

FOR LEASE
PETALUMA PLAZA SOUTH
105-181 North McDowell
PETALUMA, CALIFORNIA, 94954

ANCHOR TENANTS: Trader Joe's Market, Ross Dress for Less, Bank of America, Raley's Market/Drug, Petco, Big 5 Sports, Goodwill, McDonalds, F-45 Fitness.

PLAZA SOUTH

PLAZA NORTH - CVS Pharmacy, Lola's Hispanic Market. Hobby Lobby, Grocery Outlet & Boot Barn to open in vacant KMart in Fall 2026 (Adjacent Center)

SPACES AVAILABLE: 13,125 SF, currently Big 5. Space available February 2027. Do not disturb tenant.
3,000 SF, space #131-vacant (Former National Vision Optical). See site plan & space plan attached. Landlord will put space back in vanilla shell.

LOCATION: Northeast corner of E. Washington and US 101 at the E. Washington Street Interchange at N. McDowell.

SIZE: Approximately \pm 350,000 square feet. Petaluma's largest shopping center with over 50 stores.

SURROUNDING AREA: Safeway, Staples, and a number of national restaurants, and fast foods are located at or near the same intersection. Target, Dick's Sporting Goods, TJ Maxx & More, Sprouts Market, Bev Mo across freeway.

DEMOGRAPHICS AND TRADE AREA: \pm 50,000 people within 5 mile radius. The total trade area population is \pm 140,000 people. Daytime population within 1 mile is 17,400; within 3 mile 62,000. Average Household Income is over \$90,000.

TRAFFIC COUNTS: \pm 40,000/day on N. McDowell
 \pm 45,000/day on Washington
 \pm 175,000/day on US 101

For additional information, please contact:

EXCLUSIVE LEASING AGENT

JIM FLETCHER

Jim Fletcher Company, Inc.

