

FOR LEASE

LAKEVILLE SQUARE

2620 Lakeville Highway, Petaluma, CA 94954



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



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Property Description

PROPERTY DESCRIPTION

Lakeville Square is of newer construction. Current co-tenants include TruVet, Anytime Fitness, and Subway.

LOCATION DESCRIPTION

Located on Lakeville Highway, one of the busiest thoroughfares in Petaluma. The location provides tremendous visibility for a range of tenants. The property is situated at the signalized intersection of Lakeville Highway and Casa Grande Road directly adjacent to the 387 unit Azure Apartments. Lakeville Highway is heavily trafficked as an alternative bypass to Highway 101 during commute hours and at all times during the day. Traffic counts are estimated to be 24,300 MPSI.

PROPERTY HIGHLIGHTS

- Best priced Petaluma retail space!
- Single tenant free standing building
- Signalized intersection with very high traffic counts
- Strong surrounding residential population density
- Strong surrounding commercial daytime employee population
- Nearby new developments adding strength to location

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Property Photos

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Ideal Uses

- Small grocer
- Restaurant including dinner service
- Service retail (insurance, title company, finance)
- Nail salon
- Hair salon
- Convenience store
- Coffee/cafe
- Vet clinic
- Medical office
- General retail
- Office
- Cell phone sales/repair
- Furniture sales and showroom
- Bicycle shop
- Day care facility
- Dry cleaner drop off
- Bank
- Mail store

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,872 SF	Lease Rate:	\$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
360	Available	1,872 SF	NNN	\$1.25 SF/month	Wide open space with high ceilings and very good natural light. Great fitness use space.

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Site Plans

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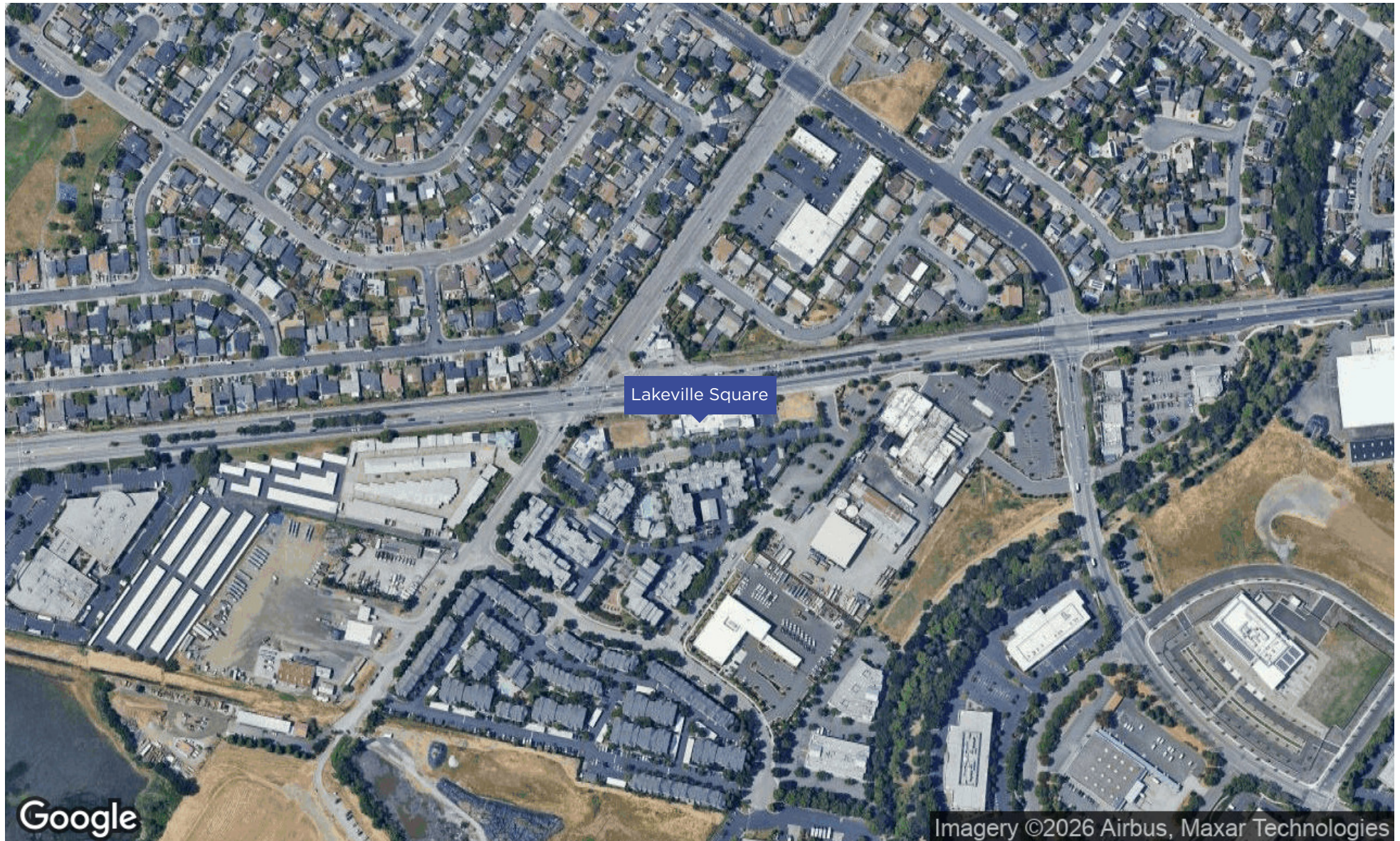


