



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**2-80 EAST WASHINGTON STREET
PETALUMA, CA**

River Plaza (Formerly Known as Golden Eagle)
In Downtown Petaluma
Grocery Anchored Shopping Center Restaurant Space



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
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LIC # 00473264 (707) 528-1400
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PROPERTY SUMMARY



2-80 EAST WASHINGTON STREET
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Restaurant Space



FEATURES

- **#50:** 3,360+/- square feet of Restaurant & Brewery Space Available with Outside Dining Area
- End-Cap - Fronting the River - Next to the Pedestrian Bridge to Cross the River to Downtown & Petaluma Blvd N.
- 71,000+/- sf Shopping Center Anchored by Grocery Outlet, Exchange Bank, Dollar Tree, TAPS, Baskin Robbins, & Dempsey's Restaurant & Brewery
- Centrally Located in Downtown Petaluma on the Riverfront across from Theater District & Easy Access to Highway 101

LEASE RATE

CALL FOR LEASE RATE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	43,312	58,709	64,004
Avg. HH Income	\$85,024	\$90,788	\$91,044

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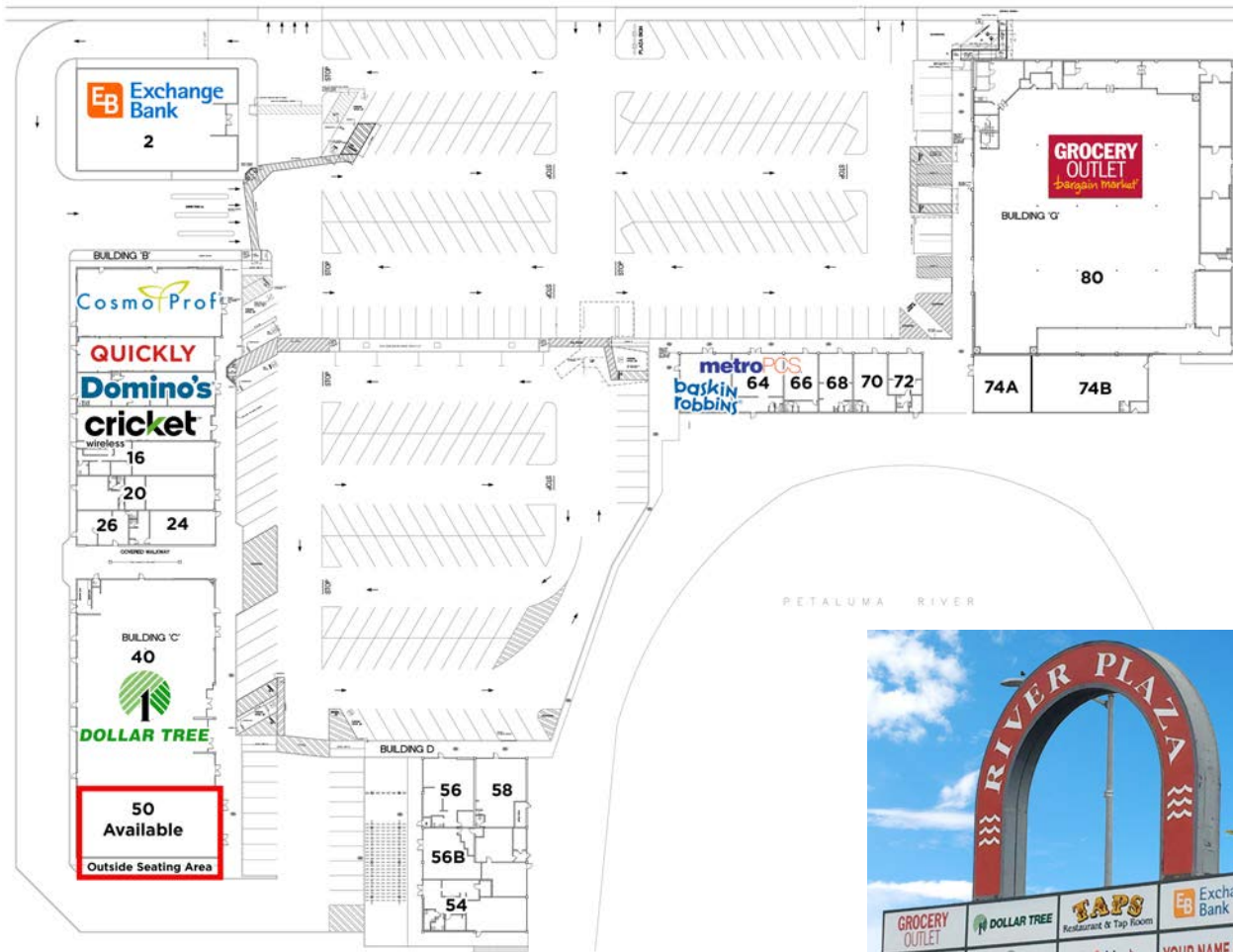


