

NORTH PETALUMA'S PREMIER CLASS 'A' MEDICAL OUTPATIENT PROJECT

1383 N MCDOWELL BLVD | PETALUMA, CA

REDWOODMEDICALCENTER.COM



REDWOOD
MEDICAL CENTER



VERSATILE OFFICE LAYOUTS TO ACCOMMODATE A VARIETY OF MEDICAL PRACTICES

DIRECT ACCESS FROM HWY 101 + EXCELLENT VISIBILITY / SIGNAGE OPPORTUNITIES | AMPLE PARKING

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



REDWOOD MEDICAL CENTER

PROJECT FEATURES

Redwood Medical Center offers convenient access and visibility to Highway 101 and is strategically located in proximity to complementary medical services. With energy-efficient utilities and a focus on creating a professional atmosphere, Redwood Medical Center offers the ideal setting for healthcare providers to deliver exceptional care in a functional and welcoming environment.



PREMIER LOCATION

Convenient access and visibility from Highway 101. Property is strategically located in proximity to complementary medical services.



PARKING

Ample free parking for patients and practitioners, ensuring unparalleled accessibility. Ideal location for medical offices prioritizing patient convenience.



AMENITIES

Immediately adjacent to abundant retail and dining amenities. Walking distance to a full service, state-of-the-art gym, hotel, restaurants and other retail amenities.



VERSATILE LAYOUTS

Designed to accommodate a variety of medical practices. Our spaces support tenant-specific build outs to meet HIPAA and ADA compliance.



MODERN INFRASTRUCTURE

Facility is equipped with high-speed internet, modern HVAC systems for optimal patient comfort, and energy-efficient utilities. Building features redundant power via back-up generator.



WELCOMING ENVIRONMENT

Thriving community of healthcare providers strategically located near pharmacies, imaging centers, and other medical offices to enhance patient referrals and collaboration opportunities.



TOTAL BUILDING AREA: ±58,299 SF

PETALUMA'S HEALTHCARE HUB



Redwood Medical Center is a proud home to:



“The property provides easy parking and access for our patients, and they love the new space!”

William Diles, M.A.
Audiologist
Kenwood Hearing Centers



LOCATION DEMOGRAPHICS

10-MILE RADIUS OF 1383 N MCDOWELL BLVD, PETALUMA



164,624

Total
Population



12%

Population
Growth Rate



61,400

Total
Households



\$104,598

Median Household
Income



61,113

Total
Employees

Petaluma's growing population creates a strong demand for accessible medical services. The Redwood Medical Center positions your practice in a high-demand area, allowing you to grow your patient base while delivering quality care.



NEARBY AMENITIES



Walking Distance

Active Wellness Center.....	442 Steps (5 mins)
Home 2 Suites by Hilton.....	387 Steps (3 mins)
Beyond the Glory Sports Bar.....	221 Steps (1 min)
Gohan Japanese.....	250 Steps (2 mins)
Bianchini's Deli.....	293 Steps (2.5 mins)
Starbucks.....	451 Steps (5 mins)
Cafe Giostra.....	553 Steps (6 mins)
Applebee's.....	567 Steps (6 mins)
Lagunitas Brewing Company.....	884 Steps (9 mins)



REDWOOD MEDICAL CENTER
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Hospital Proximity
2.5 miles from Petaluma Valley Hospital
Less than a mile from Petaluma Health Center



Active Wellness Center
Adjacent to full service, state-of-the-art gym with heated lap & recreational pools



LOCATION MAP

Redwood Medical Center, strategically situated in Petaluma, boasts convenient access to Highway 101, and nearby public transportation options, as well as abundant retail amenities in short walking distance. Its central location makes it ideal for medical outpatient providers seeking optimal accessibility.

Access to Northern California



Santa Rosa
13 miles (17 mins)

Novato
15 miles (18 mins)

Napa
27 miles (42 mins)

Richmond
36 miles (40 mins)

Oakland
47 miles (52 mins)

San Francisco
42 miles (50 mins)

Fairfield
45 miles (51 mins)

Sacramento
85 miles (94 mins)



Airports

Sonoma County - 21 miles
Oakland - 46 miles
SFO - 55 miles
Napa - 29 miles
Sacramento - 85 miles



