







**2025 Petaluma For Lease
Retail**

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1) 140 2nd St - Petaluma, CA 94952 THEATRE DISTRICT					JLL		Tony Sarno (415) 299-6866		
	30,000 SF Class A (Community Center) Building Built in 2007 - Building Notes: 140 2nd Street is part of Theatre Square within the Theatre District, downtown Petaluma's premier open-air dining and retail destination venue, featuring local downtown shopping, savory eateries and entertainment every day of the year. Retail vendors are located in the ground-floor suites with offices and residential units on the upper floors.									
P GRND / Suite 116	939	Withheld	Negotiable	Vacant	Full Build-Out	Retail/D	JLL	Tony Sarno (415) 299-6866 Laura Duffy (415) 686-0255	3 Mths	N
±939 SF retail space available for lease. Excellent location in the center of Theatre Square. Double-door entrance, high identity location, and signage opportunities available.										
	2) 169 C St - Petaluma, CA 94952 Bldg B - Theatre District					JLL		Tony Sarno (415) 299-6866		
	10,000 SF Retail Storefront Retail/Office (Community Center) Building Built in 2007 - Building Notes: -									
P 1st / Suite 151 2nd St	1,000	Withheld	Negotiable	Vacant	Partial Build-Out	Off/Ret/D	JLL	Tony Sarno (415) 299-6866 Laura Duffy (415) 686-0255	19 Days	N



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	3) 401 Kenilworth Dr - Petaluma, CA 94952		Lockehouse Retail Group				Meghan Basso (925) 488-4143			
	East Washington Place									
	128,090 SF Retail Retail Building Building Built in 2013									
	-									
Building Notes: In 2014, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.										
P 1st / Suite 27	1,000	Withheld	Negotiable	Vacant	Full Build-Out	Retail/D	Lockehouse Retail Group	Meghan Basso (925) 488-4143 Sandy Berry (650) 548-2697 Danielle Bromstead (650) 548-2670	5 Mths	N
	Previously a restaurant.									
P 1st / Suite 29	2,400	Withheld	Negotiable	Vacant	Full Build-Out	Retail/D	Lockehouse Retail Group	Meghan Basso (925) 488-4143 Sandy Berry (650) 548-2697 Danielle Bromstead (650) 548-2670	5 Mths	N
	4) 145-149 Kentucky St - Petaluma, CA 94952		Poletti Realty				John Poletti (650) 589-7300			
	7,035 SF Retail Storefront Retail/Office Building Built in 1870									
	-									
Building Notes: .										
P 2nd / Suite 6	150	\$39.96/mg	Negotiable	Vacant	Off/Ret/D	Poletti Realty	John Poletti (650) 589-7300	3 Mths	N	
	±150 Sq. Ft. Office Space Great For Retail, Beauty Salon, & Office. Downtown Petaluma, High Foot Traffic Can Be Combined With Unit 5 for a Total of ±450 Sq. Ft.									
	5) 2620 Lakeville Hwy - Petaluma, CA 94954		Meridian Commercial				Samuel Ko (415) 259-9642			
	Retail A - Lakeville Square									
	6,000 SF Retail Freestanding Building Built in 2017									
	-									
Building Notes: -										
P 1st / Suite 360	1,872	\$18.00/nnn	Negotiable	Vacant	Full Build-Out	Retail/D	Meridian Commercial	Samuel Ko (415) 259-9642	3 Mths	N
	Wide open retail space with high ceilings and very good natural light.									