SITE PLAN & TENANTS



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UNIT	TENANT	RENTABLE SF
2	Exchange Bank	5,500+/-
6	CosmoProf	3,397+/-
8	Quickly	1,611+/-
10	Domino's Pizza	1,602+/-
14	Cricket Wireless	1,611+/-
16	Petaluma Nail Salon	1,296+/-
20	Paradise Sushi & Grill	1,904+/-
24	Shoe Repair	1,000+/-
26	Audio/Video Store	600+/-
40	Dollar Tree	9,500+/-
50	Available Restaurant & Brewery Space	3,360+/-
54	TAPS	2,665+/-
56	Everest Indian Restaurant	1,170+/-
56 B & 58	Bigbowl Sports	1,095+/-
60	Baskin Robbins Store #2035	1,020+/-
64	Metro PCS	1,020+/-
66	Optometry	680+/-
68	Donuts	680+/-
70	Diomy's Hair Salon	680+/-
72	Lemus Insurance	640+/-
74	Rosen's Bakery	3,350+/-
80	Grocery Outlet	25,500+/-

Available
Vanilla Shell Space

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PROPERTY PHOTOS



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VICINITY AERIAL



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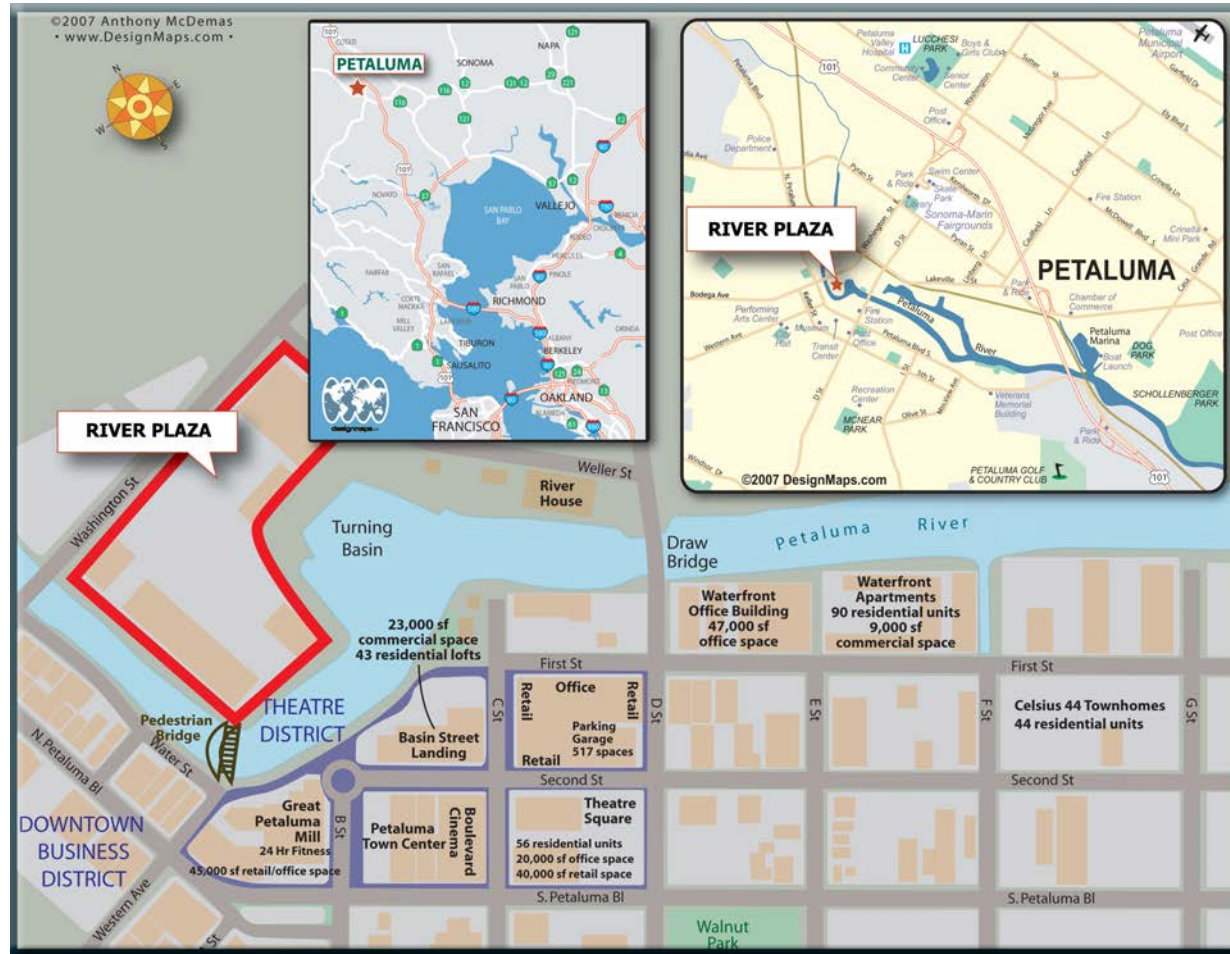


VICINITY MAPS



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Keegan & Coppin Co., Inc.
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