



# Keegan & Coppin

COMPANY, INC.

FOR SUBLEASE

14TH STREET  
PETALUMA, CA

Downtown Retail



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 SUBLLEASE



14TH STREET  
PETALUMA, CA

RETAIL SPACE  
FOR SUBLLEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Core of Downtown Petaluma
- Excellent Foot Traffic
- Historic McNear Building
- Highly Visible Location

### DESCRIPTION

Hard to find retail suite in the historic McNear Building. This quaint suite features an open retail area with small rear mezzanine, soaring ceilings, wood laminate flooring and beautiful glass display windows. Wonderful opportunity to occupy a historic building in a charming neighborhood with other successful and popular tenants Flourish, Avid Coffee, Lunchette and more!

### LEASE TERMS

**Size**  
2,080+/- SF

**Rate**  
\$2.25 PSF Gross

**Terms**  
Sublease through June 30, 2025  
Longer Lease Terms Potentially Available

**Parking**  
Street/Public Garage

**Zoning**  
MU2 - Mixed Use 2

Keegan & Coppin Co., Inc.  
1201 North McDowell Boulevard  
Petaluma, CA 94954  
[www.keegancoppin.com](http://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

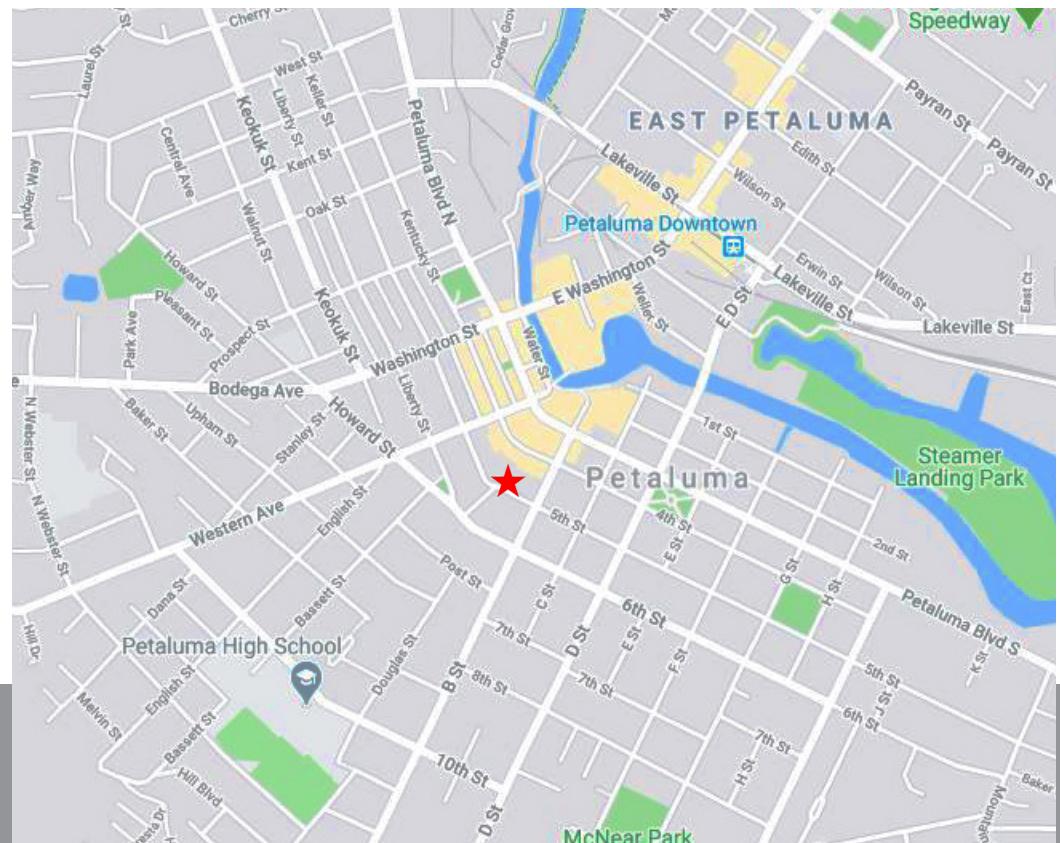
Enjoy the benefits of a thriving pedestrian-oriented Downtown in this incredible location. The Downtown district is the heart of Petaluma. Centered around the Petaluma River, the Downtown area offers a mix of retail, residential, restaurants, and office uses. Special legendary Butter and Eggs Days Parade, 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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# 14TH STREET PHOTOS



14TH STREET  
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# 14TH STREET AERIAL MAP



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