



FOR SALE

MIDTOWN SHOPPING CENTER

609-617 E Washington St, Petaluma, CA 94952



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,400,000
Cap Rate:	5.88%
NOI:	\$141,175
Lot Size:	22,800 SF
Year Built:	1960
Building Size:	7,200 SF
Renovated:	2006
Zoning:	MU1A
Market:	Petaluma
Traffic Count:	24,700
Price / SF:	\$333.33

PROPERTY OVERVIEW

The Midtown Shopping Center is a 100% opportunity to buy a 100% leased investment property priced 100% on current income. It is on a ground lease with 44 years remaining so 100% of the investment is depreciable.

PROPERTY HIGHLIGHTS

- Shadow Anchored by Whole Foods Market
- 100% Leased
- Monument Signage on Petaluma's Major East-West Boulevard
- Neighborhood Serving with Access from the Entire Community

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,904	22,893	29,742
Total Population	11,733	61,140	79,256
Average HH Income	\$74,396	\$88,576	\$91,939



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ADDITIONAL PHOTOS



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AERIAL MAP



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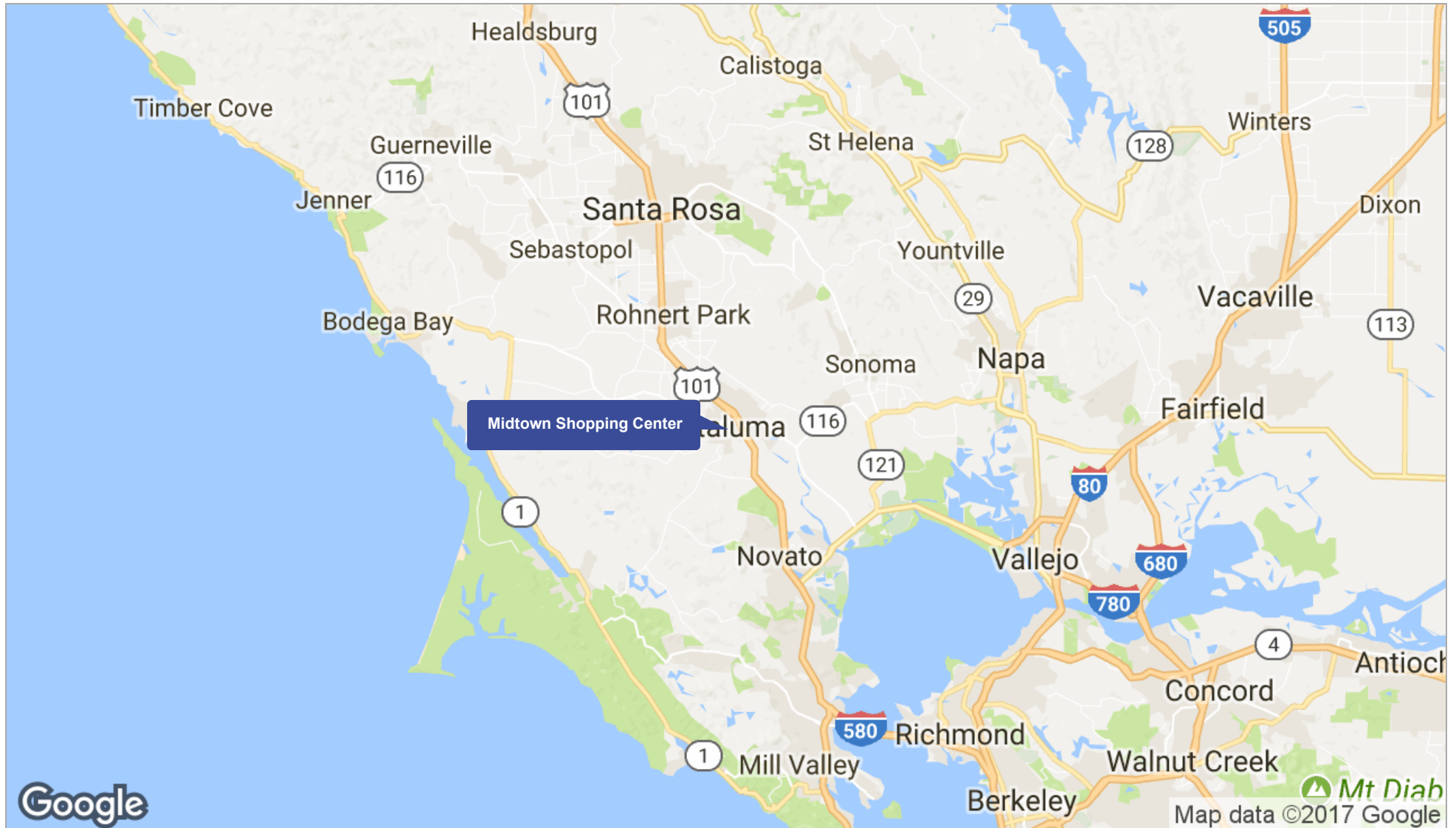
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REGIONAL MAP



