



THEATRE DISTRICT

165 1st Street: ±8,223 SF

169 C Street: ±2,625 SF

Petaluma | California

HIGH-VISIBILITY LOCATION | EXCELLENT BRANDING OPPORTUNITY

AVERAGE DAILY TRAFFIC COUNT: ±21,960 CARS PER DAY



PROPERTY HIGHLIGHTS

THEATRE DISTRICT

165 1st Street + 169 C Street



165 1st Street & 169 C Street are located in the heart of Downtown Petaluma's Theatre District, the region's premier downtown location, in the center of it all.

Type:
Office & Retail

Address:
165 1st Street & 169 C Street
Petaluma, CA

Owned &
Managed by:

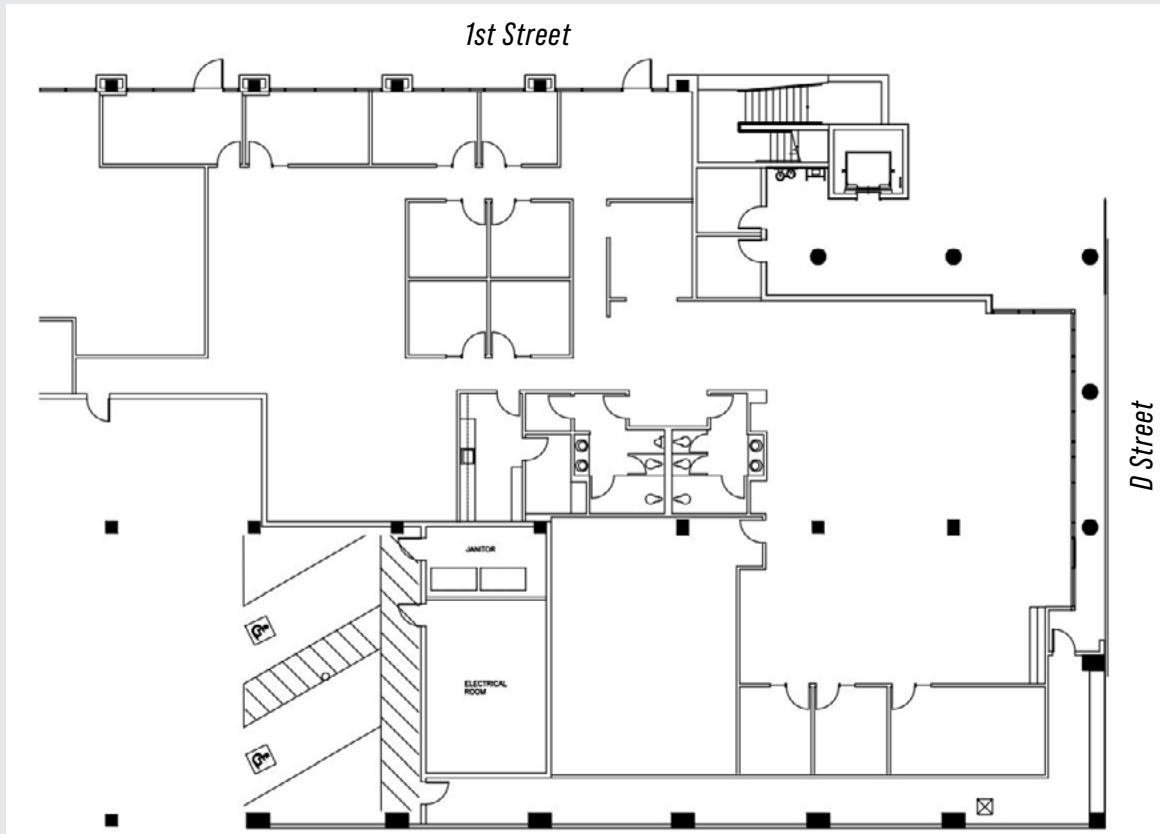


DESCRIPTION

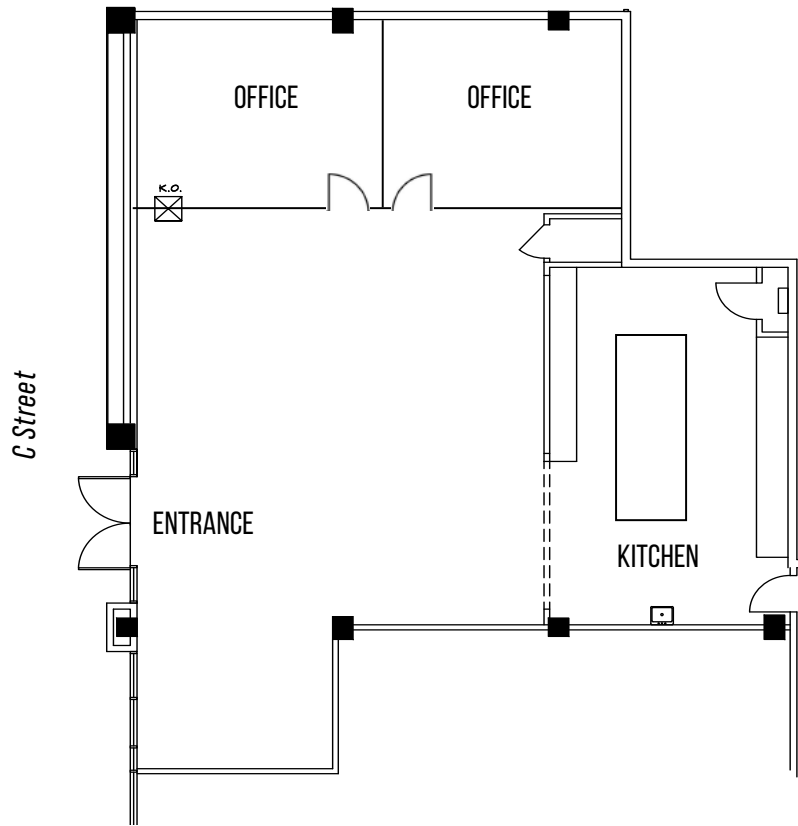
- Two class "A" spaces available
 - ▶ *165 1st Street: ±8,223 SF office space*
 - ▶ *169 C Street: ±2,625 SF retail space with potential for office use*
- High-visibility location & excellent branding opportunity
- Annual average daily traffic count at D Street & 1st Street is ±21,960 cars
- Prompt decision-making & uncomplicated negotiations by local, reputable owner
- Abundant and convenient parking nearby