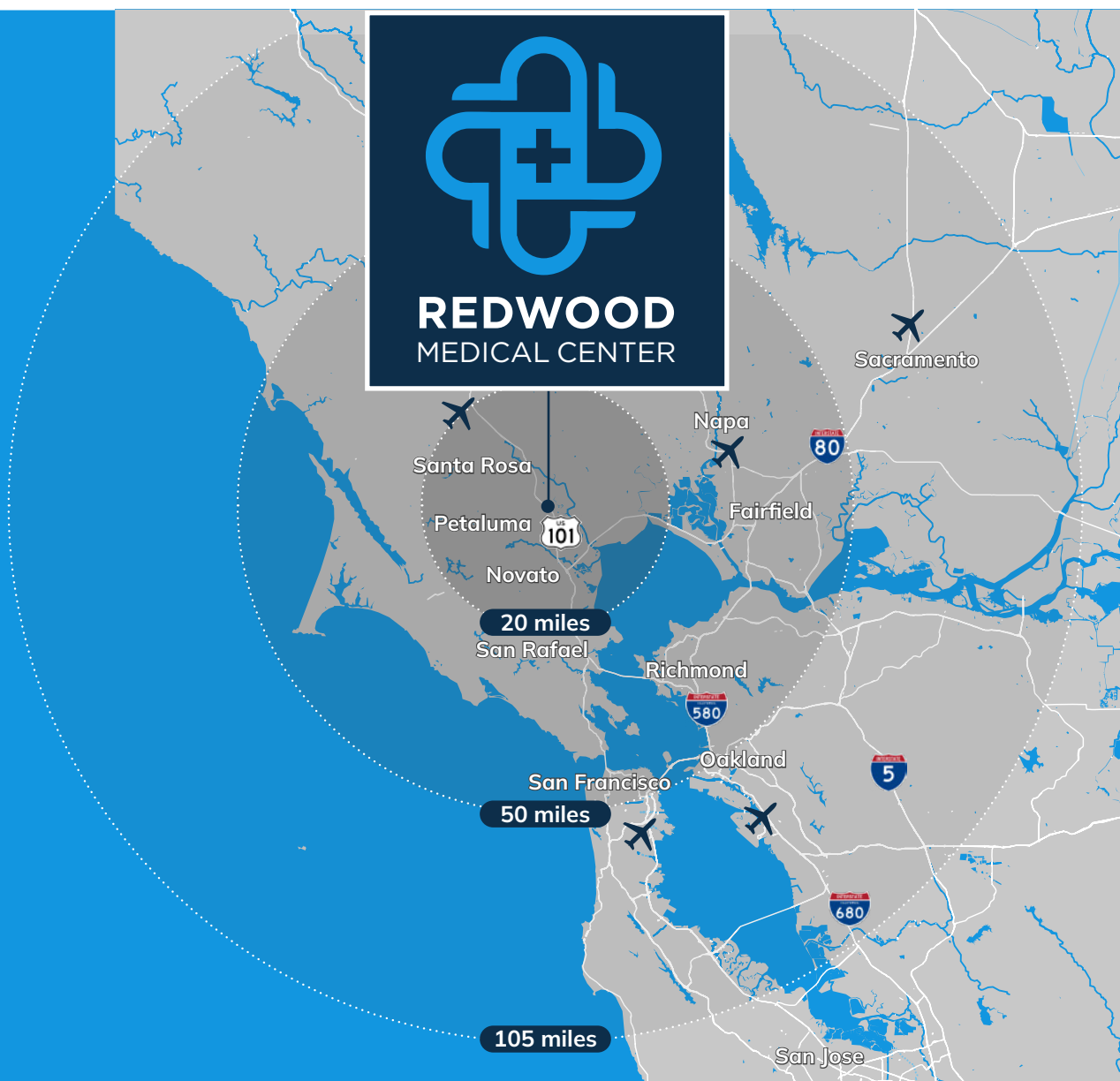
Transit

Sonoma County - 0.3 miles
(Route 44 & 48)
Petaluma - 0.3 miles
(Route 11)



