

*Downtown Petaluma's  
Theatre District*

Restaurant/Bar  
Opportunity Available



BASIN STREET  
PROPERTIES

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# Theatre District

Downtown Petaluma

For Lease



- Theatre Square is Petaluma's premier downtown location, in the center of it all
- Prompt decision-making & uncomplicated negotiations by local, reputable owner
- Site is situated at the entrance of downtown Petaluma and directly in front of Boulevard Cinemas
- Abundant and convenient parking nearby; Downtown parking garage is a block away from the project
- Annual average daily traffic count at D Street & 1st Street is approximately **18,371\***

\*Source: Cityofpetaluma.net

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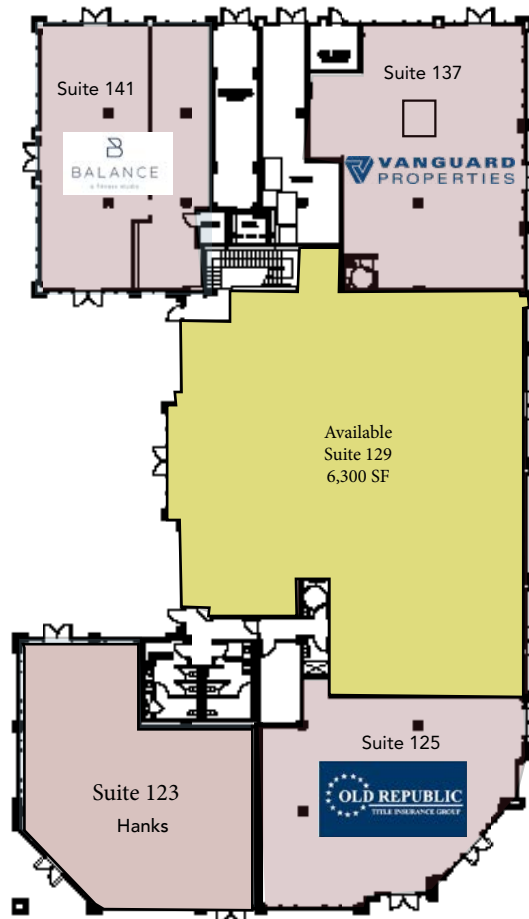
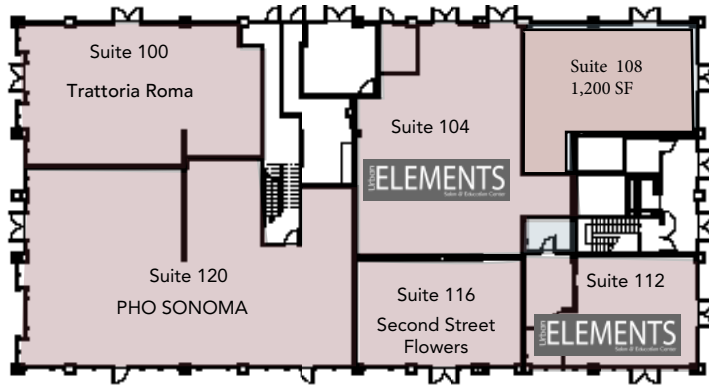


