

FOR LEASE | Petaluma

# Petaluma Theatre Square

CLICK HERE FOR MORE INFO ON NEW LEASING INCENTIVES!

- FULL FEE FOR PROCURING BROKERS
- VIRTUAL TOUR CLOSE INCENTIVE
- TOUR INCENTIVES

Sol Food's much anticipated opening set for 2021!

Vibrant, Class "A" Office & Retail Spaces For Lease | Petaluma, CA



# FOR LEASE | Petaluma Petaluma Theatre Square

## Downtown Petaluma

Theatre Square is Petaluma's premier downtown location, in the center of it all



### Type:

Office & Retail

### Address:

151 Petaluma Blvd. South  
140 Second Street  
Petaluma, CA

### Total SF:

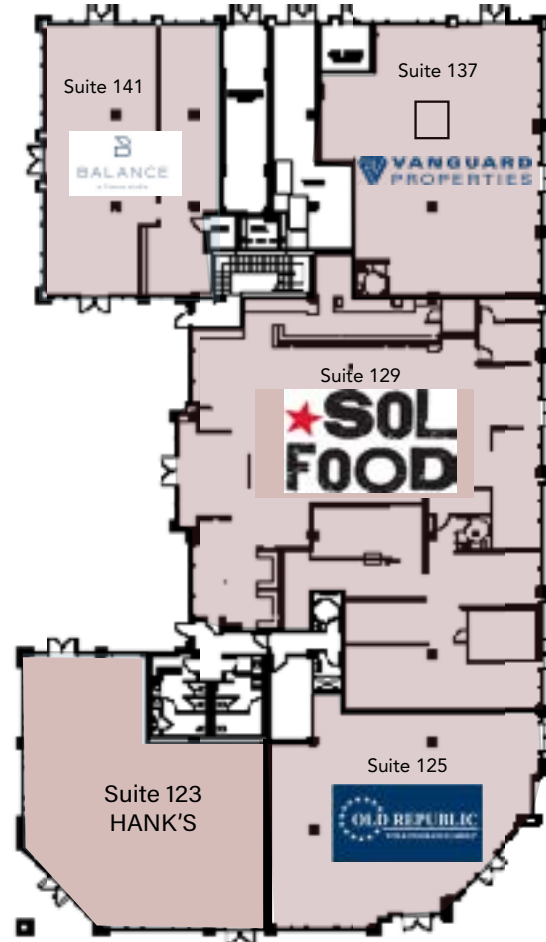
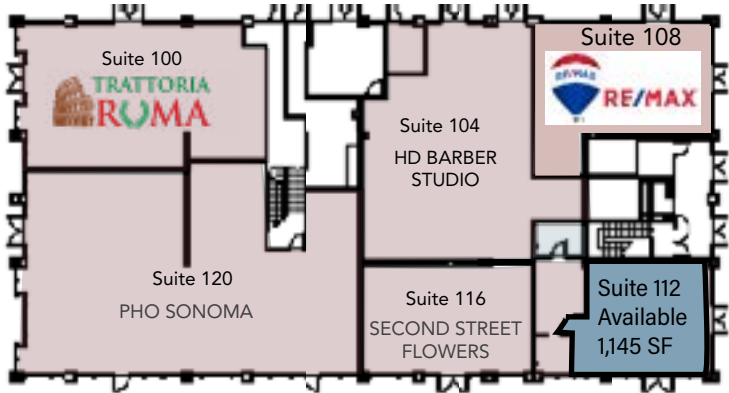
140,755

- 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\***
- A former sandwich restaurant built out with a prep kitchen

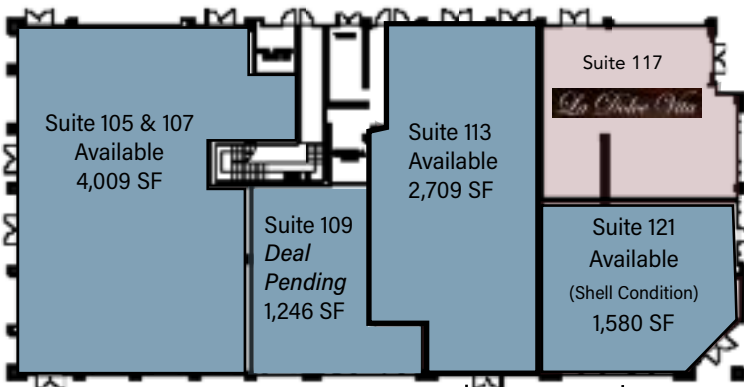
\*Source: Cityofpetaluma.net



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Suite 112  
Second Generation Salon Space  
±1,145 SF



