



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3100-3120 LAKEVILLE HWY
PETALUMA, CA

Adobe Creek Shopping Center
1st Year Lease Incentive



Go beyond broker.

REPRESENTED BY:

SARA WANN, SREA
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



ADOBE CREEK SHOPPING CENTER SPACE FOR LEASE



3100-3120 LAKEVILLE HWY
PETALUMA, CA

ADOBE CREEK SHOPPING
CENTER FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- 1st Year Lease Incentive
- 1,789+/- sq ft Retail Space Available
- Join Successful Tenant Mix with PUB Republic, Starbucks, Dandy Sandos, Extreme Pizza, & Lily Kai Chinese Cuisine
- Conveniently Located on Hwy 116/ Lakeville Highway at the beginning of the Lakeville Business Park with Easy Access to Highway 101

LEASE TERMS

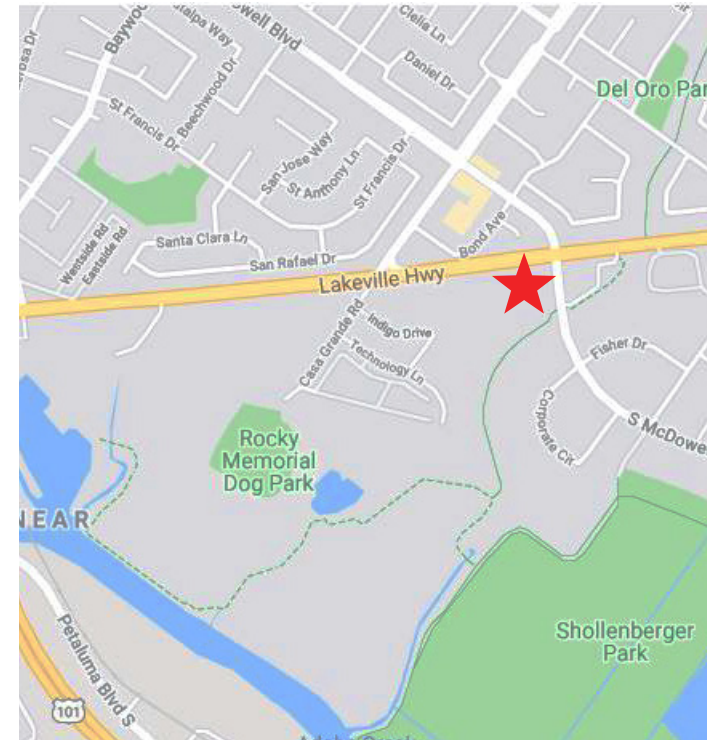
RATE

\$1.50 per sq ft - 1st Year Lease Incentive

TERMS

NNN

3+ Year Terms



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population:	11,410	55,522	63,926
Avg. HH Income:	\$111,660	\$101,285	\$103,437

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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PETALUMA, CA

ADOBE CREEK SHOPPING
CENTER FOR LEASE

AVAILABLE SPACE

AVAILABLE SPACE

3120 B: 1,789+/- sq ft

DESCRIPTION

End cap with open concept ceilings, three private offices, open space, private patio and two private restrooms. Many uses possible, including restaurant, medical, fitness, hair/nail salon and more.