165 1st Street ±8,223 SF



- ±8,223 SF office space
- High identity location
- (2) conference rooms
- (10) private offices
- Break room



169 C Street ±2,625 SF

- ±2,625 SF retail or office space
- (2) private offices
- Full kitchen with stove and hood
- Built-in kitchen island
- Open, exposed ceilings
- Shared restrooms



LOCATION AMENITIES

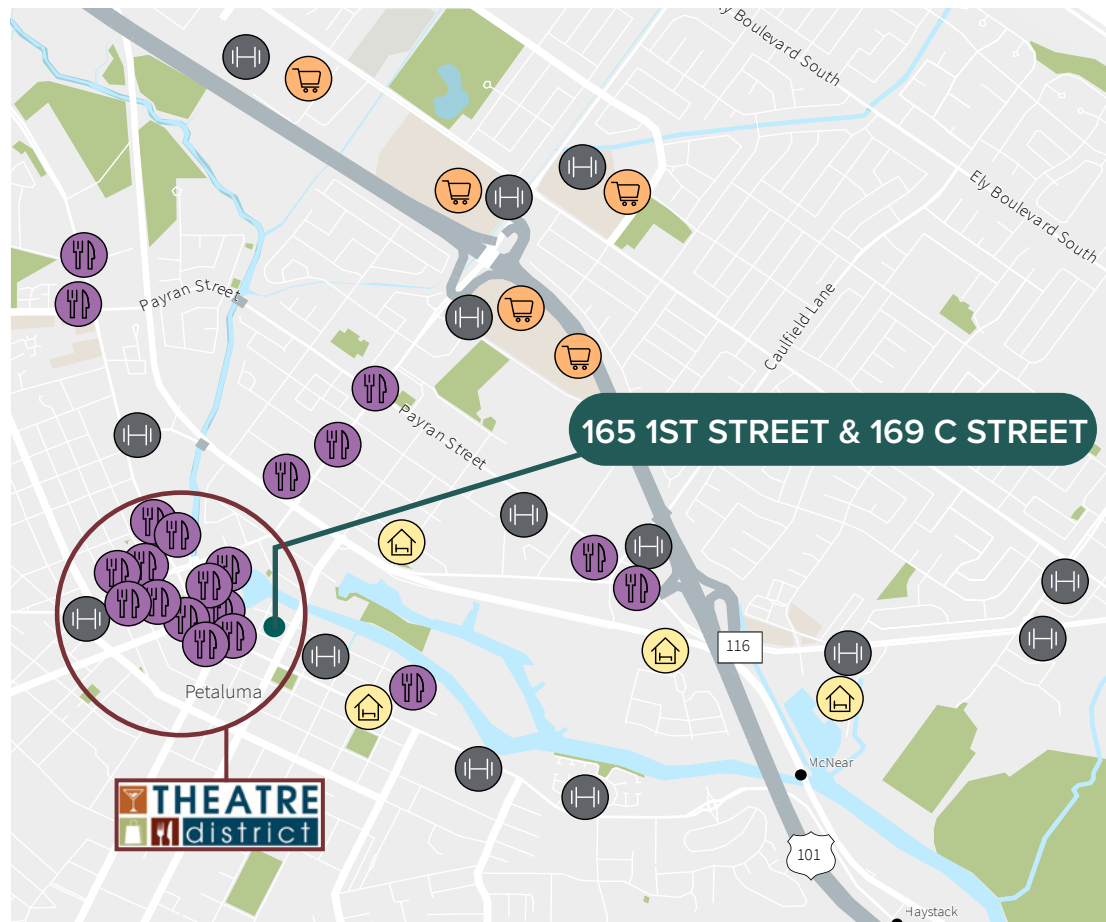
THEATRE DISTRICT

165 1st Street + 169 C Street

In the heart of charming Petaluma you will find the region's premier open-air dining and retail destination venue featuring local downtown shopping, savory eateries and entertainment everyday of the year.

Situated along the historic and scenic Petaluma River, visitors can shop, dine, and play the day away at this mixed-use lifestyle center.

Abundant Retail Amenities | Downtown Petaluma



COMING SOON (2025): ADOBE ROAD WINERY

±16,000 SF Riverfront Winery & Entertainment Complex



Directly across from 165 1st Street & 169 C Street



FOR LEASE 165 1ST STREET + 169 C STREET | PETALUMA



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