

NEW DEVELOPMENT

HWY 101 & N. PETALUMA BOULEVARD, PETALUMA, CA

Looking for QSR and Restaurants,
Vet, Beauty, Medical/Dental, &
Personal Services

±1,420 SF 2nd level office space



SCOTT TURNER | sturner@retailwestinc.com | 925.876.0567 | DRE# 01218371

retailwest

NEW SIGNAGE



» High profile retail opportunity directly off HWY 101 (142,460 CPD)
HWY 101 & Petaluma Blvd N,
Petaluma, CA

» Parcel: ± 3 Acres

» Retail Space Available:
 $\pm 750 - 2,650$ SF

» Office Space Available (2nd Level):
 $\pm 1,420$ 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

CAN BE COMBINED ±2,620 SF

EXISTING BUILDING
1,540 SF
OFFICE SPACE
2nd Floor: 1,420 SF

Ale Bait Taproom
(Potentially Available)

NEW BUILDING
1,310 SF

NEW BUILDING
1,310 SF

IN LEASE



EXISTING BUILDING (REMODEL UNDER SEPARATE PERMIT)

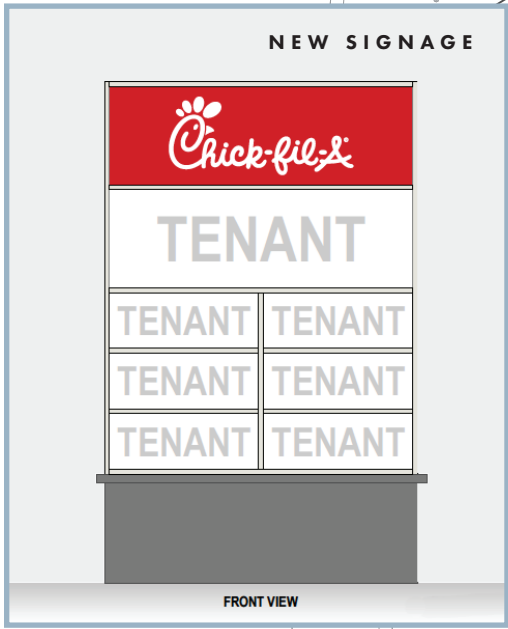
EXISTING BUILDING 2 (REMODEL UNDER SEPARATE PERMIT)

PROPOSED BUILDING 4,500 SF

BUILDING B

PROPOSED BUILDING 4,500 SF

RESTAURANT UNDER SEPARATE PERMIT



CHICK-FIL-A RENDERING



CHICK-FIL-A



FREEWAY ENTRANCE | RENDERING

OFFICE SPACE
2nd Floor: 1,420 SF



Excellent Freeway Visibility





NOTICE: This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation. References to square footage, zoning, use, or age are approximate. Please contact the Planning Department to verify zoning, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE#01445169



Americas
Best Value
Inn & Suites

POKER ROOM

6,378 SF
Redevelopment Restaurant

Beyond The Glory
Bank of Marin
Nail Spa

AT&T
ALOH-O
Gohan Japanese
Flowering Tea House

6

COAT ROCK
KIDDER COMPANY

DOLLAR TREE

Michaels

KOHL'S

85,802 SF Hotel
Redevelopment - 140 rooms

active

WentHouse
BREWING CO.

LAGUNITAS
BREWING CO.

SITE

FREEWAY VIEW OF SITE



KOHL'S *Michael's* 

LEGHORN MARKETPLACE

SAFEWAY 

PLAZA NORTH & SOUTH

TRADER JOE'S *Raley's* 
 **LOLA'S** **ROSS** 
    

SITE

DEER CREEK VILLAGE

Smart & Final 
 **Friedman's** 
 HOME IMPROVEMENT Kidney Care

WASHINGTON SQUARE

SAFEWAY  
   
 

PETALUMA VILLAGE
PREMIUM OUTLETS

 *Saks Fifth Avenue* **LOFT**
BANANA REPUBLIC 





RIVER PLAZA

EAST WASHINGTON PLACE

TJ-maxx  
HomeGoods   **BevMo!**
   
   

PETALUMA GATEWAY

2024 DEMOGRAPHICS	3mi.	5mi.	7mi.
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

NEW DEVELOPMENT

HWY 101 & N. PETALUMA BOULEVARD, PETALUMA, CA

retailwest

FOR MORE INFORMATION:

SCOTT TURNER | sturner@retailwestinc.com | 925.876.0567 | DRE 01218371

This information has been secured from sources we believe to be reliable, but we make no representations, or warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only preliminary due diligence on the property. The materials are not to be considered fact. The information contained herein is not a substitute for a thorough due diligence investigation. Information to be verified by an interested party, and their advisors and consultants. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE# 01445169

Retail West © 2025