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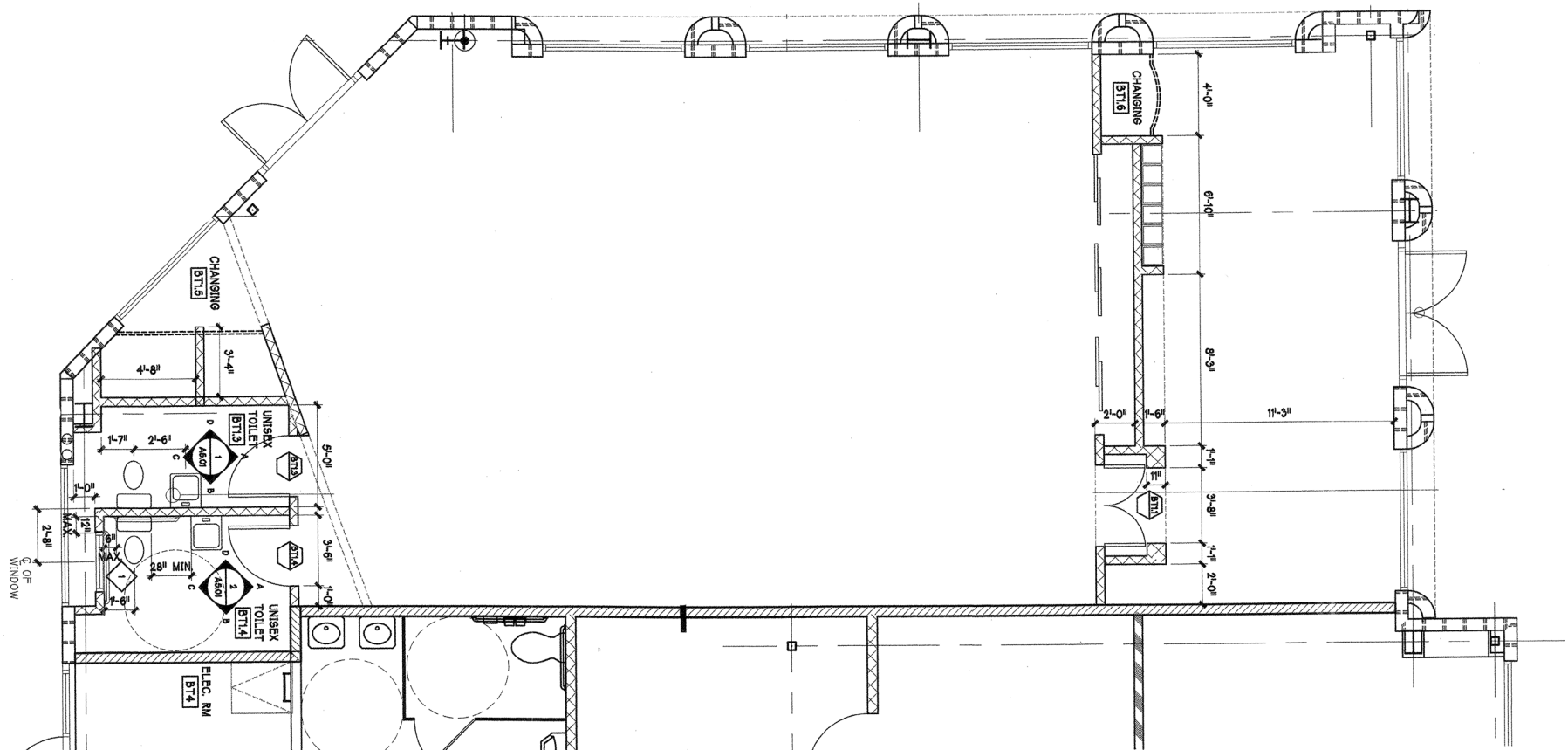
3100-3120 LAKEVILLE HWY, PETALUMA FLOOR PLAN