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 <p>6) 3100 Lakeville Hwy - Petaluma, CA 94954 Adobe Creek Center 9,676 SF Retail (Strip Center) Building Built in 2005 -</p> <p>Building Notes: Description Opportunity to join a successful Tenant mix including Starbucks, Verizon, Extreme Pizza, Lily Kai and more. Located at the entrance to Lakeville Business Park and directly across from densely populated residential neighborhoods this shopping center boasts strong daytime and nighttime counts. One inline and one end cap suite available. Possible uses include nail/hair salon, bakery, real estate/mortgage office, smoothie/yogurt shop, bicycle shop etc.</p> <p>Adobe Creek Center is located on Lakeville Highway/116 which is the major access route for those heading to Infineon Raceway, Highway 37 and Interstate 80. Minutes from Highway 101, Adobe Creek is easily accessible from all directions. This highly visible project enjoys an average annual daily traffic count on Lakeville Highway of approximately 36,000 cars.</p>							Keegan & Coppin Inc.	Sara Wann (707) 664-1400		
	P 1st / Suite 3100A	1,625	\$21.00/nnn	Negotiable	Vacant	Retail/D	Keegan & Coppin Inc.	Sara Wann (707) 664-1400 Summer Jager (707) 664-1400 X313	12 Days	N
Endcap unit with excellent visibility. Currently configured with retail showroom, private restroom and back storage area.										
 <p>7) 105-171 N McDowell Blvd - Petaluma, CA 94954 Petaluma Plaza South 145,530 SF Retail Retail Building (Community Center) Building Renovated in 2009 Built in 1969 -</p> <p>Building Notes: -</p>							Jim Fletcher Company, Inc.	Jim Fletcher (415) 389-7900		
	P 1st / Suite 117	1,300	Withheld	Negotiable	Vacant	Full Build-Out	Retail/D	Jim Fletcher Company, Inc.	Jim Fletcher (415) 389-7900	6 Mths
1,300 square feet of retail space currently available for lease.										



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8) 221-229 N Mcdowell Blvd - Petaluma, CA 94954
The Plaza North

Gallelli Real Estate

Kevin Soares (916) 789-3327

Bldg I-J



10,100 SF Retail Freestanding (Community Center) Building Renovated in 2001 Built in 1979

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Building Notes: -

P 1st / Suite 223	1,200	Withheld	Negotiable	Vacant		Retail/D	Gallelli Real Estate	Kevin Soares (916) 789-3327 Jeff Hagan (916) 772-1700	113 Mths	N
<p>Anchored by CVS Pharmacy, this availability is in a ±194,365 square foot neighborhood center, benefiting from convenient access to 108,200 cars per day traveling along Highway 101 and is part of the retail epicenter of the trade area. The Plaza North is situated directly adjacent to its sister center, The Plaza South, which is anchored by Raley's, Trader Joe's, Petco and Big 5 Sporting Goods. Other notable traffic generators in the center include Starbucks, El Pollo Loco, Lola's Market, Massage Envy, and Club Pilates.</p>										
P 1st / Suite 225	1,050	Withheld	Negotiable	Vacant		Retail/D	Gallelli Real Estate	Kevin Soares (916) 789-3327 Jeff Hagan (916) 772-1700	19 Mths	N
<p>Anchored by CVS Pharmacy, this availability is in a ±194,365 square foot neighborhood center, benefiting from convenient access to 108,200 cars per day traveling along Highway 101 and is part of the retail epicenter of the trade area. The Plaza North is situated directly adjacent to its sister center, The Plaza South, which is anchored by Raley's, Trader Joe's, Petco and Big 5 Sporting Goods. Other notable traffic generators in the center include Starbucks, El Pollo Loco, Lola's Market, Massage Envy, and Club Pilates.</p>										






Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
 <p>9) 231 N McDowell Blvd - Petaluma, CA 94954 Gallelli Real Estate Kevin Soares (916) 789-3327 The Plaza North Bldg J 5,035 SF Retail Freestanding Building Renovated in 2001 Built in 1979</p>										
Building Notes: -										
P 1st / Suite 231-F	1,182	Withheld	Negotiable	Vacant		Retail/D	Gallelli Real Estate	Kevin Soares (916) 789-3327 Jeff Hagan (916) 772-1700	7 Wks	N
P 1st / Suite B	1,056	Withheld	Negotiable	Vacant		Retail/D	Gallelli Real Estate	Kevin Soares (916) 789-3327 Jeff Hagan (916) 772-1700	19 Mths	N
Anchored by CVS Pharmacy, this availability is in a ±194,365 square foot neighborhood center, benefiting from convenient access to 108,200 cars per day traveling along Highway 101 and is part of the retail epicenter of the trade area. The Plaza North is situated directly adjacent to its sister center, The Plaza South, which is anchored by Raley's, Trader Joe's, Petco and Big 5 Sporting Goods. Other notable traffic generators in the center include Starbucks, El Pollo Loco, Lola's Market, Massage Envy, and Club Pilates.										
P 1st / Suite C	575	Withheld	Negotiable	Vacant		Retail/D	Gallelli Real Estate	Kevin Soares (916) 789-3327 Jeff Hagan (916) 772-1700	100 Mths	N
Anchored by CVS Pharmacy, this availability is in a ±194,365 square foot neighborhood center, benefiting from convenient access to 108,200 cars per day traveling along Highway 101 and is part of the retail epicenter of the trade area. The Plaza North is situated directly adjacent to its sister center, The Plaza South, which is anchored by Raley's, Trader Joe's, Petco and Big 5 Sporting Goods. Other notable traffic generators in the center include Starbucks, El Pollo Loco, Lola's Market, Massage Envy, and Club Pilates.										
 <p>10) 241-259 N McDowell Blvd - Petaluma, CA 94954 Gallelli Real Estate Kevin Soares (916) 789-3327 The Plaza North Bldg A & B 19,624 SF Retail Storefront (Community Center) Building Renovated in 2001 Built in 1979</p>										
Building Notes: -										
P 1st / Suite 257	1,381	Withheld	Negotiable	30 Days	Full Build-Out	Retail/D	Gallelli Real Estate	Kevin Soares (916) 789-3327 Jeff Hagan (916) 772-1700	94 Mths	N
Anchored by CVS Pharmacy, this availability is in a ±194,365 square foot neighborhood center, benefiting from convenient access to 108,200 cars per day traveling along Highway 101 and is part of the retail epicenter of the trade area. The Plaza North is situated directly adjacent to its sister center, The Plaza South, which is anchored by Raley's, Trader Joe's, Petco and Big 5 Sporting Goods. Other notable traffic generators in the center include Starbucks, El Pollo Loco, Lola's Market, Massage Envy, and Club Pilates.										





Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible	
	11) 271-299 N McDowell Blvd - Petaluma, CA 94954 The Plaza North Bldg C, D & CVS 47,407 SF Retail Storefront (Community Center) Building Renovated in 2001 Built in 1985 -						Gallelli Real Estate Kevin Soares (916) 789-3327				
	Building Notes: -										
	P 1st / Suite 275	1,726	Withheld	Negotiable	Vacant	Full Build-Out	Retail/D	Gallelli Real Estate	Kevin Soares (916) 789-3327 Jeff Hagan (916) 772-1700	12 Mths	N
	Anchored by CVS Pharmacy, this availability is in a ±194,365 square foot neighborhood center, benefiting from convenient access to 108,200 cars per day traveling along Highway 101 and is part of the retail epicenter of the trade area. The Plaza North is situated directly adjacent to its sister center, The Plaza South, which is anchored by Raley's, Trader Joe's, Petco and Big 5 Sporting Goods. Other notable traffic generators in the center include Starbucks, El Pollo Loco, Lola's Market, Massage Envy, and Club Pilates.										
P 1st / Suite 279-B	1,406	Withheld	Negotiable	30 Days	Full Build-Out	Retail/D	Gallelli Real Estate	Kevin Soares (916) 789-3327 Jeff Hagan (916) 772-1700	100 Mths	N	
Anchored by CVS Pharmacy, this availability is in a ±194,365 square foot neighborhood center, benefiting from convenient access to 108,200 cars per day traveling along Highway 101 and is part of the retail epicenter of the trade area. The Plaza North is situated directly adjacent to its sister center, The Plaza South, which is anchored by Raley's, Trader Joe's, Petco and Big 5 Sporting Goods. Other notable traffic generators in the center include Starbucks, El Pollo Loco, Lola's Market, Massage Envy, and Club Pilates.											
P 1st / Suite 287	1,792	Withheld	Negotiable	Vacant	Full Build-Out	Retail/D	Gallelli Real Estate	Kevin Soares (916) 789-3327 Jeff Hagan (916) 772-1700	100 Mths	N	
Anchored by CVS Pharmacy, this availability is in a ±194,365 square foot neighborhood center, benefiting from convenient access to 108,200 cars per day traveling along Highway 101 and is part of the retail epicenter of the trade area. The Plaza North is situated directly adjacent to its sister center, The Plaza South, which is anchored by Raley's, Trader Joe's, Petco and Big 5 Sporting Goods. Other notable traffic generators in the center include Starbucks, El Pollo Loco, Lola's Market, Massage Envy, and Club Pilates.											
	12) 411 N McDowell Blvd - Petaluma, CA 94954 Deer Creek Village 5,457 SF Retail Freestanding Building Built in 2017 -						JLL Jeff Badstubner (415) 395-4916				
	Building Notes: -										
	P 1st / Suite 042	993	Withheld	Negotiable	30 Days		Retail/D	JLL	Jeff Badstubner (415) 395-4916 Justin Choi (415) 395-7262	35 Mths	N





Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	13) 405 N McDowell Rd - Petaluma, CA 94952 Deer Creek Village					JLL		Jeff Badstubner (415) 395-4916		
	7,800 SF Retail Freestanding Building Built in 2018									
	-									
	Building Notes: -									
P 1st	824- 2,000	Withheld	Negotiable	30 Days		Retail/D	JLL	Jeff Badstubner (415) 395-4916 Justin Choi (415) 395-7262	35 Mths	to 824
	14) 351-389 S Mcdowell Blvd - Petaluma, CA 94954 Washington Square					Retail West		Scott Turner (925) 400-9930		
	87,238 SF Retail Freestanding (Community Center) Building Renovated in 1996 Built in 1971									
	For Sale as part of a portfolio of 2 properties - Escrow JLL: Bryan J. Ley (310) 407-2120 JLL: Eric R. Kathrein (415) 510-6961									
	Building Notes: -									
P 1st / Suite 5	900	Withheld	Negotiable	Vacant		Full Build-OuRetail/D	Retail West	Scott Turner (925) 400-9930	70 Mths	N
	15) 216 Petaluma Blvd - Petaluma, CA 94952									
	6,800 SF Retail Storefront Retail/Office Building Built in 1855									
	-									
	Building Notes: -									
P LL	1,800	\$19.80/nnn	3-5 yrs	Vacant		Full Build-OuRetail/D	Keegan & Coppin Inc.	Demi Basiliades (707) 664-1400 X105 Russ Mayer (707) 664-1400 X153	6 Mths	N
	Located in downtown Petaluma, this property sits on the main street, offering easy access to various attractions such as restaurants, boutiques, the Theater District, parks, the Petaluma River, and nearby apartment complexes. All these amenities are within walking distance, providing convenience for both residents and visitors. M A I N F L O O R R E T A I L : - 3,500+/- sf - Located on Petaluma Blvd. - Exposed brick & timber - 40' Street Frontage W A T E R S T R E E T (L O W E R L E V E L) : - 1,800+/- sf - Exposed wood joist ceiling - New LED lighting - Concrete floor - New restrooms - Outdoor patio									





Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
 <p>16) 6 Petaluma Blvd N - Petaluma, CA 94952 Great Petaluma Mill - Theatre District 41,587 SF Retail Storefront Retail/Office (Community Center) Building Renovated in 1988 Built in 1860 -</p> <p style="text-align: center;">Keegan & Coppin Inc.</p> <p style="text-align: right;">Sara Wann (707) 664-1400</p> <p>Building Notes: The property is a 2 story retail building on the Petaluma River, located in the heart of downtown Petaluma with convenient access to Highway 101. The Theatre District offers office tenants a combination of location, amenities, and features available nowhere else in the North Bay. Features include high-image lobbies, build-to-suit interiors, Petaluma River views, card-key access, proximity to services and dining, and ample parking.</p>										
P 1st / Suite A2	893- 2,240	\$28.80/mg	Negotiable	Vacant	Full Build-Ou	Off/Ret/D	Keegan & Coppin Inc.	Sara Wann (707) 664-1400	43 Mths	to 893
<p>Located on the 1st floor of the Petaluma Mill. Suite A2 has most recently been occupied as an office but lends itself well to most retail uses as well as those offices desiring a retail component such as real estate, insurance, title companies etc. Currently built out with large conference room, 3 private offices, open bullpen area & kitchen/break room. The 1st floor marketplace includes tenants such as 24Hr Fitness, Wild Goat Bistro, Front Row Hair Salon & Adobe Road Winery. Suite A2 has multiple interior windows facing the common areas of the market place which lends itself well to retail visibility. Flexible Suite with the ability to potentially deliver as small as 893sf.</p>										
P 1st / Suite A8	658	\$28.80/mg	3-5 yrs	Vacant	Full Build-Ou	Off/Ret/D	Keegan & Coppin Inc.	Sara Wann (707) 664-1400	7 Mths	N
<p>Charming office/retail suite, located on the first floor, with authentic brick wall and potential for a unique outdoor seating area facing the Petaluma River.</p>										
 <p>17) 226-228 Petaluma Blvd N - Petaluma, CA 94952 17,735 SF Retail Storefront Building Built in 1855 For Sale at \$3,250,000 (\$183.25/SF) - Active Keegan & Coppin Inc.: Russ Mayer (707) 664-1400 X153, Demi Basiliades (707) 664-1400 X105</p> <p style="text-align: center;">Keegan & Coppin Inc.</p> <p style="text-align: right;">Russ Mayer (707) 664-1400 X153</p> <p>Building Notes: Waterfront</p>										
P 2nd / Suite 221 Water Street, A	2,145	\$21.00/nnn	3-5 yrs	Vacant	Full Build-Ou	Retail/D	Keegan & Coppin Inc.	Russ Mayer (707) 664-1400 X153 Demi Basiliades (707) 664-1400 X105	5 Mths	N
<p>Two stories, unique loft style space, exposed wood beams, private bathroom, common Water Street entrance and view of the river.</p>										
P 2nd / Suite 221 Water Street, B	1,444	\$21.00/nnn	3-5 yrs	Vacant	Full Build-Ou	Retail/D	Keegan & Coppin Inc.	Russ Mayer (707) 664-1400 X153 Demi Basiliades (707) 664-1400 X105	5 Mths	N
<p>Exposed wood, tall ceilings, private bathroom, common Water Street entrance, and great natural light. Can be combined with 228 Petaluma Blvd N.</p>										






