



Keegan & Coppin
COMPANY, INC.

FOR LEASE

905 & 965 LAKEVILLE STREET
PETALUMA, CA

PRIME RETAIL SPACE AT
PETALUMA GATEWAY CENTER



Go beyond broker.

PRESENTED BY:

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PROPERTY DETAILS



905 & 965 LAKEVILLE STREET
PETALUMA, CA

PRIME RETAIL SPACE AT PETALUMA GATEWAY CENTER

PROPERTY INFORMATION

HIGHLIGHTS

- **Available: Suite 905** - End-Cap Retail Space: 5,339+/- sf - Space is Divisible to 2,600+/- sf
- **Available: Suite 965** - 1,845+/- sf Retail / Restaurant Space with some restaurant / food use improvements (no hood system or grease trap). End-Cap Space with street visibility.
- Grocery-anchored shopping center - Lucky Supermarket
- Busy signalized intersection just off Highway 101
- Co-tenants include: Wingstop, Papa Murphy, UPS Store, Mountain Mike's Pizza, JL Relax Spa & Great Clips

Parking

Abundant on-site

Ideal Uses

Fitness center, dental office, coffee shop, bakery/donut shop, ice cream/yogurt shop, restaurants (except pizza/Chinese food/sandwich), mobile phone company, insurance/ investment office, bank or other retail uses.

DESCRIPTION OF PREMISES

Petaluma Gateway Center is one of Petaluma's premiere neighborhood shopping centers anchored by Lucky's Supermarket and McDonald's. Cotenants include: Wingstop, Papa Murphy, UPS Store, Mountain Mike's Pizza and Great Clips.

LEASE TERMS

Rate

Negotiable

Terms

NNN



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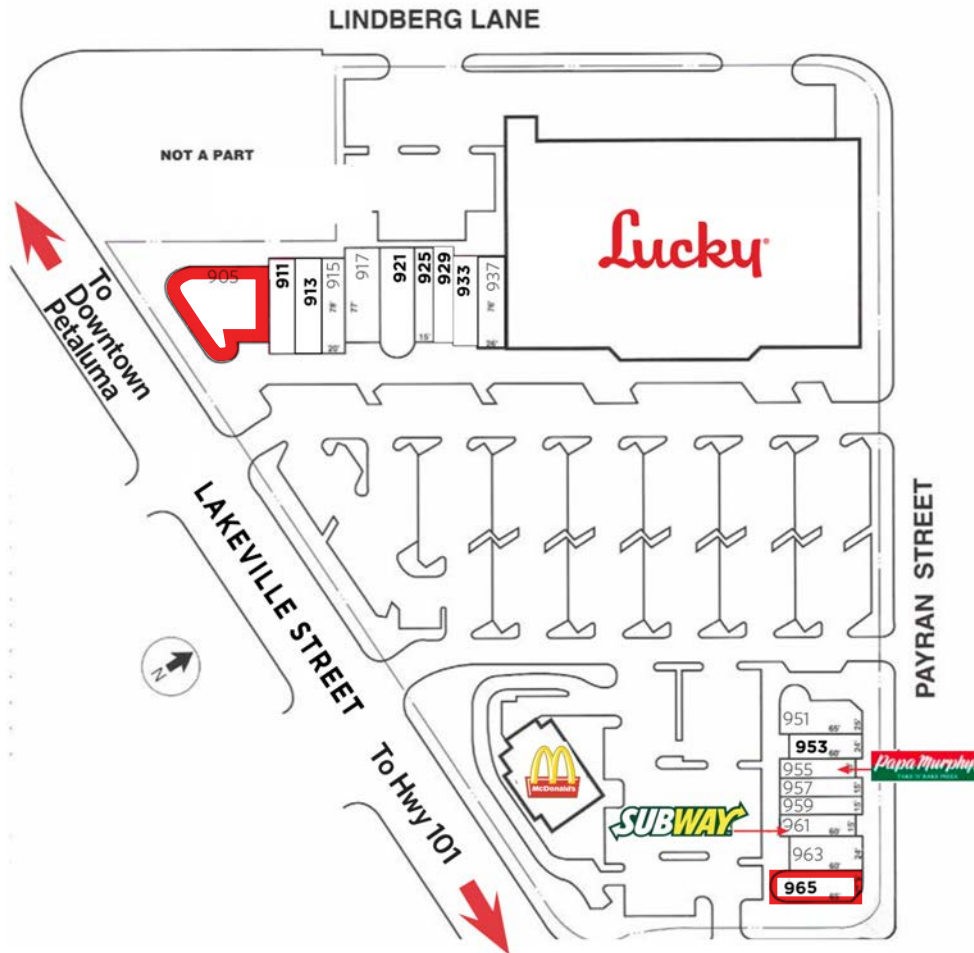


