



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260

CONFIDENTIAL OFFERING MEMORANDUM - TEASER

PETALUMA THEATRE SQUARE

DOWNTOWN PETALUMA, CA

94% Leased



[Click here to access the full
Offering Memorandum](#)

THE OFFERING

Jones Lang LaSalle Brokerage, Inc. (“JLL”), as exclusive advisor, is pleased to present the very rare and outstanding opportunity to acquire a 100% fee-simple interest in Theatre Square, a Class “A” 3-story mixed-use development totaling approximately 59,861 RSF of ground floor retail and second floor offices that are currently 94% leased. Theatre Square is located at 140 2nd Street in the heart of the charming Downtown Petaluma, within the “Theatre District”.

This impeccably maintained core asset occupies the premier location in Petaluma’s thriving Downtown Theatre District, linking together all elements of a bustling, modern mixed-use community. Petaluma’s Downtown Theatre District continues to experience strong growth and vitalization driven by an influx of young families migrating north from neighboring Marin County and other areas. This demographic shift continues to energize downtown Petaluma, with new residents supporting local retailers, restaurants, and service businesses.

The property has a diverse mix of 21 tenants, including 11 office tenants and 10 retail tenants, most of which have a long history at the property. The asset also features a current WALT (“Weighted Average Lease Term”) of 40 months providing a strong cash flow and stable tenant base.

Astute investors have a rare opportunity to acquire an irreplaceable, income producing asset in the premier location in Petaluma’s most prominent district and one of Northern California’s most dynamic growth markets. The asset’s exceptional and diversified tenancy, strong demographic tailwinds, and formidable barriers to entry, should provide stability and long term appreciation, all at a significant discount to estimated replacement cost. For further information, please contact one of JLL Advisory Agents listed on page 6 or request an Offering Memorandum by visiting our:

[Revere Deal Page](#)

*Note: The 3rd floor multifamily apartments are not included in this sale.



INVESTMENT HIGHLIGHTS



High Quality, Class “A” Office & Retail Asset



Strong & Diverse Tenancy



94% Occupancy & Stable Cash Flow



“Core” Property Located in Thriving Downtown



Irreplaceable Real Estate



Strong Barriers to Entry



Professionally Managed & Maintained



MAJOR TENANTS INCLUDE:



DOWNTOWN PETALUMA - AERIAL MAP



OFFERING GUIDELINES

Theatre Square is currently being offered without an asking price. Please contact Listing Brokers for pricing guidance. There will likely be a formal bid date established. However, interested investors are not being discouraged from making an offer prior to that date. Purchasers should rely on their own assumptions and base their offer and pricing on the “As-Is, Where-Is” condition of the Property.

JLL will be available to assist prospective investors with their review of the Offering and answer any questions. In addition, on-site inspections of the Property and tours of the market can be arranged with JLL upon request. JLL will notify all prospective purchasers of the definitive date for offers to be submitted.

Such offers should, at a minimum, include the following:

- Allocated purchase price for each individual asset
- The source of capital, both equity and debt, for the transaction
- The amount of earnest money deposit
- Required purchaser due diligence period & internal approval process
- Scheduled closing date
- Detail on the closing expenses to be borne by buyer and seller



CONTACT

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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers.

This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to JLL, the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other

reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

The Owner is responsible for any commission due its agent in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other party, including the Seller's exclusive agent, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the property of the Seller and its exclusive agent and may be used only by parties approved by the Seller and its exclusive agent. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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