(415) 389-7900

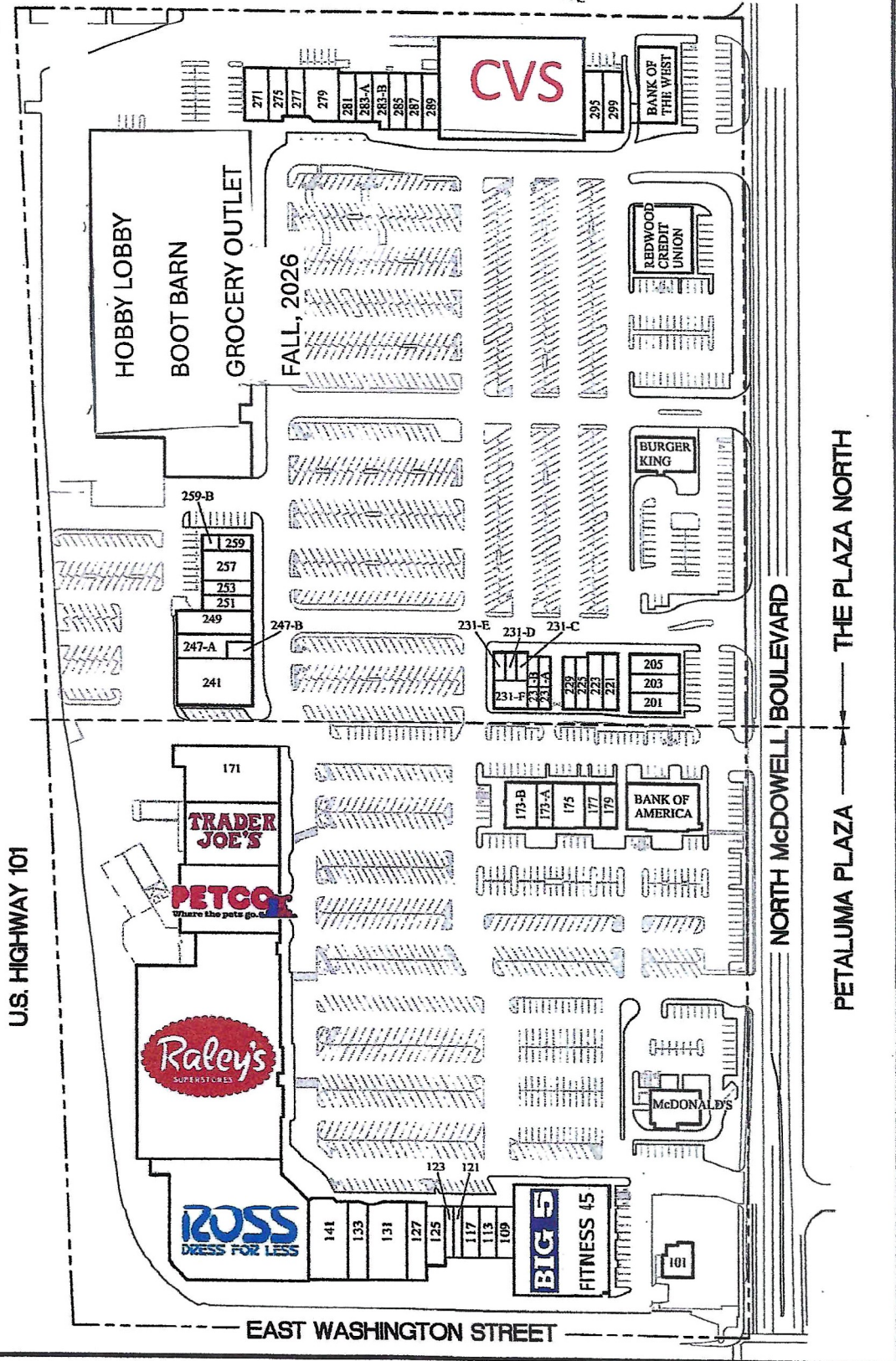
Email: fletchj@pacbell.net

Lic. #00875924

PLEASE READ CAREFULLY

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PLAZA NORTH & PETALUMA PLAZA
 NORTH McDOWELL BOULEVARD @ E. WASHINGTON STREET
 PETALUMA, CALIFORNIA



U.S. HIGHWAY 101

NORTH McDOWELL BOULEVARD

PETALUMA PLAZA — THE PLAZA NORTH

EAST WASHINGTON STREET

Petaluma Plaza South

101 BP Gas Station
105A F45 Fitness
105B Big 5 Sports
109 Lemongrass (Thai Restaurant)
113 Barber
117 Mathnasium
121 Plaza Cleaners
123 U Break I Fix
125 Sally Beauty Supply
127 Chinese Restaurant–City Chop Sticks
131 Vacant (former Nat. Vis. Optical) 3000 SF
133 Bella Me Spa, Hair and Nails
141 Deza Blue Boutique-Goodwill division
171 Acme Workwear
173A Little Caesars Pizza
173B Egg S Presso
175 Oyama Sushi Restaurant
177 Verizon Wireless
179 Crumbl Cookies

Anchors

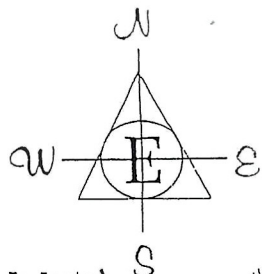
Trader Joe's
F45 Fitness
Petco
Raley's Super Market/Drug
Ross Dress for Less
BIG 5 (available Feb. 2027)
McDonald's
Bank of America