SITE PLAN



905 & 965 LAKEVILLE STREET
PETALUMA, CA

PRIME RETAIL SPACE AT PETALUMA GATEWAY CENTER



TENANT	SUITE
AVAILABLE	905
UPS Store	911
Sportsman's Arms	913
Fairfax Cleaners	915
Mountain Mike's Pizza	917
Whiskers Animal Dentistry	921
Scenthound Petaluma	925
Great Clips	929
JL Relax Spa	933
Redwood Chiropractic	937
Lucky	2
McDonald's	4
Canton Restaurant	951
Wingstop	953
Papa Murphy's	955
Games Workshop	957
Creative Nails	959
Subway	961
Cigarette Shop	963
AVAILABLE	965

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AREA DESCRIPTION



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PRIME RETAIL SPACE AT PETALUMA GATEWAY CENTER

DESCRIPTION OF AREA

Excellent location along Lakeville Highway @ Caulfield Lane, immediately west of Highway 101 serving all of Petaluma. Located at a signalized corner across the street from the Riverfront mixed-use development with hotel, retail, office and residential.

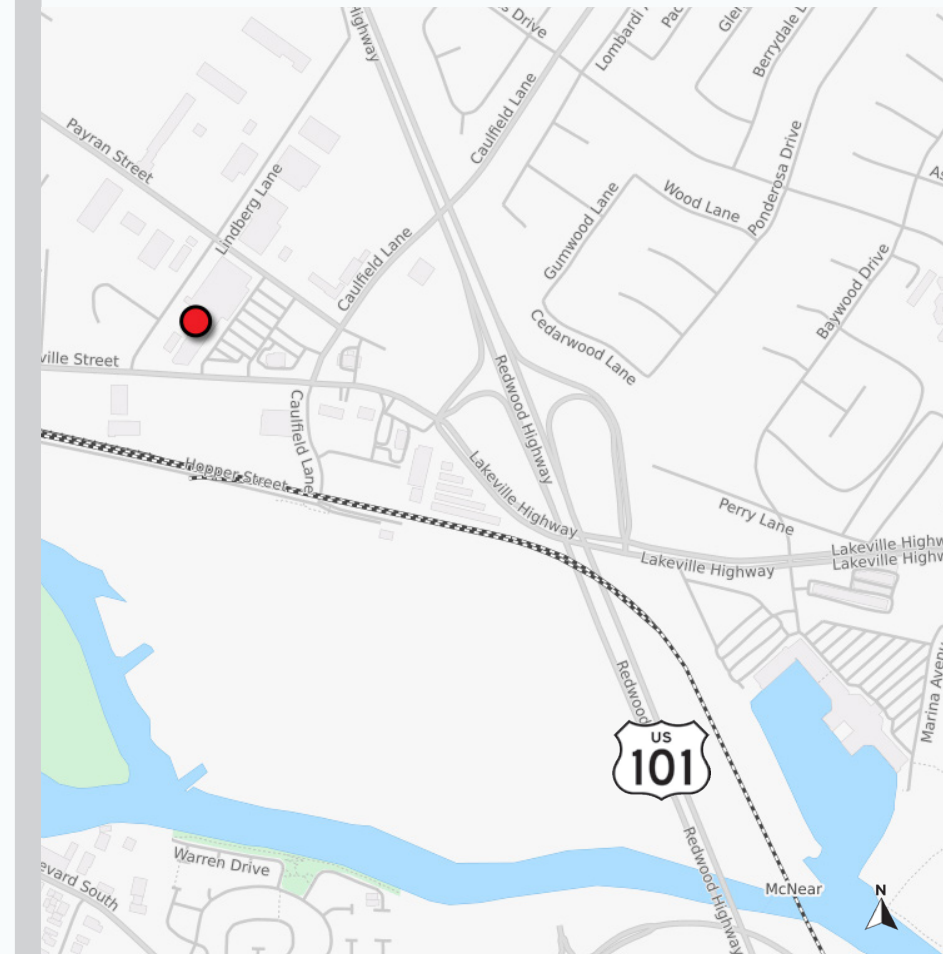
NEARBY AMENITIES

- Stores, restaurants, coffee
- Banks & other financial institutions
- Less than 1 mile from Downtown retail corridor

TRANSPORTATION ACCESS

- Easy access to Highway 101 via Lakeville Street
- Bus stops along Lakeville Street
- SMART station less than 1 mile away

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,987	63,541	69,556
Est. Avg. HH Income	\$87,003	\$96,357	\$96,648



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PROPERTY PHOTOS



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PETALUMA RETAIL CENTERS



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