



Keegan & Coppin
COMPANY, INC.



FOR LEASE

21 WASHINGTON STREET
PETALUMA, CA

Downtown Petaluma
Retail/Office Space



vitu



21

vitu

Business Hours
Monday - Friday
10am - 5pm

Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 153
RMAYER@KEEGANCOPPIN.COM



DOWNTOWN PETALUMA RETAIL/OFFICE SPACE FOR LEASE



21 WASHINGTON STREET
PETALUMA, CA

**DOWNTOWN PETALUMA
RETAIL/OFFICE SPACE**

PROPERTY INFORMATION

HIGHLIGHTS

- 2,880± sf building with over 25' of street frontage
- Natural brick and stone interior walls with open beam ceilings
- High identity Downtown Petaluma location near intersection of Washington Street and Petaluma Boulevard
- Substantial recent tenant improvements and building upgrades
- Ideal location for food service, business services, professional office, retail and more

DESCRIPTION OF PREMISES

Excellent visibility near the central corner of Washington St and Petaluma Blvd. Distinctive architectural features include natural brick and stone interior walls accented by exposed beam ceilings and numerous skylights transferring an abundance of natural light into the building. A new ADA restroom, kitchen, glass enclosed conference room, and updated rear loading area are just part of the substantial recent improvements and building upgrades completed by the owner.

LEASE TERMS

RATE

\$1.50 per sq ft

TERMS

Gross

Annual Rent Adjustments

3-5 year lease term preferred

ZONING

MU2 - Mixed Use 2

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 153
RMAYER@KEEGANCOPPIN.COM



DOWNTOWN PETALUMA RETAIL/OFFICE SPACE FOR LEASE



21 WASHINGTON STREET
PETALUMA, CA

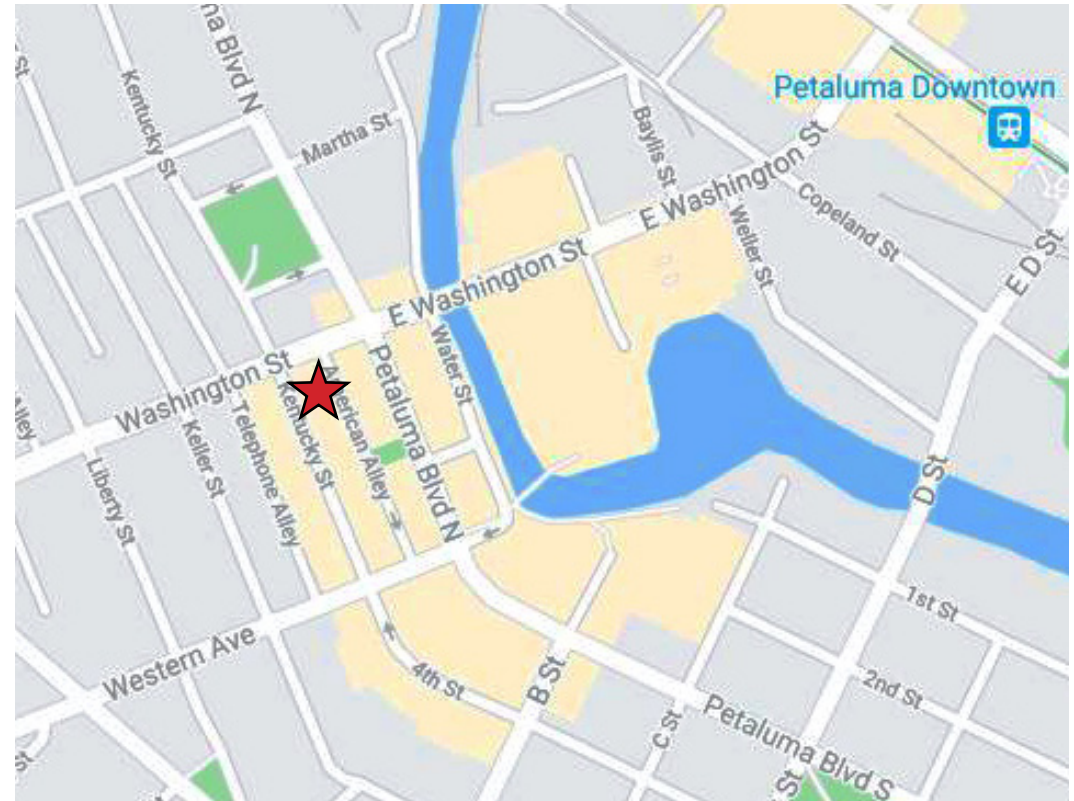
**DOWNTOWN PETALUMA
RETAIL/OFFICE SPACE**

DESCRIPTION OF AREA

Ideal location for a variety of retail and professional services including: professional office, restaurants, banks, coffee shops, gourmet market/delicatessen, bakeries, dry-cleaning drop off and pick up, ice cream/frozen yogurt shops, fitness training, beauty salons, copy shops, mail services, tanning salons, pizza shops, professional services, opticians, financial planners, insurance agencies, tax preparation services, weight loss centers, take and bake, etc.