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# Theatre District

151 Petaluma Blvd. South | Petaluma, CA



D Street  
ADT # 18,371

Petaluma Boulevard

**LEGEND**

- OCCUPIED
- VACANT



Boulevard 14 Cinema

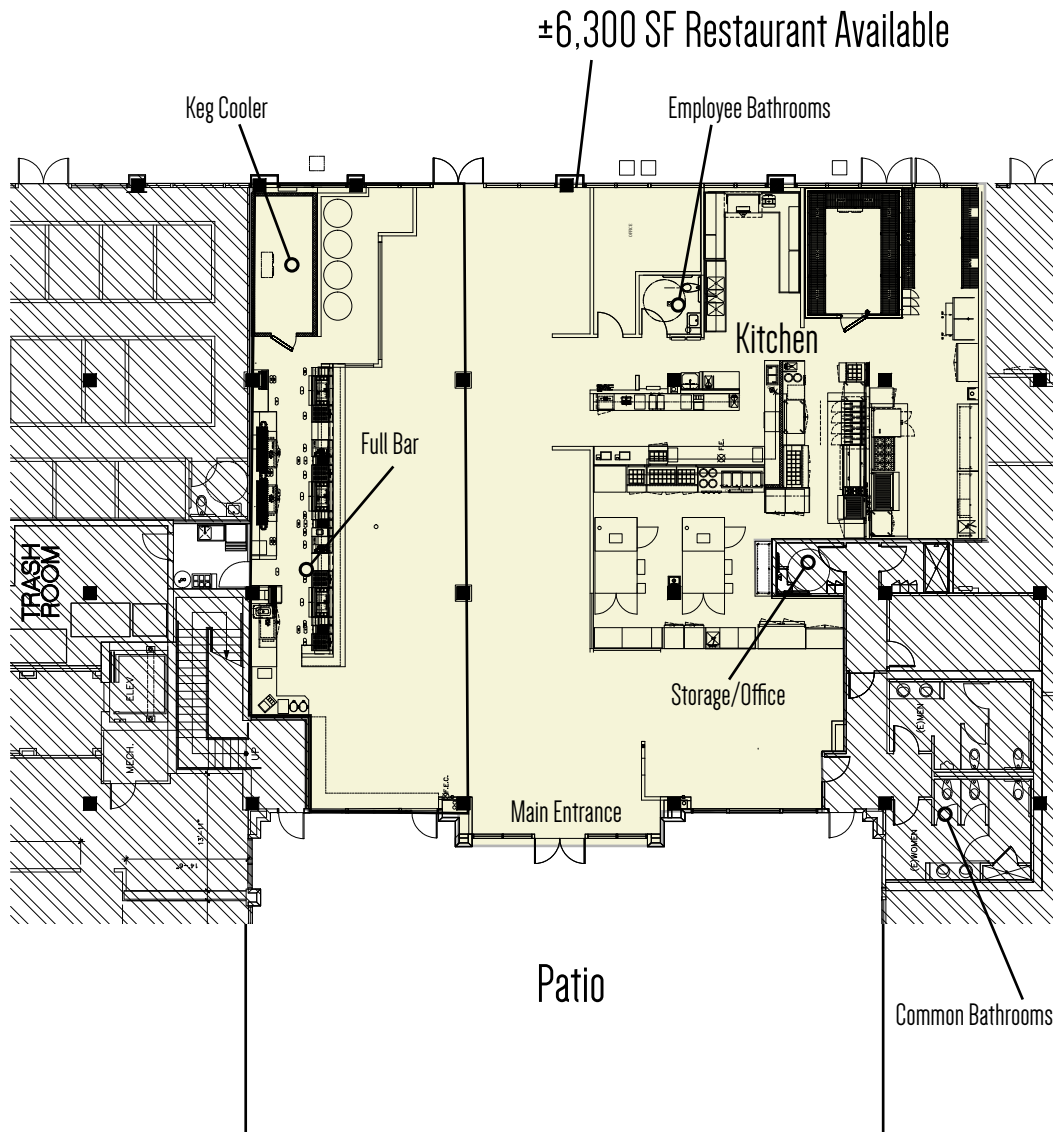


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# 2nd Generation Restaurant Opportunity



- Additional current equipment includes: Type-1 Hoods; Cleveland Tilt Skillet; Double basket deep fryer; Vulcan 8 burner stove; Water filtration system; Keg refrigerator; Hobart Mixer; 10' X 7' (approx.) walk-in refrigerator; Prodigy ice machine; triple sink; dishwasher; two compartment sink; 4 hand washing sinks; mop sink and more
- Layout provides a variety of dining experiences including communal dining, intimate booth seating, outdoor dining and bar seating
- Designed by A Squared Architects with a build out cost of over \$850K
- ±6,300 SF for the entire 2nd Generation Restaurant/Bar
- Demising Options Available: 4,288 SF Restaurant or 2,012 SF Bar