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Aerial Map

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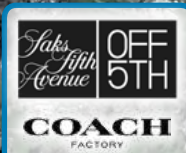
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Automotive Alley
7 Domestic/Imported
Dealerships



Petaluma
Valley Hospital
\$50M Recent Upgrades

Petaluma
Municipal Airport



- A Marina Business Center**
Over 46k SF office campus
- B Lakeview Business Center**
Over 130k SF office campus
- C Oakmead Business Park**
Over 800k SF industrial park
- D Washington Square**
200k SF retail shopping center
- E Petaluma Plaza South**
350k SF retail shopping center
- F Deer Creek Village**
315k SF mixed-use development
- G Lagunitas Brewing**
3rd best selling craft beer in US
- H Petaluma Village Outlets**
Over 60 premium outlets stores
- I East Washington Place**
340k SF retail, 81 Acres
- J River Plaza**
71k SF retail shopping center
- K Great Petaluma Mill**
45k SF mixed-use development
- L Haystack Pacifica**
15k SF mixed-use development
- M Waterfront District**
56k SF mixed-use development
- N Northbank @ Riverfront**
Future residential development

Theater District
80k SF retail/office
90+ Residential Units

Foundry Wharf
18k SF retail/office

Bay West
37 Acre mixed-use
development



SITE



Adison Ranch Apts
316 Units

TARGET
PET SMART

HomeGoods
TJ-maxx

Sonoma-Marin
Fairgrounds

101

Lucky
McDonald's

IN-N-OUT
BURGER

Northbank @ Riverfront
Future residential

Bay West
37 Acre mixed-use
development

Quarry Heights
272 Single Family Homes

Sheraton
HOTELS & RESORTS

TRACTOR
SUPPLY CO.

Marina Apts
90 Units

Azure at Lakeview
Apartments
387 Units

Marina Business Ctr
46k SF office campus

101

S. McDowell Blvd.

Lakeville Hwy

Casa Grande
High School
1,700 Students

Vineyard Apts
490 Units

Morris
Distribution

Friedman's
HOME IMPROVEMENT

STARBUCKS
COFFEE

FedEx
Federal Express

UNITED STATES
POSTAL SERVICE

Future
Apartments
±300 Units

KAISER
PERMANENTE

ThermoFisher
SCIENTIFIC
PEPSICO

OnTrac

ups

Lakeview Business Ctr
130k SF
office campus

Oakmead Business Park
800k SF industrial park

SITE



S. McDowell Blvd

Vineyard Apts
490 Units

Arroyo
Center

Lakeville Hwy

Lakeville Hwy

Petaluma
Poultry



Tomaes Bay Foods
Corporate Office

Azure at Lakeville
Apartments
387 Units

Amy's
Kitchen



Moresco
Distributing

Future
Apartments
±300 Units

Lakeview Business Ctr
130k SF office campus

Oakmead Business Park
800k SF industrial park



HydroFarm

Morris
Distribution

Alvarado St
Bakery



SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2327/-122.6040

RS1

2620 Lakeville Hwy				
Petaluma, CA 94954				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	12,334	54,471	67,027
	2023 Projected Population	12,448	54,913	67,650
	2010 Census Population	11,315	51,721	63,860
	2000 Census Population	10,585	49,102	60,765
	Projected Annual Growth 2018 to 2023	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2018	0.9%	0.6%	0.6%
	2018 Median Age	38.6	41.9	42.1
HOUSEHOLDS	2018 Estimated Households	4,278	20,593	25,361
	2023 Projected Households	4,418	21,220	26,165
	2010 Census Households	3,893	19,486	24,078
	2000 Census Households	3,680	18,016	22,235
	Projected Annual Growth 2018 to 2023	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2018	0.9%	0.8%	0.8%
RACE AND ETHNICITY	2018 Estimated White	72.1%	78.5%	79.2%
	2018 Estimated Black or African American	2.8%	1.9%	1.8%
	2018 Estimated Asian or Pacific Islander	6.6%	5.1%	5.2%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
	2018 Estimated Other Races	17.8%	14.0%	13.2%
	2018 Estimated Hispanic	29.2%	23.2%	22.1%
INCOME	2018 Estimated Average Household Income	\$114,658	\$119,102	\$122,994
	2018 Estimated Median Household Income	\$95,342	\$94,336	\$95,276
	2018 Estimated Per Capita Income	\$39,792	\$45,131	\$46,639
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	8.5%	5.9%	5.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.2%	5.1%	4.9%
	2018 Estimated High School Graduate	22.4%	18.6%	18.7%
	2018 Estimated Some College	23.3%	23.9%	24.0%
	2018 Estimated Associates Degree Only	8.2%	8.1%	8.2%
	2018 Estimated Bachelors Degree Only	22.9%	24.5%	24.7%
	2018 Estimated Graduate Degree	10.5%	13.9%	13.6%
BUSINESS	2018 Estimated Total Businesses	615	2,945	3,902
	2018 Estimated Total Employees	6,906	23,731	33,833
	2018 Estimated Employee Population per Business	11.2	8.1	8.7
	2018 Estimated Residential Population per Business	20.0	18.5	17.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.