Petaluma Plaza North

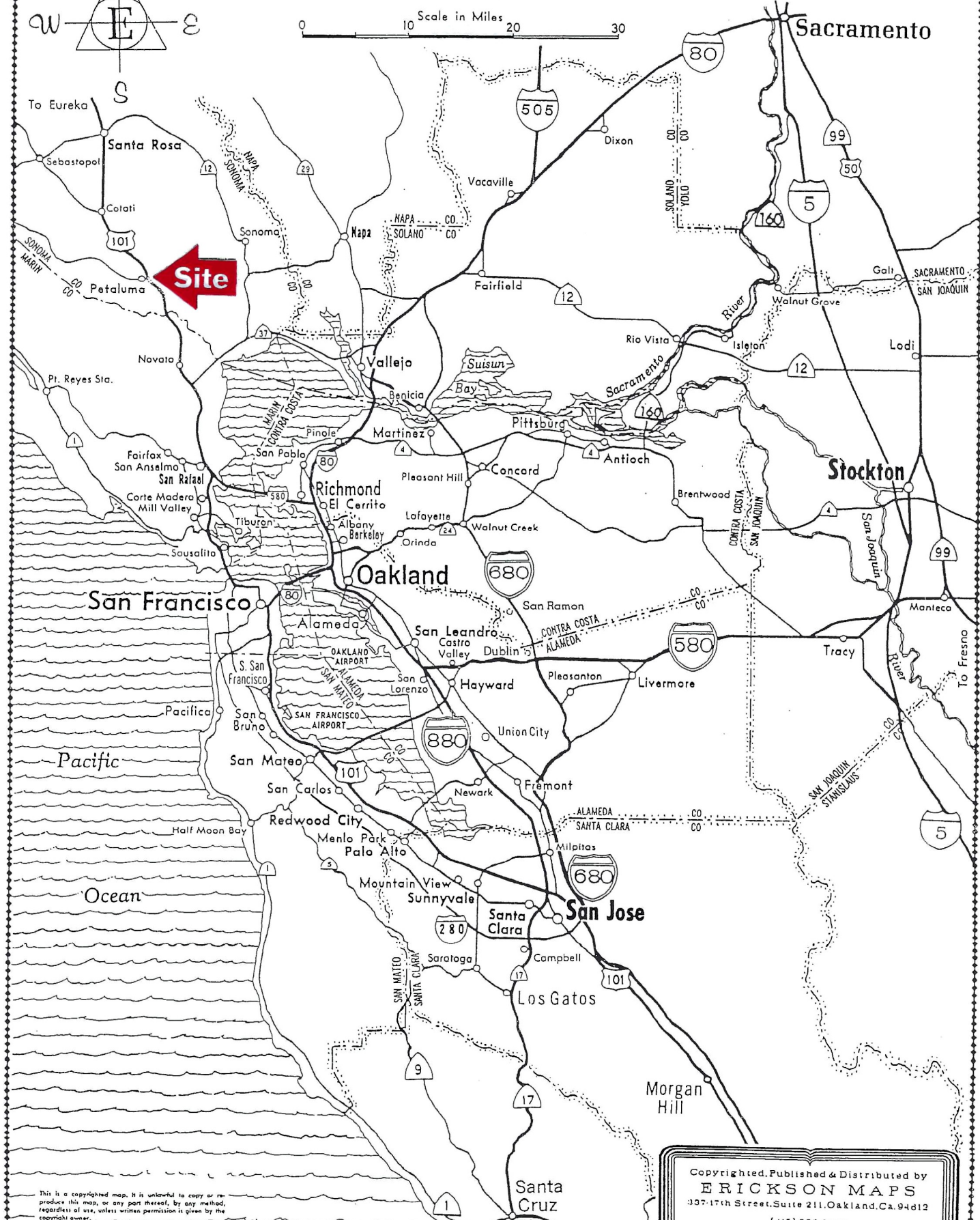
Anchors

Hobby Lobby Fall, 2026
Grocery Outlet Fall, 2026
Boot Barn Fall, 2026
CVS Drug
Pollo Loco
Redwood Credit Union
Bank of the West
Lola's Hispanic Market
Starbucks

