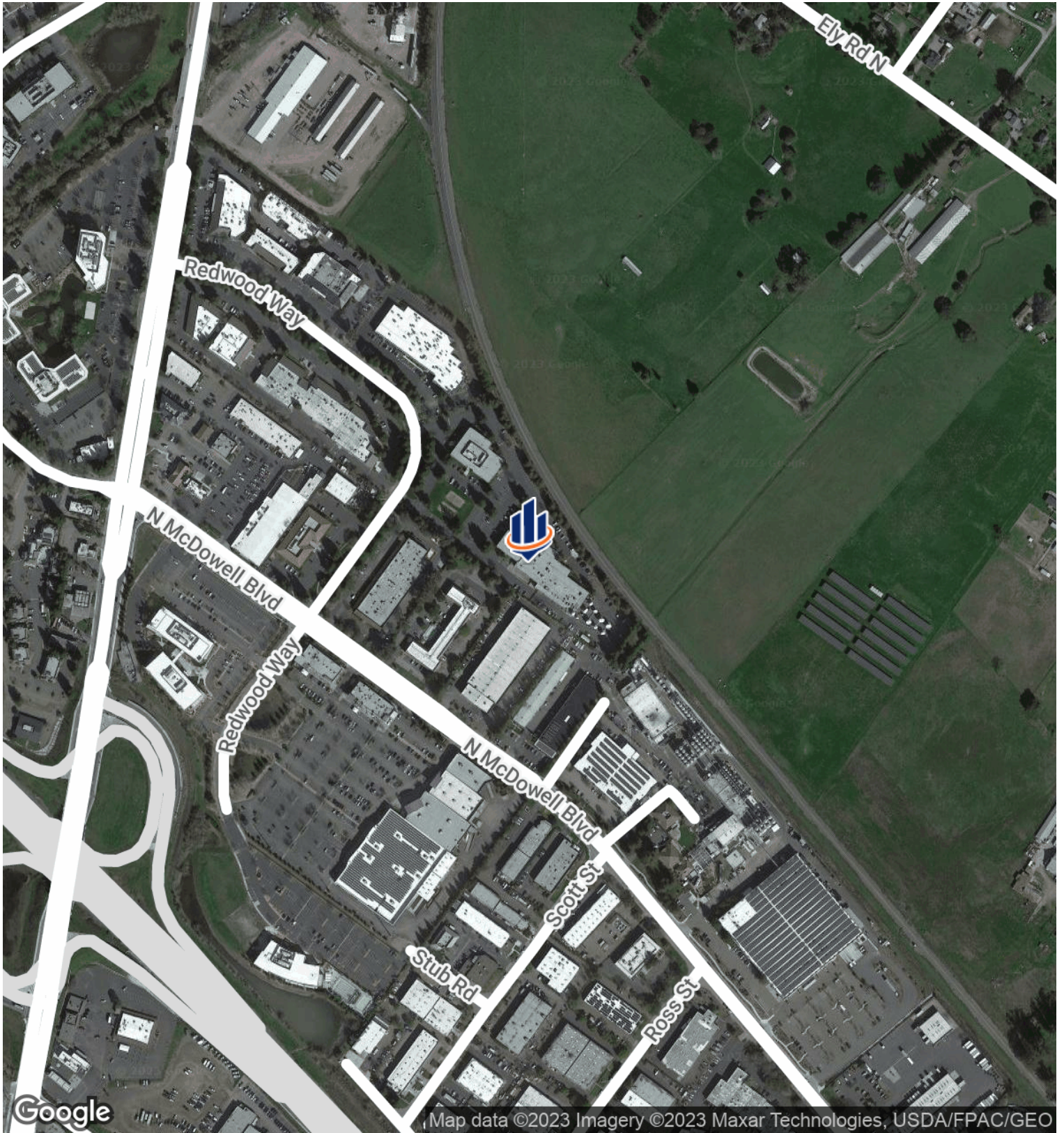
- Open floor plans
- Updated kitchen and new carpet
- Quiet professional environment
- Elevator served
- Abundant parking
- Easy access to Highway 101

