



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3100 LAKEVILLE HWY
PETALUMA, CA

Adobe Creek Shopping Center



Go beyond broker.

REPRESENTED BY:

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

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400, EXT 313
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EXECUTIVE SUMMARY



3100 LAKEVILLE HWY
PETALUMA, CA

ADOBE CREEK SHOPPING
CENTER FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Hard Corner Location
- Endcap Unit with Excellent Visibility
- Adjacent to Starbucks
- Building Signage Opportunities
- Easy Access to Highway 101
- Conveniently Located on Hwy 116/
Lakeville Hwy at the Entrance to the
Lakeville Business Park

AVAILABILITY

SUITE 3100A: 1,625+/- SF

DESCRIPTION

End cap retail unit with two signage opportunities and excellent visibility. The space offers high open ceilings, retail showroom, private restroom, and rear storage area. Located at the entrance to the Lakeville Business Park and the corner of Lakeville/Hwy 116, a high-traffic corridor. Ideal for hair salon, med spa, ice cream/frozen yogurt, insurance, real estate, Mexican restaurant or any other retail use who can take advantage of this prime location.

LEASE TERMS

RATE

\$1.75 PSF

TERMS

NNN

3+ Year Term Preferred

ZONING

Lakeville Business Park PCD

Keegan & Coppin Co., Inc.
1201 N 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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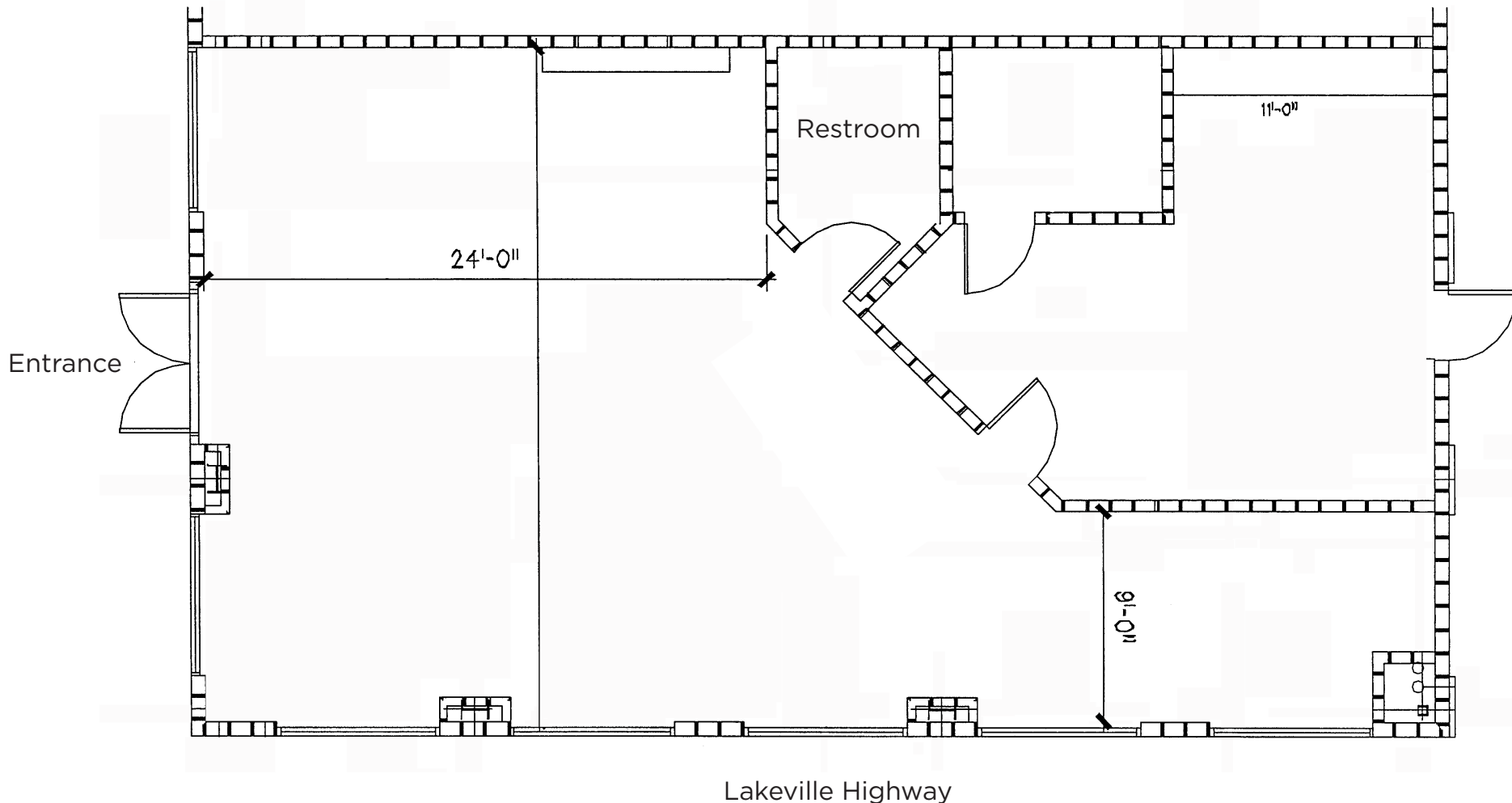
FLOOR PLAN