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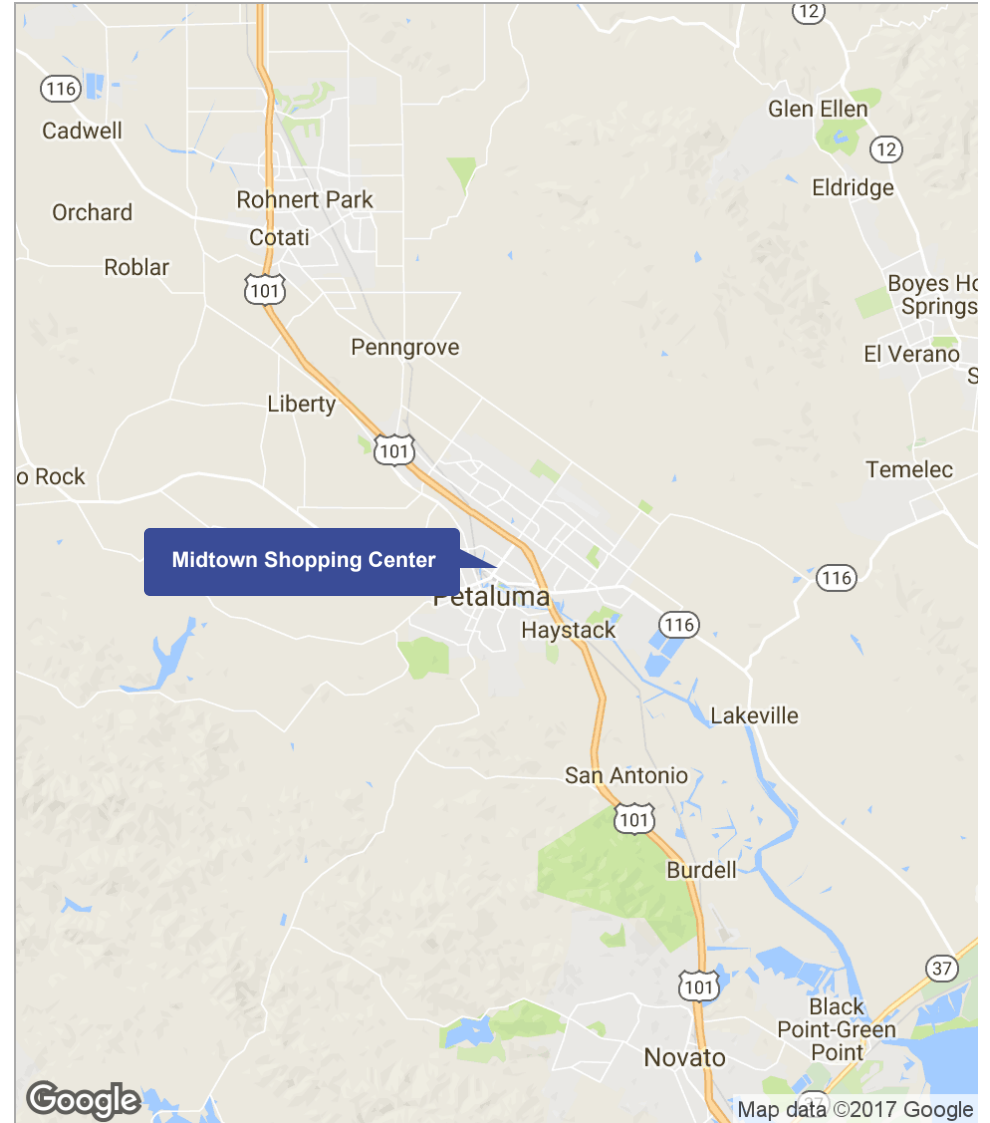