3100-3120 LAKEVILLE HWY
PETALUMA, CA

ADOBE CREEK SHOPPING
CENTER FOR LEASE

SUITE 3120 B
1,789+/- RSF



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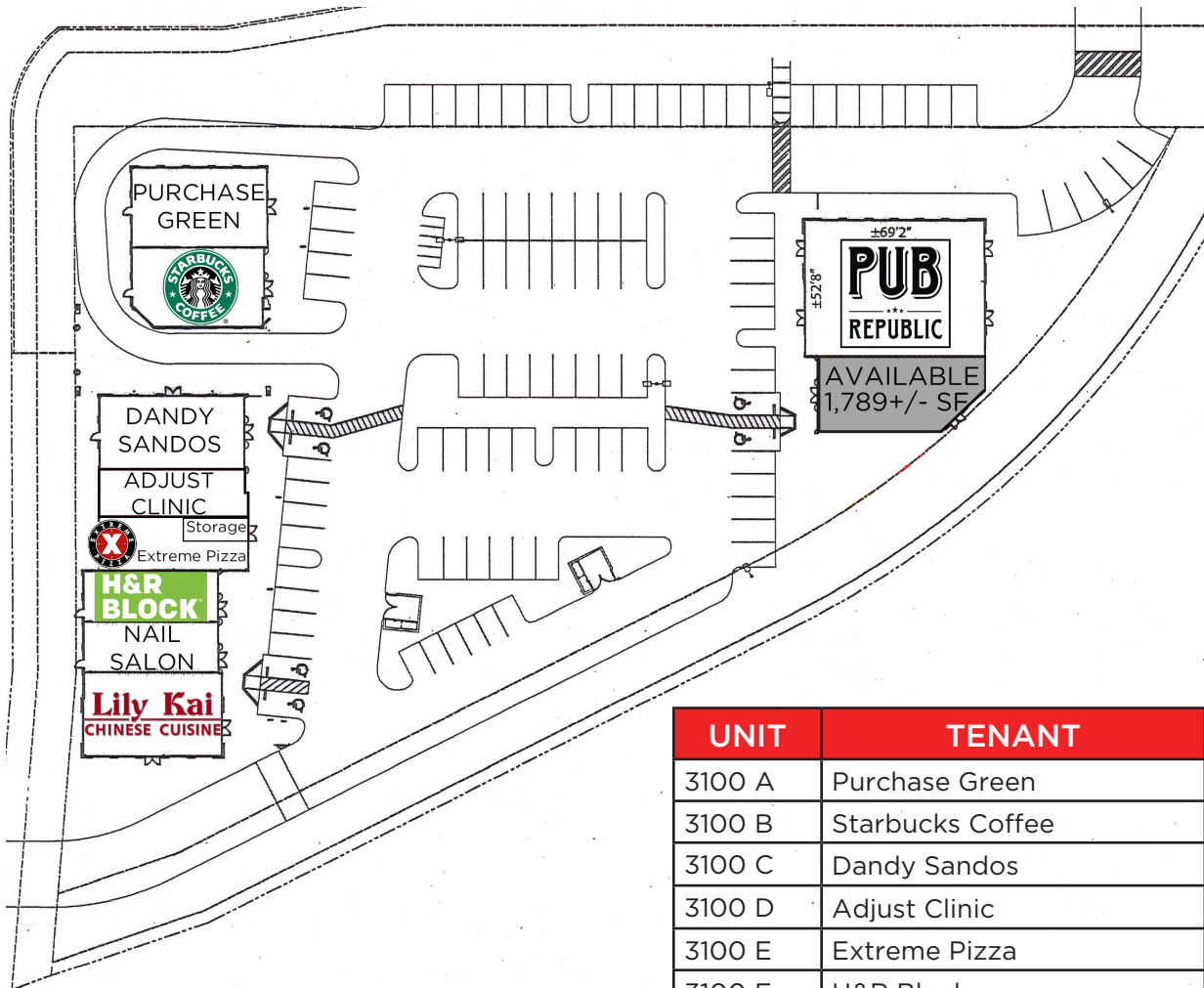


3100-3120 LAKEVILLE HWY, PETALUMA SITE PLAN



3100-3120 LAKEVILLE HWY
PETALUMA, CA

**ADOBE CREEK SHOPPING
CENTER FOR LEASE**



UNIT	TENANT
3100 A	Purchase Green
3100 B	Starbucks Coffee
3100 C	Dandy Sandos
3100 D	Adjust Clinic
3100 E	Extreme Pizza
3100 F	H&R Block
3100 G	Nail Salon
3100 H	Lily Kai Chinese Restaurant
3120 A	PUB Republic
3120 B	Available (1,789+/- SF)