ERICKSON MAPS
BAY REGION



Scale in Miles
0 10 20 30



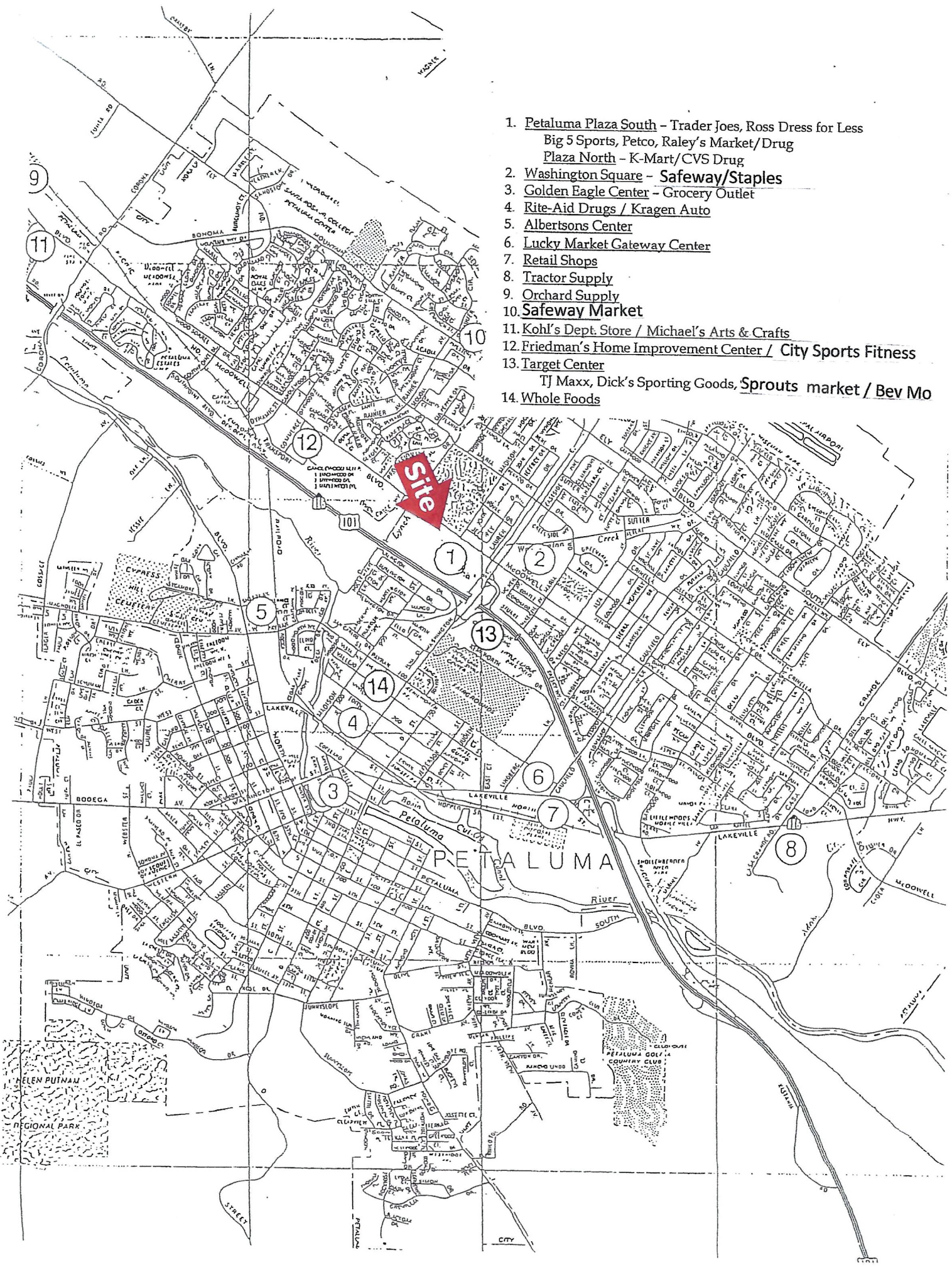
Site

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Second Edition 1988

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ERICKSON MAPS
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1. Petaluma Plaza South - Trader Joes, Ross Dress for Less
Big 5 Sports, Petco, Raley's Market/Drug
Plaza North - K-Mart/CVS Drug
2. Washington Square - Safeway/Staples