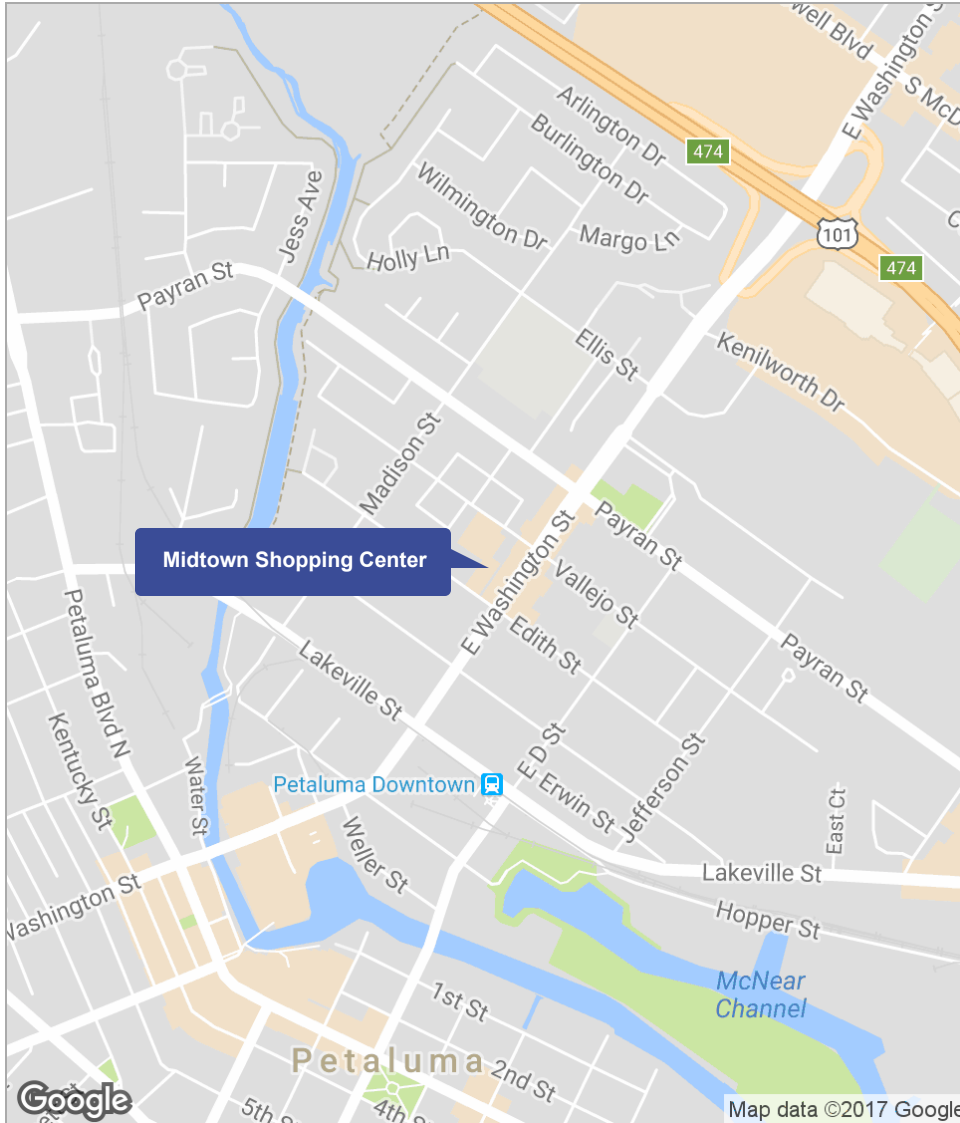
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LOCATION MAPS