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	18) 850 Petaluma Blvd N - Petaluma, CA 94952 Cherry Valley Shopping Center 6,000 SF Retail Building Renovated in 2000 Built in 1988 -						Swain Investment		Heather Swain (615) 405-4452	
	Building Notes: - P 2nd / Suite H 1,116 \$19.20/nnn Negotiable Vacant Full Build-OuOff/Ret/D Swain Investment Heather Swain (615) 405-4452 22 Days N 2nd floor office - 1116 square feet with private bathroom. Stairs only. 5 small rooms plus a reception area. Perfect for body care - acupuncture, massage, aesthetician, community private health and wellness. Could be totally opened up also to be a yoga or Pilates studio. Tenant is responsible for their own utilities - water and electric. Ample parking. New carpet and paint in hallway. Suite has new paint and waiting to finish flooring according to tenant's preference. Available now.									
	19) 4210-4226 Petaluma Blvd N - Petaluma, CA 94952 19,360 SF Class C R&D Building Built in 1973 -									
	Building Notes: - P 1st / Suite 4212 1,000 \$18.00/mg Negotiable 30 Days Full Build-OuRetail/D Keegan & Coppin Inc. Demi Basiliades (707) 664-1400 X105 2 Mths N A front retail unit with great Petaluma Blvd N. identity. Open floor plan, private restroom. • Large Sign Visibility • \$1,500/month plus \$85/month CAM • Available with a 30-day notice.									






Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
20) 5012 Petaluma Blvd N - Petaluma, CA 94952										
 10,065 SF Retail Restaurant Building Built in 1961 -										
Building Notes: -										
P 1st	1,540	Withheld	Negotiable	Vacant	Partial Build-Retail/D Out	Retail West		Scott Turner (925) 400-9930	24 Mths	N
NEW DEVELOPMENT! » Join Chick-fil-A » Looking for Quick Serve, Fast Casual, Personal Services » High profile retail opportunity directly off HWY 101 (142,460 CPD) HWY 101 & Petaluma Blvd N, Petaluma, CA » Parcel: ±3 Acres » 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)										
P 1st / Suite 3	1,310-2,620	Withheld	Negotiable	Vacant	Partial Build-Retail/D Out	Retail West		Scott Turner (925) 400-9930	6 Mths	to 1,310
Next to Starbucks - end cap										
21) 151 Petaluma Blvd S - Petaluma, CA 94952										
 Theatre Square Office / Retail - Theatre District 60,000 SF Retail Storefront Retail/Office Building Built in 2005 -										
JLL										
Tony Sarno (415) 299-6866										
Building Notes: This property represents the office and retail portion of the Theatre Square building. For the multi-family portion please see property ID 5888045.										
P 1st / Suite 107	2,126	\$19.20/nnn	Negotiable	04/2025	Full Build-OuRetail/N	JLL		Tony Sarno (415) 299-6866 Laura Duffy (415) 686-0255	11 Mths	N
Prime corner retail location at Theatre Square. Double door entry, large open retail space, storage room, office, and private bathroom. Operable windows and high-quality finishes throughout.										