3. Golden Eagle Center - Grocery Outlet
4. Rite-Aid Drugs / Kragen Auto
5. Albertsons Center
6. Lucky Market Gateway Center
7. Retail Shops
8. Tractor Supply
9. Orchard Supply
10. Safeway Market
11. Kohl's Dept. Store / Michael's Arts & Crafts
12. Friedman's Home Improvement Center / City Sports Fitness
13. Target Center
TJ Maxx, Dick's Sporting Goods, Sprouts market / Bev Mo
14. Whole Foods



MARKET AERIAL

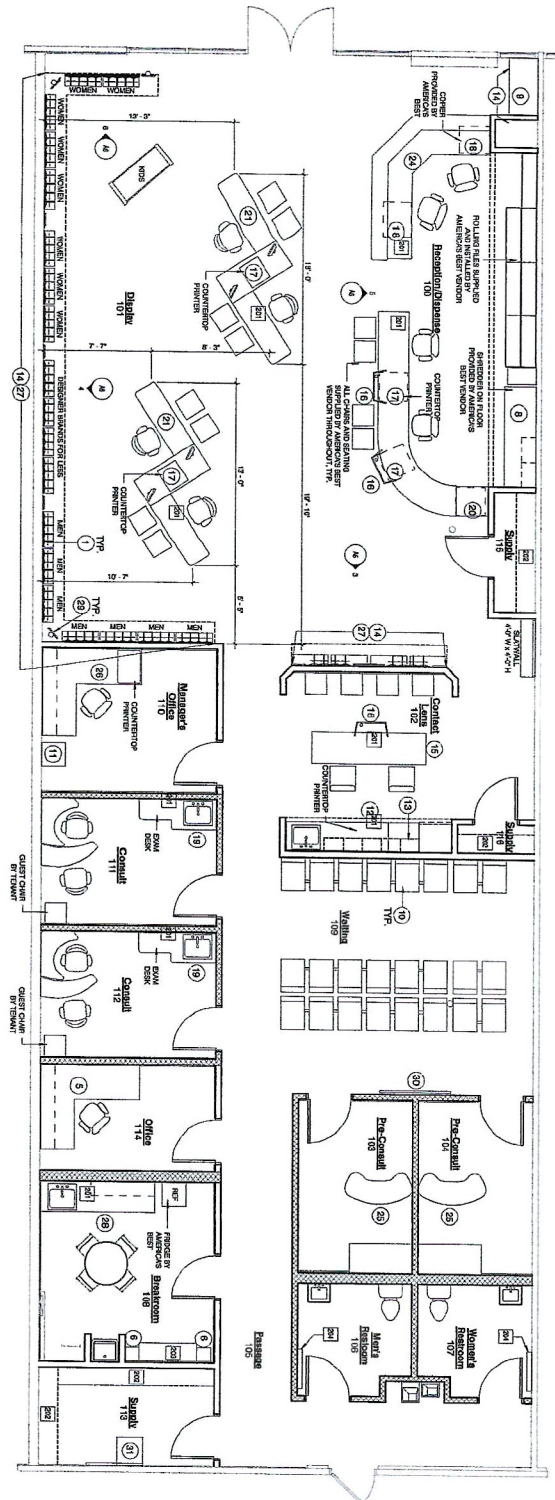


Site

VACANT 17,735SF
NEIGHBORHOOD CTR.