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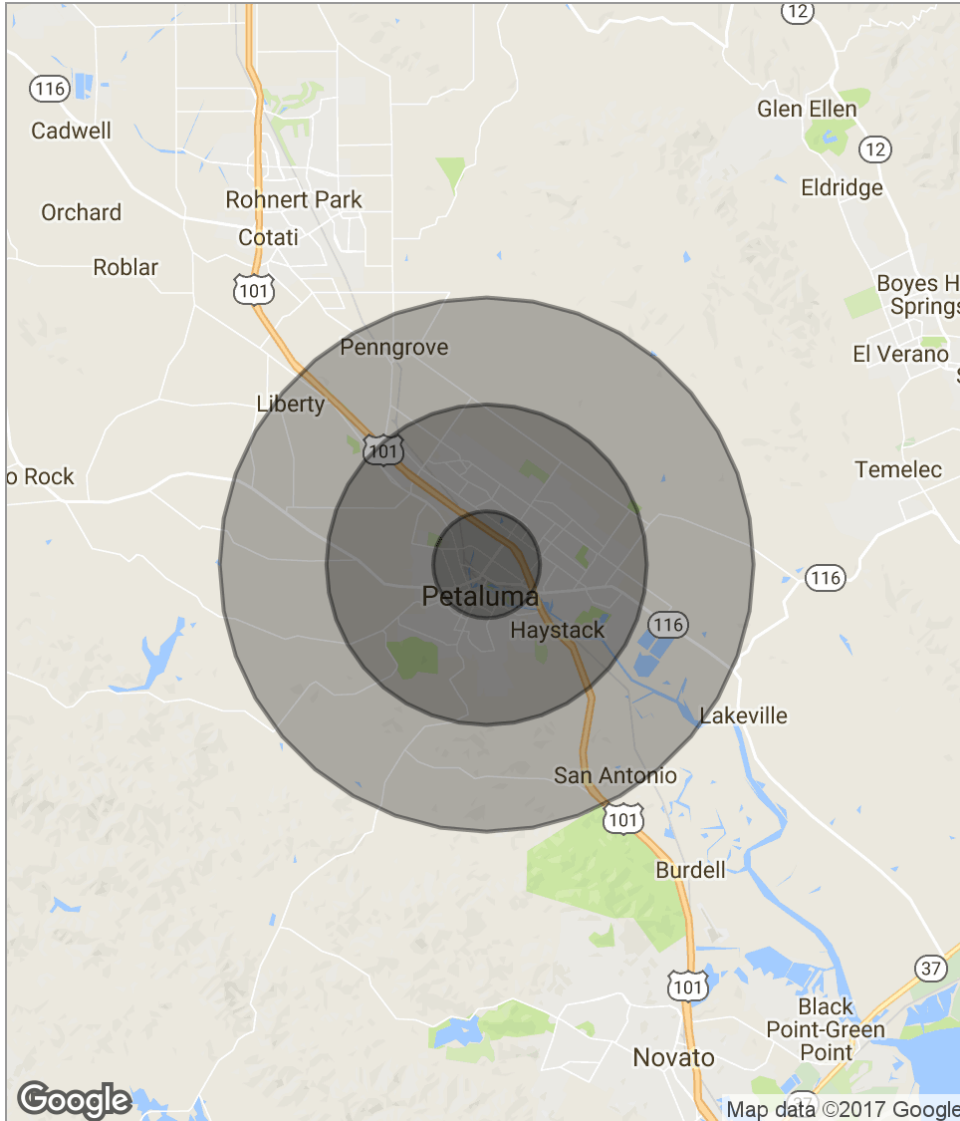
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,733	61,140	79,256
Median age	37.0	39.4	40.0
Median age (male)	36.0	37.8	38.4
Median age (Female)	38.2	40.9	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,904	22,893	29,742
# of persons per HH	2.4	2.7	2.7
Average HH income	\$74,396	\$88,576	\$91,939
Average house value	\$557,955	\$576,651	\$601,908

* Demographic data derived from 2010 US Census



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