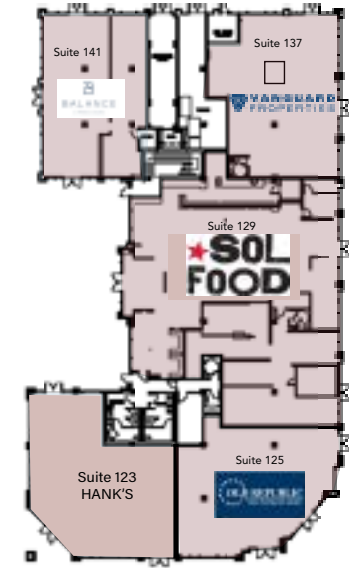
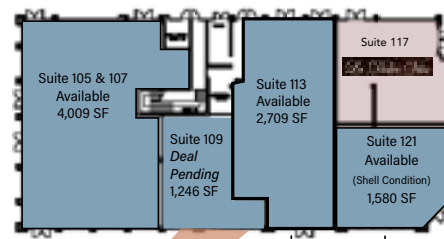
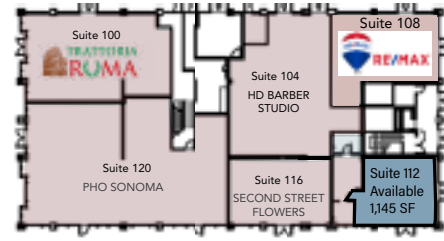
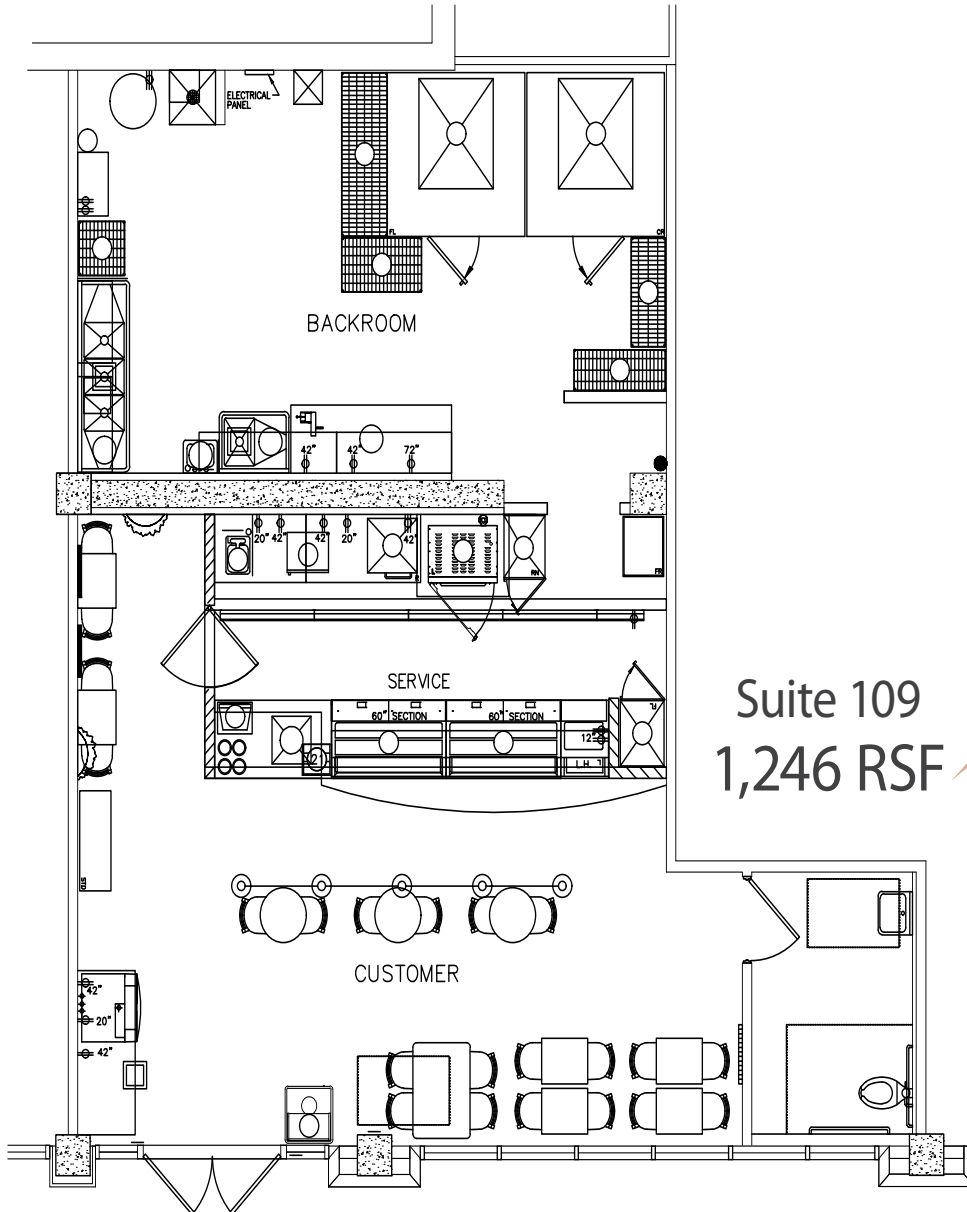
Can be combined to  
create ±4,289 SF

LEGEND	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span>	OCCUPIED
<span style="display: inline-block; width: 15px; height: 10px; background-color: #5bc0de; border: 1px solid black;"></span>	VACANT

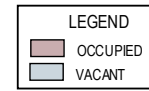


EXCLUSIVELY MARKETED BY:  
**John Schaefer**  
415.299.6855

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Can be combined to create ±4,289 SF



Suite 109  
1,246 RSF

FORMER SUBWAY RESTAURANT LOCATION\*

\*Previous Subway buildout. Current space is warm shell

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## 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 (2018 Forecasts)



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