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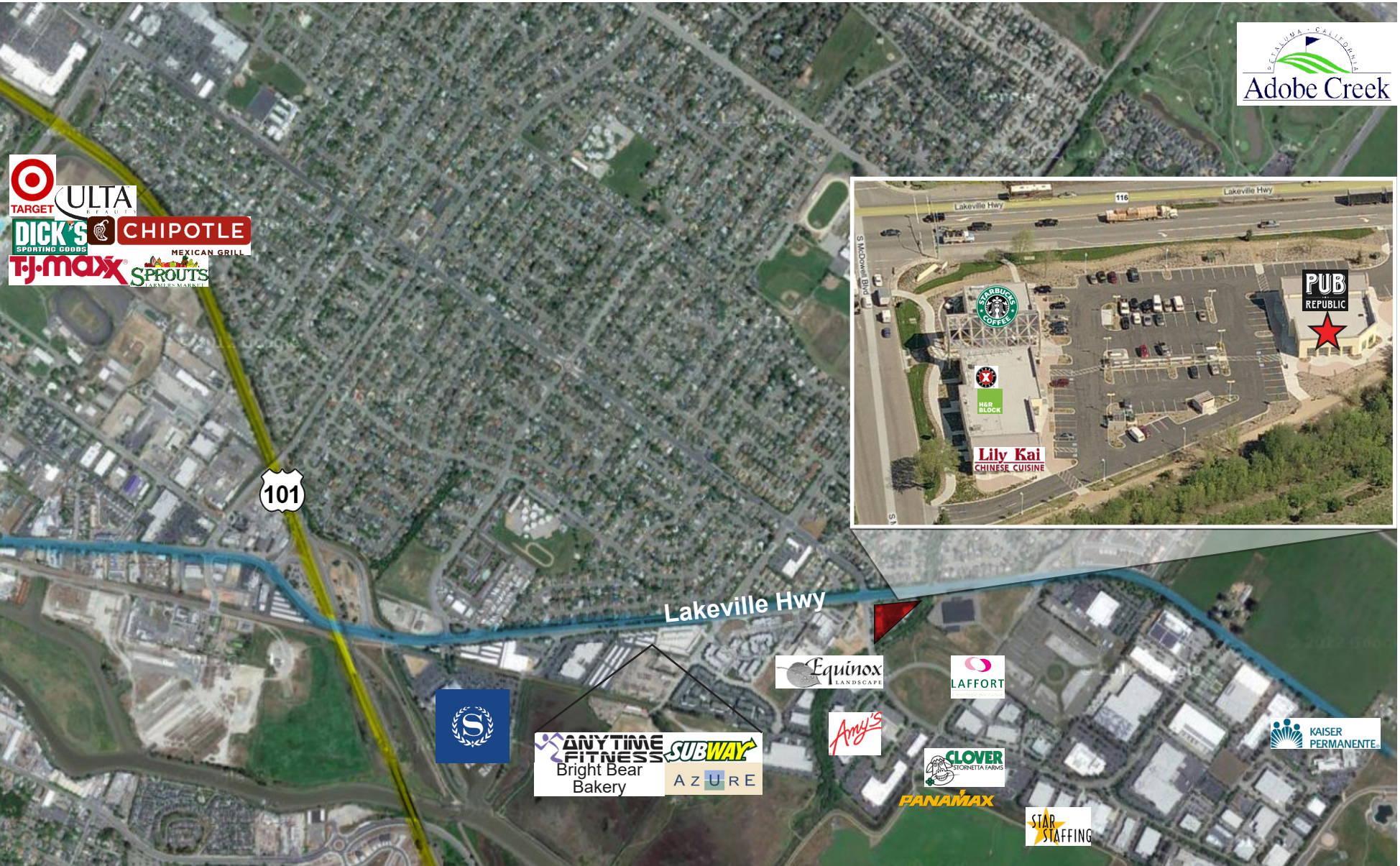


3100-3120 LAKEVILLE HWY, PETALUMA AERIAL MAP



3100-3120 LAKEVILLE HWY
PETALUMA, CA

ADOBE CREEK SHOPPING
CENTER FOR LEASE



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