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22) 701 Sonoma Mountain Pky - Petaluma, CA 94954							Kennedy Wilson Properties, Ltd.		Bruce Carlson (925) 945-1495	
Leghorn Marketplace 63,182 SF Retail (Neighborhood Center) Building Renovated in 2002 Built in 2000 -										
Building Notes: -										
P 1st / Suite B-3	850	\$23.40/nnn	Negotiable	Vacant	Partial Build-Retail/D Out	Kennedy Wilson Properties, Ltd.	Bruce Carlson (925) 945-1495	26 Mths	N	
P 1st / Suite E-1	1,500	\$23.40/nnn	Negotiable	Vacant	Partial Build-Retail/D Out	Kennedy Wilson Properties, Ltd.	Bruce Carlson (925) 945-1495	30 Mths	N	
P 1st / Suite E-2	1,070	\$23.40/nnn	Negotiable	Vacant	Partial Build-Retail/D Out	Kennedy Wilson Properties, Ltd.	Bruce Carlson (925) 945-1495	30 Mths	N	
										
23) 440 E Washington St - Petaluma, CA 94952							Keystone Real Estate Advisors		John Schaefer (415) 235-8115	
7,137 SF Retail Storefront Retail/Office Building Built in 2013 -										
Building Notes: -										
P 1st	1,600	Withheld	Negotiable	Vacant	Retail/D	Keystone Real Estate Advisors	John Schaefer (415) 235-8115 Grey Bradshaw (415) 728-7036	36 Mths	N	
										
24) 620 E Washington St - Petaluma, CA 94952							Unicorn Propeties		Uriel Medina (415) 497-7000	
8,464 SF Class C Office Building Built in 1967 -										
Building Notes: -										
P 1st / Suite 1	1,900	\$4.00/tbd	1-10 yrs	02/2025	Full Build-OuOff/Ret/D	Unicorn Propeties	Uriel Medina (415) 497-7000	5 Wks	N	
Walking distance to many amenities, retailers and a wide array of other users. Across the street from Whole Foods Market										



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	25) 1420-1430 E Washington St - Petaluma, CA 94954					Retail West		Scott Turner (925) 400-9930		
	Washington Square									
	8,758 SF Retail Building									
	-									
	Building Notes: -									
P 1st / Suite 41	1,686	Withheld	Negotiable	Vacant	Full Build-Out	Retail/D	Retail West	Scott Turner (925) 400-9930	70 Mths	N
	26) 350 N Water St - Petaluma, CA 94952									
	La Via Apartments									
	300,000 SF Class A Apartments Building Built in 2023									
	-									
	Building Notes: -									
P 1st / Suite 361	695- 3,229	Withheld	Negotiable	Vacant	Shell Space	Retail/D	Keystone Real Estate Advisors	Grey Bradshaw (415) 728-7036	9 Mths	to 695
	La Via Apartments is a brand-new, modern and pet-friendly apartment community in Downtown Petaluma, California, in the North Bay area with retail space on the bottom floor. La Via Apartments is located in downtown Petaluma, in the coveted Petaluma City Schools district and is a highly desirable area in Sonoma County. Located within walking distance of Petaluma's Theatre District and Petaluma's downtown SMART train. Nearby Tenants include CVS, Grocery Outlet, Whole Foods, Starbucks, Peet's Coffee, Avid Coffee, Petaluma Market, Brewster's Beer Garden, & more!									
	27) 212-220 Western Ave - Petaluma, CA 94952					Keegan & Coppin Inc.		Sara Wann (707) 664-1400		
	7,328 SF Retail Storefront Building Built in 1940									
	-									
	Building Notes: -									
P 1st / Suite 214	2,230	\$27.00/mg	3-5 yrs	Vacant	Full Build-Out	Retail/D	Keegan & Coppin Inc.	Sara Wann (707) 664-1400	9 Mths	N
	Fantastic opportunity to house your business in Downtown Petaluma alongside popular restaurants, The Bagel Mill and Stockholm Restaurant. Suite is currently configured as one open retail area with soaring ceilings, private restroom and generously-sized storefront windows facing Western Avenue, a main thoroughfare in Petaluma. The property has recently been remodeled, including new paint, new restroom, new slab and brand new heating furnace. You don't want to miss this turnkey opportunity!									