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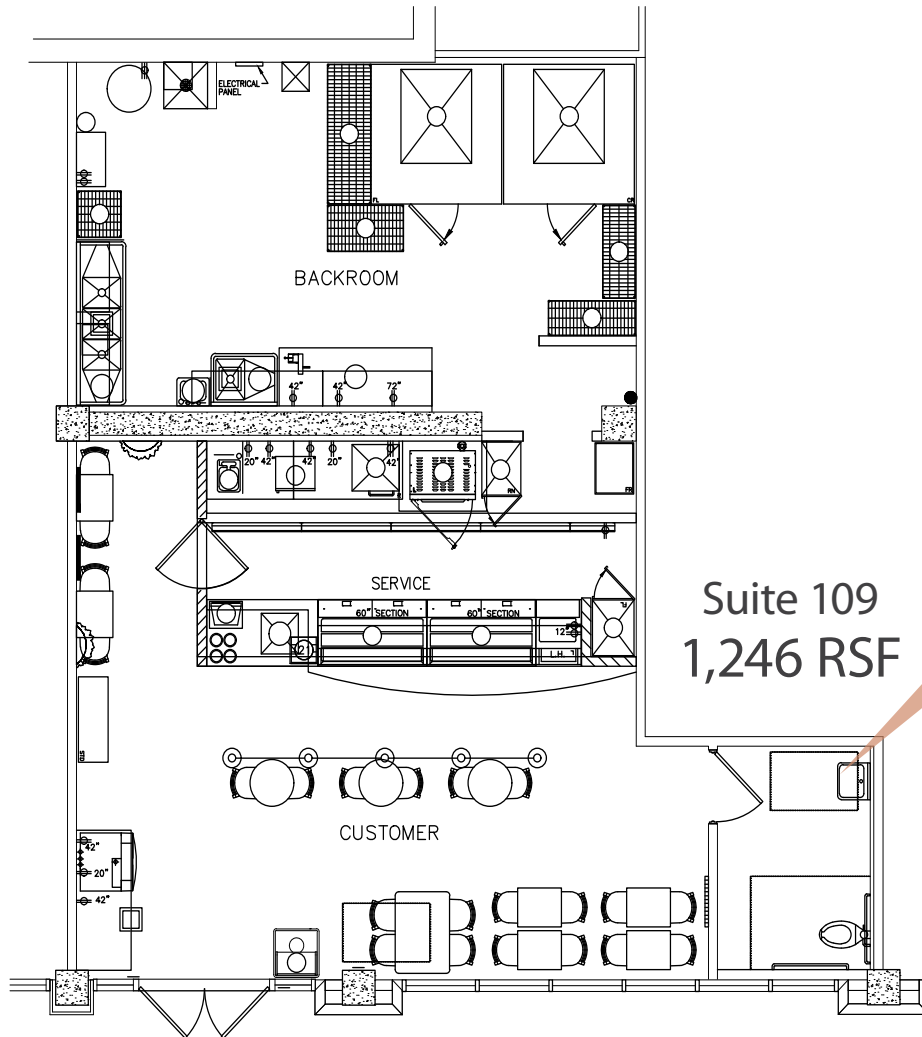
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# 2nd Generation Sandwich Shop



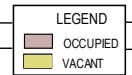
Suite 109  
1,246 RSF

FORMER SUBWAY RESTAURANT LOCATION\*

\*Previous Subway buildout. Current space is warm shell



Petaluma Boulevard



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# Theatre District

Petaluma, CA

## Location Map



## Demographics

	1 mile	2 miles	3 miles
Population	15,831	45,353	65,053
Avg. HH Income	\$99,724	\$103,853	\$111,881
Daytime Population	18,743	41,583	62,063

Source: ESRI

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