

# NEW DEVELOPMENT

HWY 101 & N. PETALUMA BOULEVARD, PETALUMA, CA

Looking for Vet, Beauty,  
Medical/Dental,  
& Personal Services



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*retailwest*

NEW SIGNAGE



- » High profile retail opportunity directly off HWY 101 (142,460 CPD) HWY 101 & Petaluma Blvd N, Petaluma, CA
- » Parcel: ±3 Acres
- » Space Available: ±1,420 to 4,000 SF
- » 1.8 miles from Santa Rosa Junior College (6,400 students)
- » Opportunity for fast casual QSR, sit down restaurants, and shop space
- » Zoning: Community Commercial (C-2)

5 MILE HIGHLIGHTS (2024)

AVERAGE HH INCOME

**\$159,415**

TOTAL BUSINESSES

**4,169**

5 MILE DAYTIME EMPLOYEES

**49,560**



Ale Bait Taproom  
IN LEASE

NEW BUILDING  
2,700 SF



BUILDING 1 (EXISTING)  
First Floor: 4,042 SF  
Second Floor: 1,420 SF

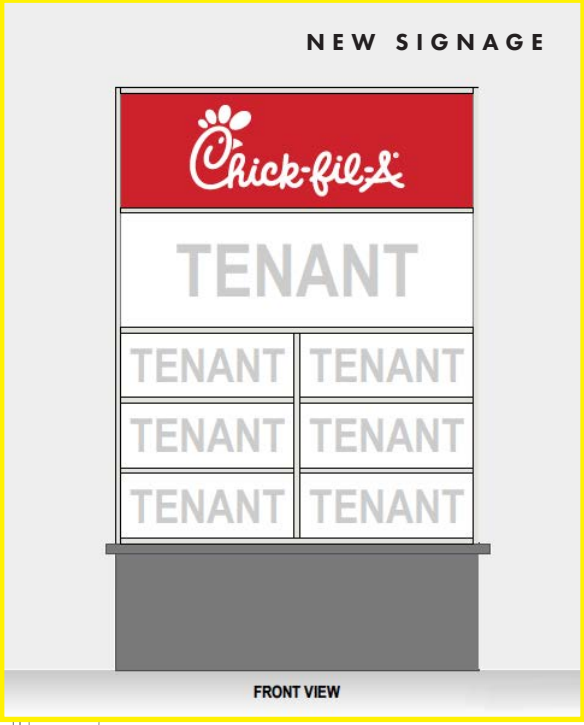
EXISTING BUILDING 2  
(REMODEL UNDER SEPARATE PERMIT)

BUILDING 3  
PROPOSED BUILDING  
4,500 SF

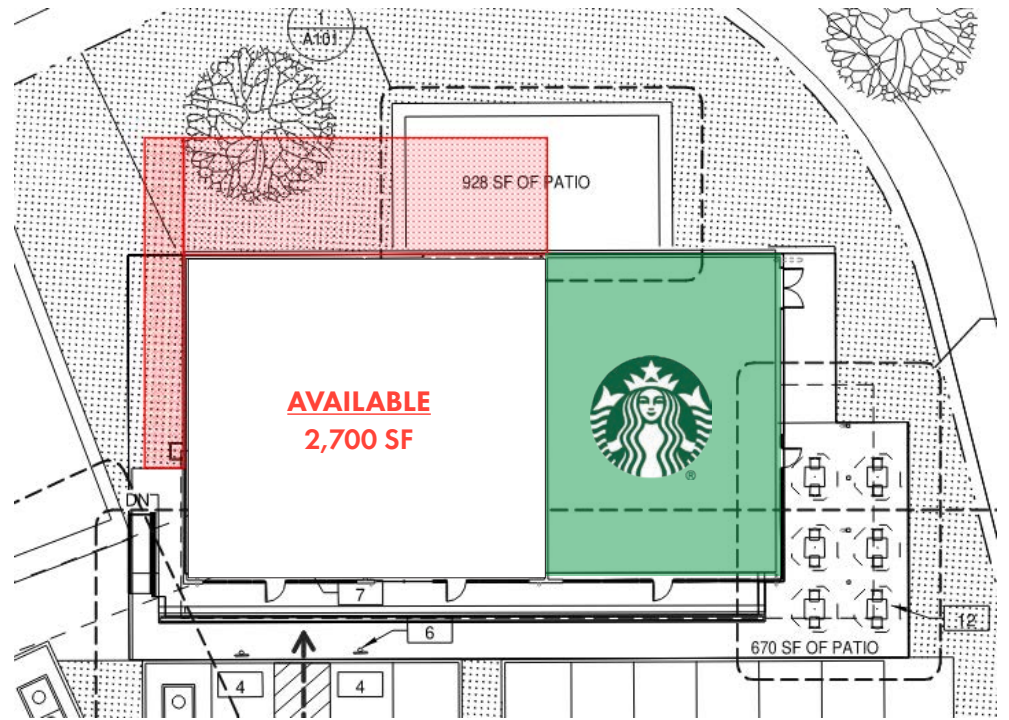
EXISTING BUILDING 1  
(REMODEL UNDER SEPARATE PERMIT)