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# LOCATION MAP

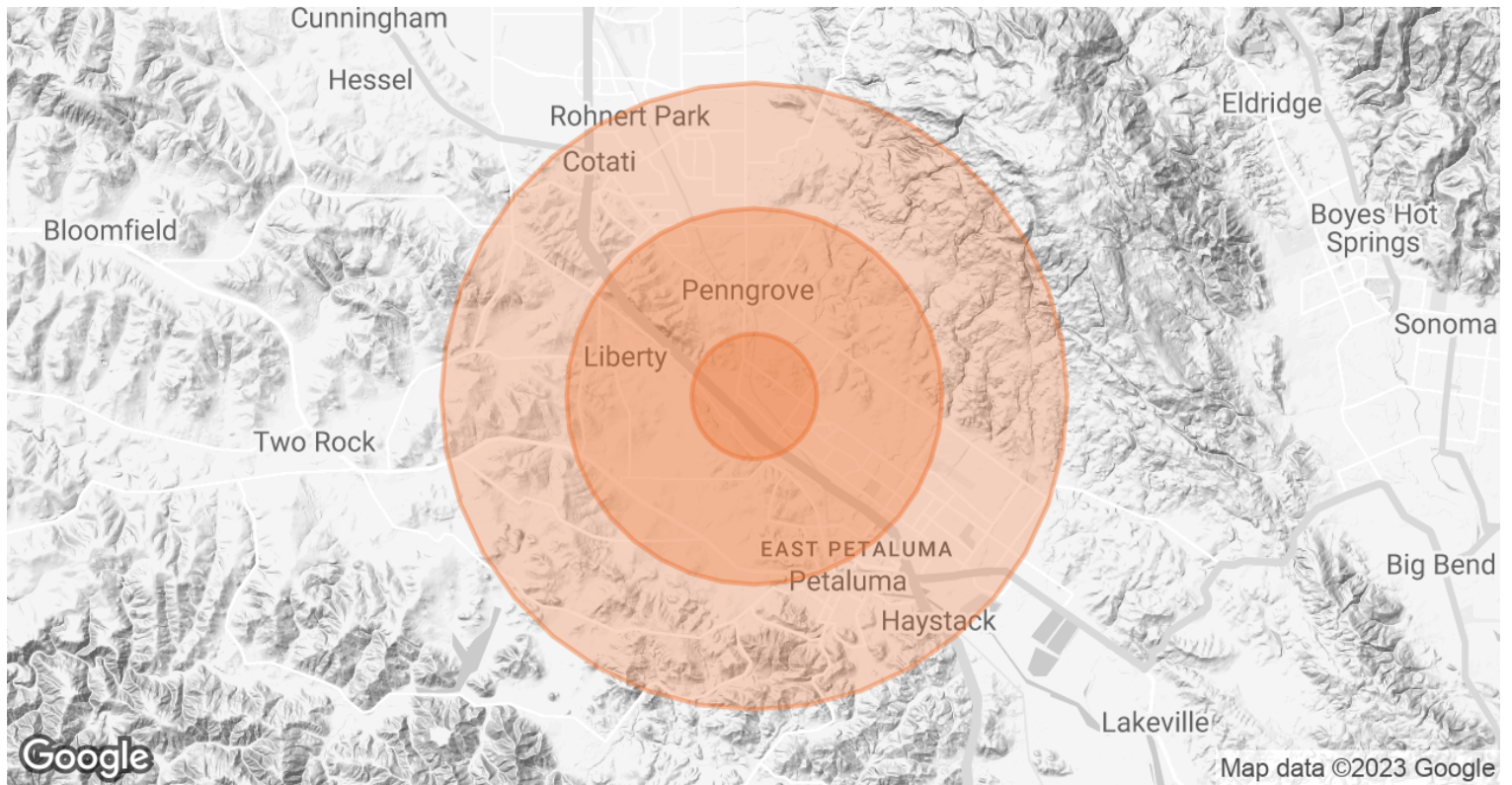


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	2,773	34,061	94,768
<b>AVERAGE AGE</b>	47.5	45.4	41.5
<b>AVERAGE AGE (MALE)</b>	42.5	42.4	39.7
<b>AVERAGE AGE (FEMALE)</b>	48.7	47.5	43.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,070	13,946	36,410
<b># OF PERSONS PER HH</b>	2.6	2.4	2.6
<b>AVERAGE HH INCOME</b>	\$115,434	\$111,908	\$109,279
<b>AVERAGE HOUSE VALUE</b>	\$668,095	\$713,361	\$668,744

*\* Demographic data derived from 2020 ACS - US Census*

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## LEASE SPACES

### LEASE INFORMATION

<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	2,200 - 3,283 SF	<b>LEASE RATE:</b>	\$18.60 - 20 per year

### AVAILABLE SPACES

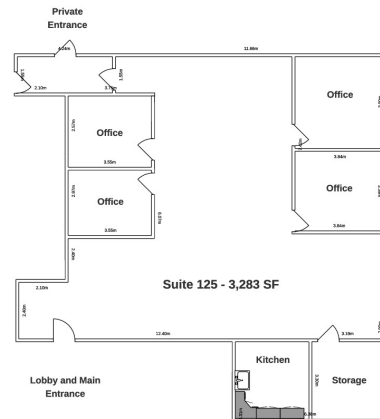
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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# ADDITIONAL PHOTOS



1310 Redwood Way,  
Suite 125

Note:  
Diagram Note to Scale

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