NEARBY AMENITIES

The Petaluma Historic Downtown District is located along the Petaluma River and is home to more than 600 businesses and 65 historical properties. Numerous restaurants, retail stores, professional office and recently built residential combine to make the downtown area an active and bustling community. This area frequently features events such as: the Butter and Egg Day Parades, Art & Garden Festival, American Graffiti Car Show & Cruis, Victorian Holiday events, and the Annual Antique Faire.



Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 153
RMAYER@KEEGANCOPPIN.COM



21 WASHINGTON ST, PETALUMA, CA PHOTOS



21 WASHINGTON STREET
PETALUMA, CA

**DOWNTOWN PETALUMA
RETAIL/OFFICE SPACE**



PRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 774-1400, EXT 153
RMAYER@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

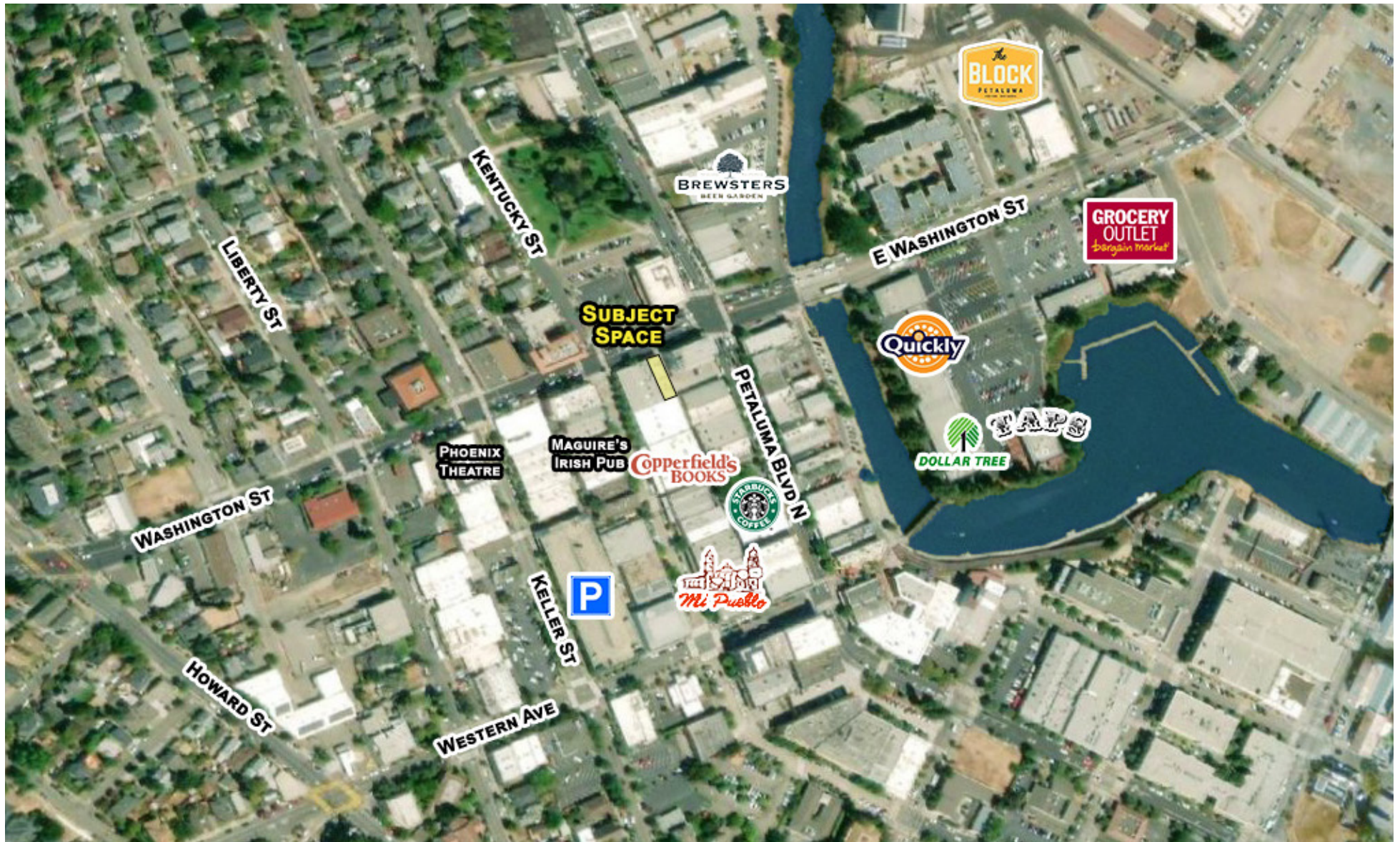


21 WASHINGTON ST, PETALUMA, CA AERIAL MAP



21 WASHINGTON STREET
PETALUMA, CA

**DOWNTOWN PETALUMA
RETAIL/OFFICE SPACE**



PRESENTED BY: RUSS MAYER, PARTNER
LIC # 01260916 (707) 774-1400, EXT 153
RMAYER@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.
Map created using ArcGIS® software by Esri. ArcGIS® is the intellectual property of Esri and is used herein under license. Copyright © Esri.