RESTAURANT  
UNDER SEPARATE PERMIT



CHICK-FIL-A RENDERING



CHICK-FIL-A

STARBUCKS (IN LEASE)



FREWAY ENTRANCE | RENDERING









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Americas Best Value Inn & Suites

POKER ROOM

6,378 SF  
Redevelopment Restaurant

Beyond The Glory  
Bank of Marin  
Nail Spa

6

GOAT ROCK  
CIDER COMPANY

AT&T  
ALOH-O  
Pianchini  
Gohan Japanese  
Flowering Tea House

DOLLAR TREE

REDWOOD GATEWAY

Michaels

LAGUNITAS  
BREWING CO.

KOHL'S

Altenhouse  
BREWING CO.

85,802 SF Hotel  
Redevelopment - 140 rooms

active

SITE

US 101

freeway exit

on-ramp

HWY 101 - 105,412 CPD

on-ramp

on-ramp

freeway exit

on-ramp

Petaluma Blvd. N 23,690 CPD

FREEWAY VIEW OF SITE





**KOHL'S** Michaels **DOLLAR TREE**

**LEGHORN MARKETPLACE**

**SAFeway** **Great Clips**  
IT'S GONNA BE GREAT

**PLAZA NORTH & SOUTH**

**TRADER JOE'S** **Raley's** **PETCO**  
**CVS pharmacy** **LOLA'S** **ROSS DRESS FOR LESS** **5**  
**Pollo Loco** **Starbucks** **ME** **9** **McDonald's** **Bank of America**

**SITE**

**DEER CREEK VILLAGE**

**Smart & Final** **CITY SPORTS CLUB**  
**Habit** **Friedman's HOME IMPROVEMENT** **Davita Kidney Care**

**WASHINGTON SQUARE**

**SAFeway** **five BELOW** **pet food express**  
**Staples** **Peets COFFEE** **WELLS FARGO** **AT&T**  
**WESTAMERICA BANK** **HARBOR FREIGHT**

**PETALUMA VILLAGE PREMIUM OUTLETS**

**OLD NAVY** **Loft** **Levi's**  
*Sally Hitt Arcade*  
**BANANA REPUBLIC**

**EAST WASHINGTON PLACE**

**T.J. MAXX** **TARGET** **PET SMART**  
**HomeGoods** **DICK'S Sporting Goods** **ULTA** **BevMo!**  
**SPROUTS** **Orangetheory FITNESS** **MATTRESS FIRM** **CHASE**  
**WILD WINGS** **FIVE GUYS** **CHIPOTLE MEXICAN GRILL** **verizon**

**RIVER PLAZA**

**GROCERY OUTLET** **DOLLAR TREE** **TAPS**

**WHOLE FOODS MARKET**

**Lucky California**

**PETALUMA GATEWAY**

**Lucky California** **ups** **MOUNTAIN Mike's**

2024 DEMOGRAPHICS	3 mi.	5 mi.	7 mi.
Estimated Population	35,929	95,796	126,982
Estimated Households	14,616	36,846	49,367
Average HH Income	\$162,767	\$159,415	\$154,345
Estimated Bach. Degree +	52%	51%	51%
Total Businesses	2,153	4,148	5,696
Estimated Employees	18,879	34,291	49,560



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FOR MORE INFORMATION:

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