

FOR LEASE

401 EAST WASHINGTON STREET
PETALUMA, CA

Prime Retail Building

YOUR NAME HERE

YOUR NAME HERE

Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SREA
LIC # 02080190 (707) 664-1400, EXT 305
DBASILIADES@KEEGANCOPPIN.COM

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
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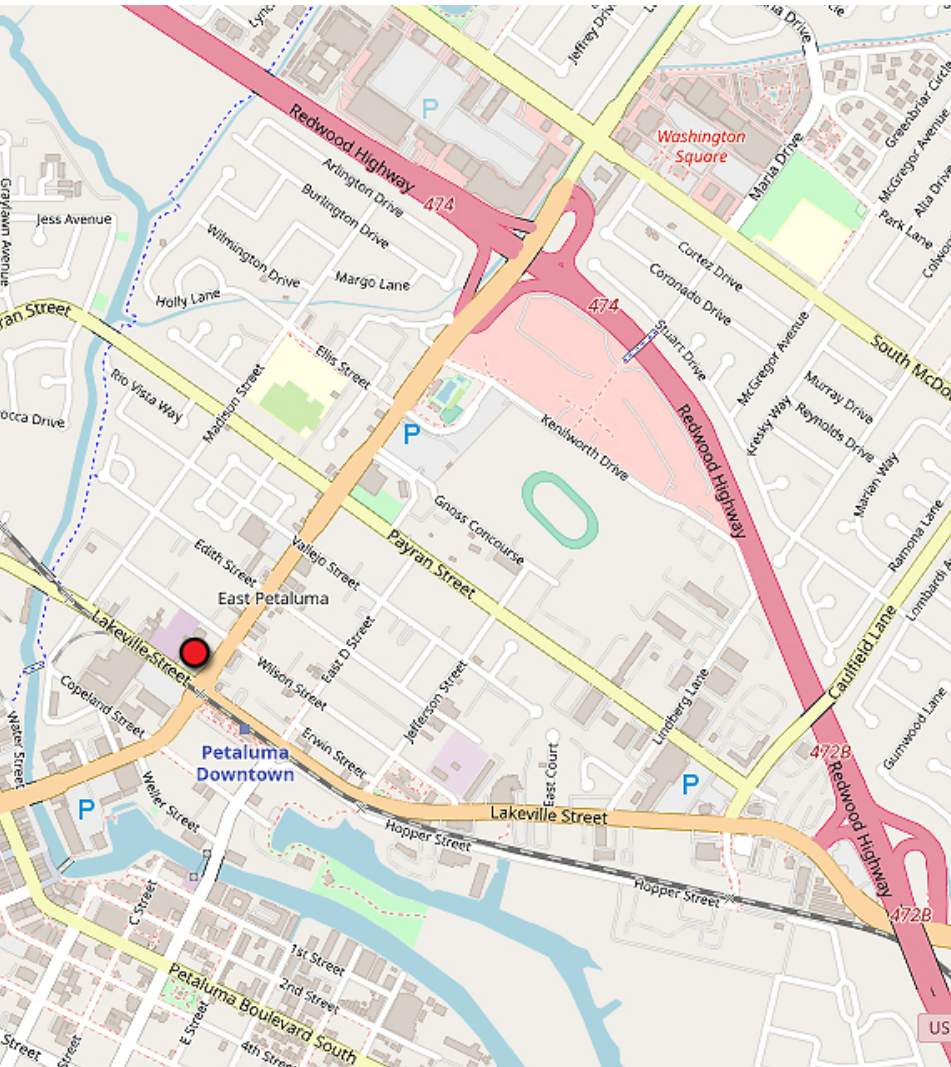


PROPERTY SUMMARY



401 EAST WASHINGTON STREET
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HIGHLIGHTS

- High Traffic Count Corner
- Excellent Signage Opportunity
- Central Location
- Kitty Corner to The Petaluma Downtown SMART Station
- Warehouse In Adjacent Property Available For Sale or Lease

LEASE RATE

\$1.75 PSF NNN

APN#

007-082-039

YEAR BUILT

1978

TOTAL BUILDING S.F.

4,200± SF

LOT SIZE

0.409± Ac / 17,816± SF

ZONING

Petaluma MU1A

DESCRIPTION OF PREMISES

401 E Washington Street is arguably on the busiest intersection in Petaluma. The property has excellent visibility and is kitty corner to the Petaluma Downtown transportation hub and SMART station.

This stand alone retail building is approx. 4,200sf with 12' clear span and an open floor plan. There is a small upstairs office efficiently tucked into a corner to maximize space. There are two ground level bathrooms, the building is climate controlled and has 400amps 3 phase power.

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AREA DESCRIPTION



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DESCRIPTION OF AREA

One of the best locations in downtown Petaluma, 401 E Washington St. is uniquely visible from the highly trafficked intersection of Lakeville St. and E Washington St. Enjoy the benefits of a thriving pedestrian-oriented Downtown in this incredible location. The Downtown district is the heart of Petaluma. Centered on the Petaluma River, the Downtown area offers a mix of retail, residential, award-winning restaurants and office uses. Special legendary Butter and Eggs Day 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

- Petaluma River District
- Restaurants, Coffee Shops, Beer Gardens
- Walking Paths
- Fairgrounds

TRANSPORTATION ACCESS

- Petaluma Transit Mall (1 Block)
- Petaluma SMART Train Downtown Station (0.1 Mile)
- Highway 101 Access via E Washington St. (0.9 Miles)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	16,241	63,072	67,444
Est. Avg. HH Income	\$114,593	\$132,468	\$131,673

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PROPERTY PHOTOS



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AERIAL PHOTO



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VICINITY AERIAL



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Keegan & Coppin Co., Inc.
1201 N McDowell Blvd, Petaluma, CA 94954
www.keegancoppin.com
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