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SUITE 3100A
1,625+/- RSF



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PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

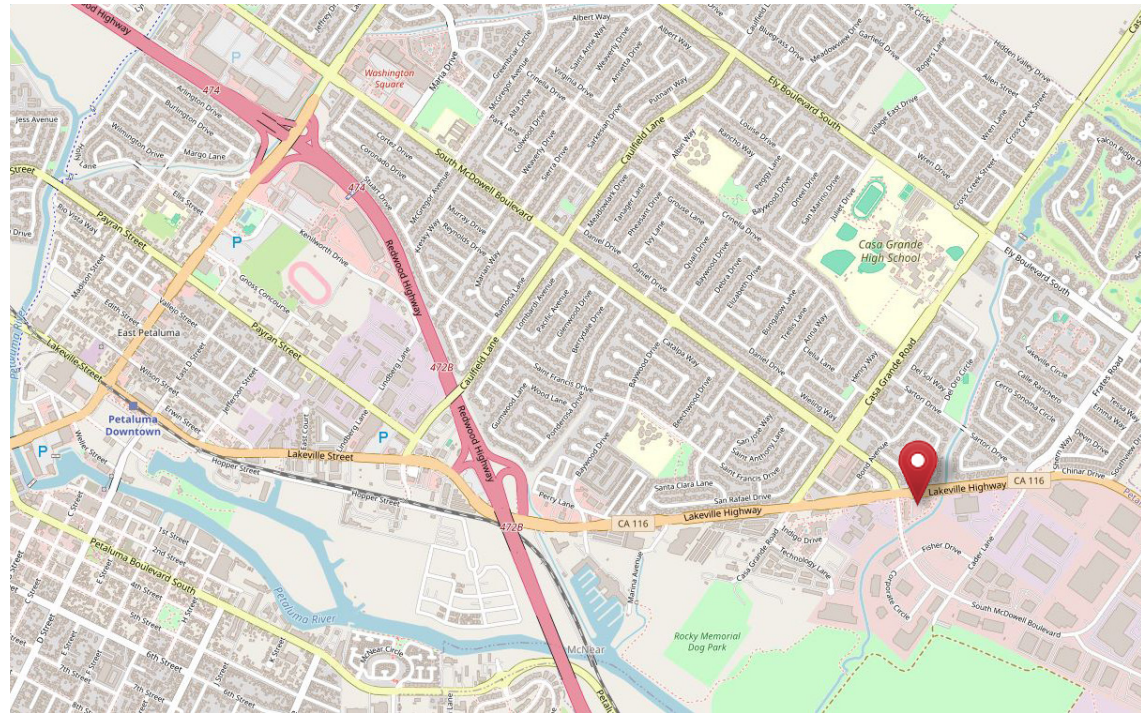
Located at the entrance to the Lakeville Business Park and the signalized corner of Lakeville Highway (Hwy 116), with easy access to Hwy 101. Adobe Creek not only has a built-in customer base from the adjacent business park and nearby high-density residential community but also from the steady stream of traffic on 116.

