



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

1 4TH STREET
PETALUMA, CA

Downtown Retail



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 / (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



RETAIL SPACE FOR SUBLEASE



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PETALUMA, CA

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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
(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

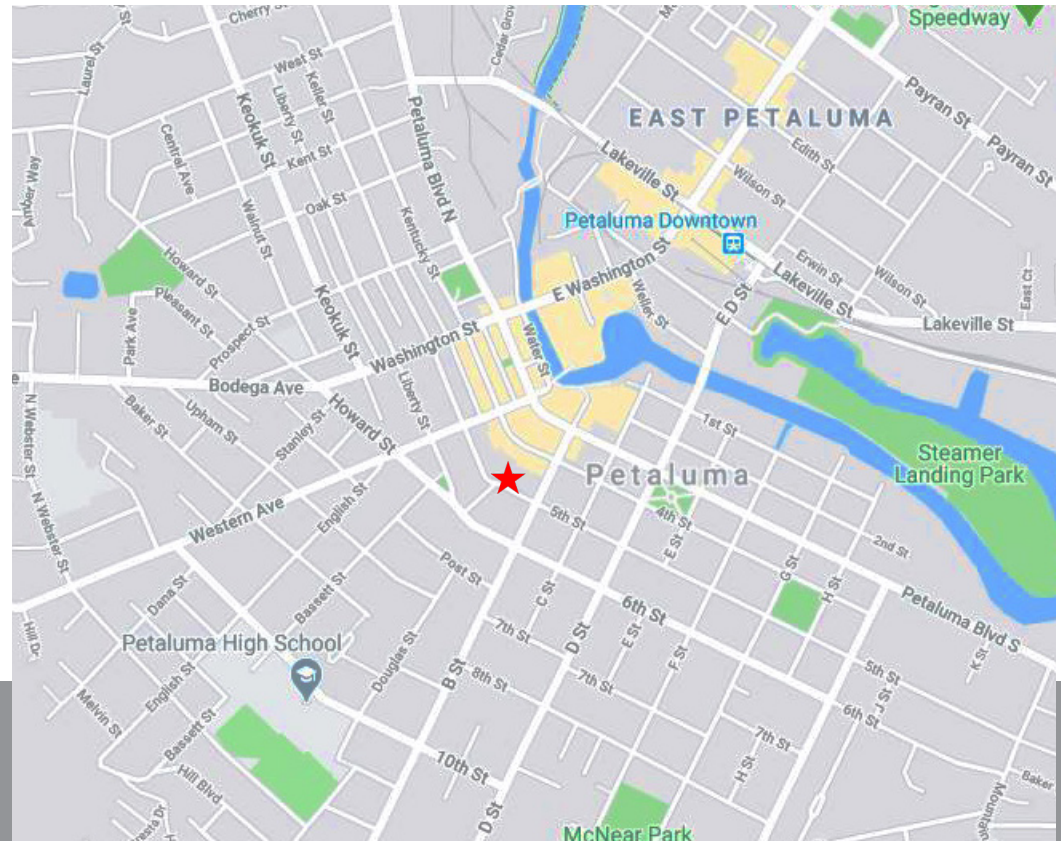
Enjoy the benefits of a thriving pedestrian-oriented Downtown in this incredible location. The Downtown district is the heart of Petaluma. Centered around the Petaluma River, the Downtown area offers a mix of retail, residential, restaurants, and office uses. Special legendary Butter and Eggs Days Parade, 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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1 4TH STREET PHOTOS



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1 4TH STREET AERIAL MAP



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