Lakeville Highway ± 37,000 ADT

1 FLOOR PLAN
AS 1/8" = 1'-0"



FIGURE/EQUIPMENT KEYED NOTES

Key Value	Keynote Text
201	ALL WORK SUPPLIED AND INSTALLED BY AMERICA'S BEST VENDOR. GENERAL CONTRACTOR TO COORDINATE LOCATION WITH ELECTRICAL CONTRACTOR.
202	SELECTION OF ALL ITEMS TO BE SUPPLIED AND INSTALLED BY THE SUPPLIER AREAS.
203	GO TO SUPPLY AND INSTALL CHANGING TABLE KOLA KAVE KB200-05 IN THE STAIRWELL.
204	

FIGURE GENERAL NOTES

1. PROVIDE CONNECTION TO EXISTING LIGHT FIXTURES AND ELECTRICAL PANELS. PROVIDER WILL BE RESPONSIBLE FOR COORDINATING WITH ELECTRICAL CONTRACTOR FOR ALL ELECTRICAL WORK.

2. GENERAL CONTRACTOR TO COORDINATE WITH VENDOR FOR ALL ITEMS TO BE SUPPLIED AND INSTALLED BY THE SUPPLIER AREAS.

3. MODEL, THERE WILL BE NO MAN ON WALLS.

HOMEDEPARTMENT ITEMS (OR EQUIV)

QUANTITY	DESCRIPTION
22-246	1 FLOOR VENT CHIMNEY WALL MOUNTED 12" DIA.
20000	1 24" X 48" X 24" MOUNTED CEILING WALL BRACKET
20000	1 HANGER FOR LUMENS TYP. 1.58" #
20000	1 FLOOR MOUNT WORKING LIGHTS, SUBSTITUTED BY

REMARKS

1. REFER TO CONNECTION TO EXISTING AND COORDINATE LOCATION OF WALL CABINETS WITH ALL OTHER TRADES TO BE INSTALLED.

2. PROVIDE AND INSTALL BY AMERICAN BEST VENDOR

3. SMALLER OPTION - 12" W/ CABINET

4. SMALLER OPTION - 12" W/ CABINET

FIGURE SCHEDULE

FIGURE NO.	DESCRIPTION	REMARKS	FIGURE NO.	DESCRIPTION	REMARKS
1	12" WIDE PANEL	NA	17	BASE CABINET A	
2	12" WIDE PANEL	NA	18	BASE CABINET B	
3	12" WIDE PANEL	NA	19	16M HOOK COUNTER	
4	12" WIDE PANEL	NA	20	16M HOOK COUNTER	
5	12" WIDE PANEL	NA	21	16M HOOK COUNTER	
6	12" WIDE PANEL	NA	22	16M HOOK COUNTER	
7	12" WIDE PANEL	NA	23	16M HOOK COUNTER	
8	12" WIDE PANEL	NA	24	16M HOOK COUNTER	
9	12" WIDE PANEL	NA	25	16M HOOK COUNTER	
10	12" WIDE PANEL	NA	26	16M HOOK COUNTER	
11	12" WIDE PANEL	NA	27	16M HOOK COUNTER	
12	12" WIDE PANEL	NA	28	16M HOOK COUNTER	
13	12" WIDE PANEL	NA	29	16M HOOK COUNTER	
14	12" WIDE PANEL	NA	30	16M HOOK COUNTER	
15	12" WIDE PANEL	NA	31	16M HOOK COUNTER	
16	12" WIDE PANEL	NA	32	16M HOOK COUNTER	

Prepared by: BID & ILLD
APPROVAL SET
OCTOBER 12, 2017

America's Best Contacts & Eyeglasses
Petaluma, CA

Petaluma Plaza South, 141 N. McDowell Blvd., Petaluma, CA 94954

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DATE: 10/13/2017

PROJECT: Petaluma Plaza South

FIGURE/EQUIPMENT Plan

SCALE: AS 1/8" = 1'-0"

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUE FOR BIDDING	10/13/2017

A2