NEARBY AMENITIES

- Lakeville Business Park
- Kaiser Permanente

TRANSPORTATION ACCESS

- Public Transit



Traffic Volume - Adobe Creek Shopping Center

Lakeville Hwy. to S. McDowell Blvd. W.: 19,474

Lakeville Hwy. to Frates Rd. E.: 24,539

Lakeville Hwy. to Perry Ln. W.: 39,042

Demographics	1 mile	3 mile	5 mile
2024 Est. Population	11,401	50,983	63,965
2024 Avg. HH Income	\$133,419	\$108,714	\$110,720

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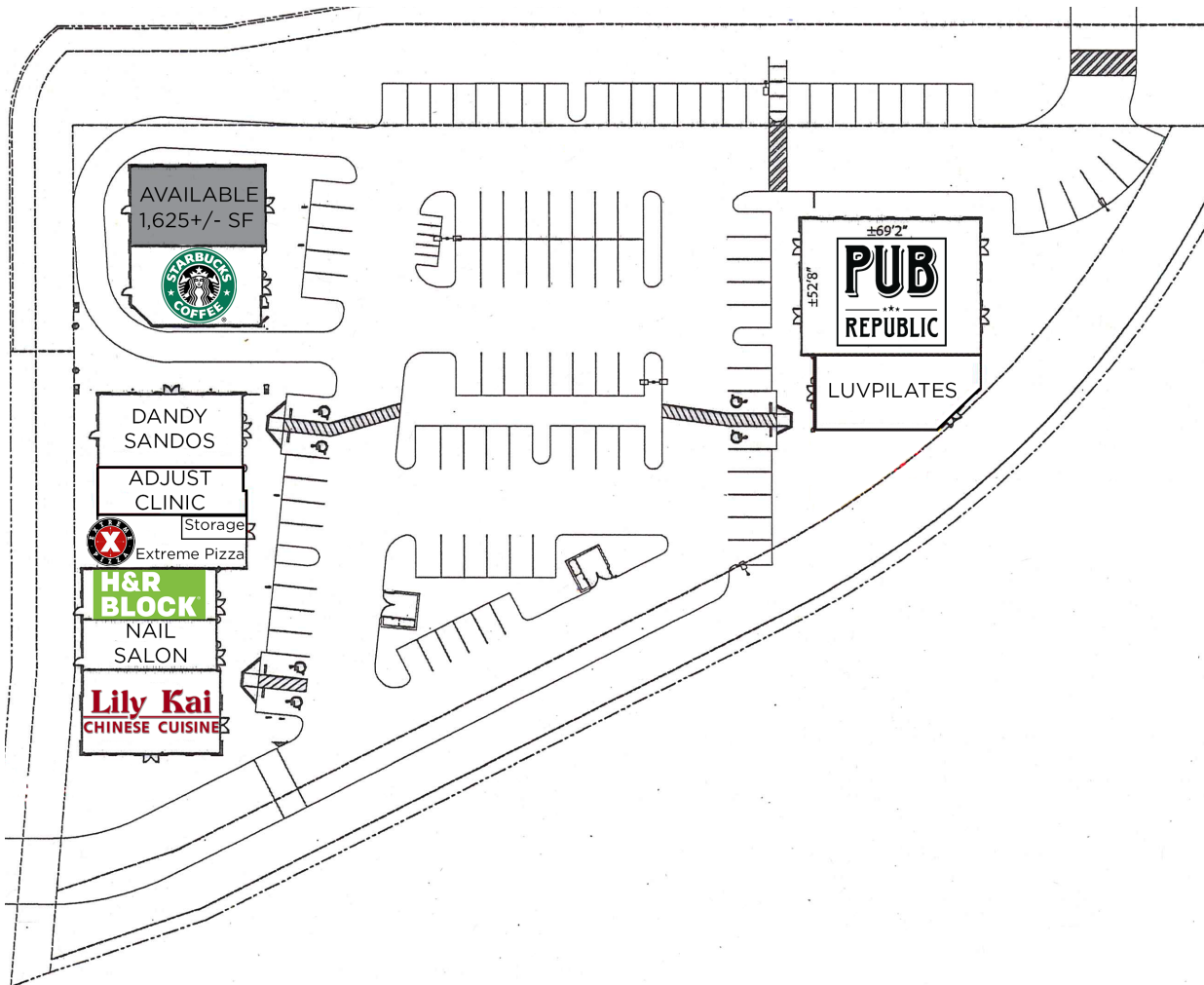
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SITE PLAN



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TENANTS

Unit	Tenant
Unit 3100A	Available (1,625+/- SF)
Unit 3100B	Starbucks Coffee
Unit 3100C	Dandy Sandos
Unit 3100D	Adjust Clinic
Unit 3100E	Extreme Pizza
Unit 3100F	H&R Block
Unit 3100G	Nail Salon
Unit 3100H	Lily Kai Chinese Restaurant
Unit 3120A	PUB Republic
Unit 3120B	LuvPilates

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AERIAL MAP



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