Train

SMART North Petaluma - 1.2 miles



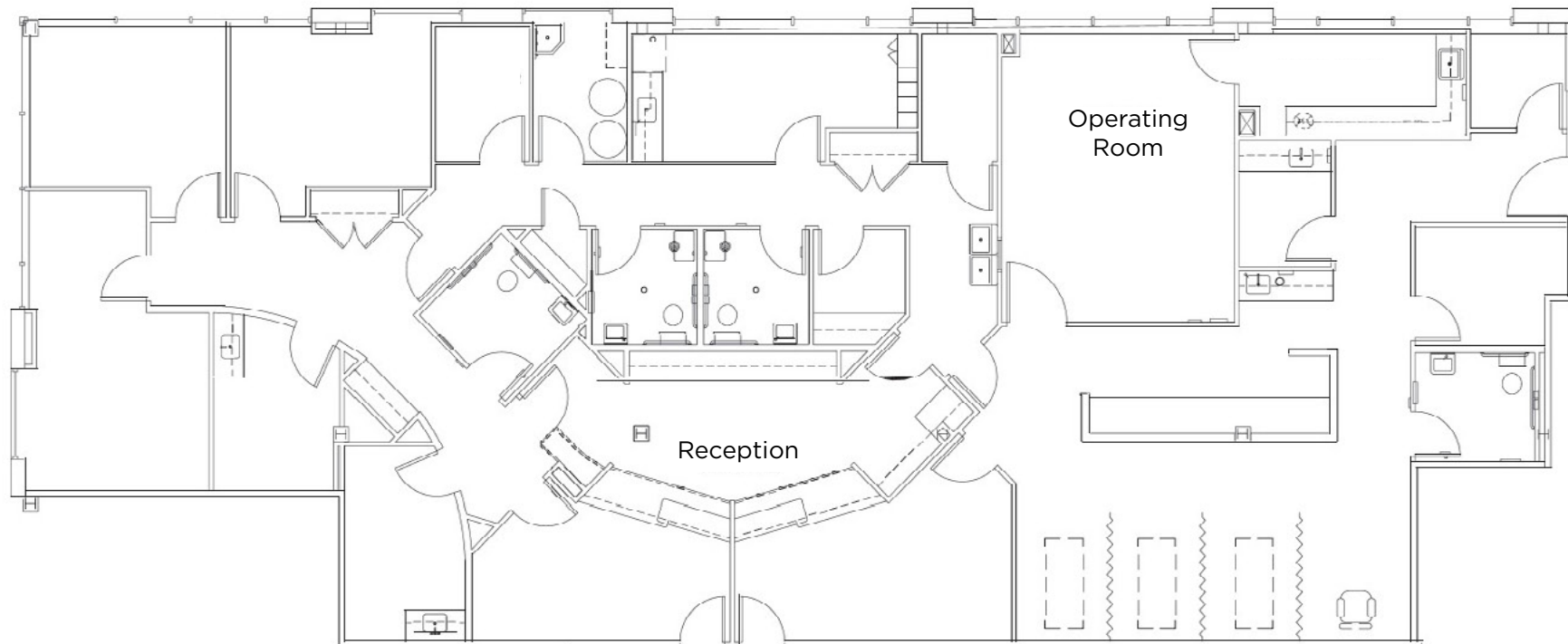
1383 N MCDOWELL BLVD FLOOR PLAN

SUITE 110: ±4,595 SF

- Former gastroenterology surgery center
- Plumbing and sinks in office for medical use
- Located immediately off main lobby
- In suite restrooms



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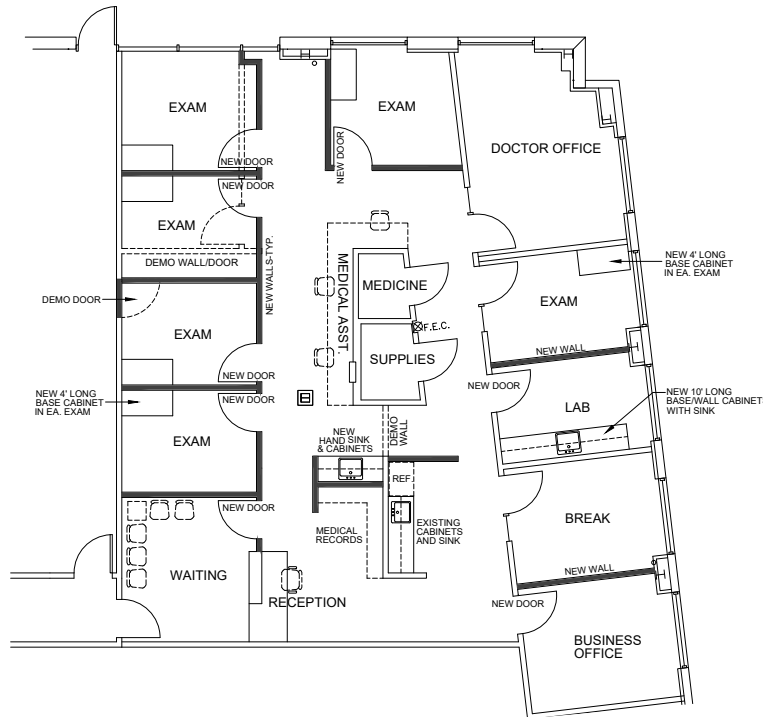


1383 N MCDOWELL BLVD CONCEPTUAL MEDICAL FLOOR PLANS

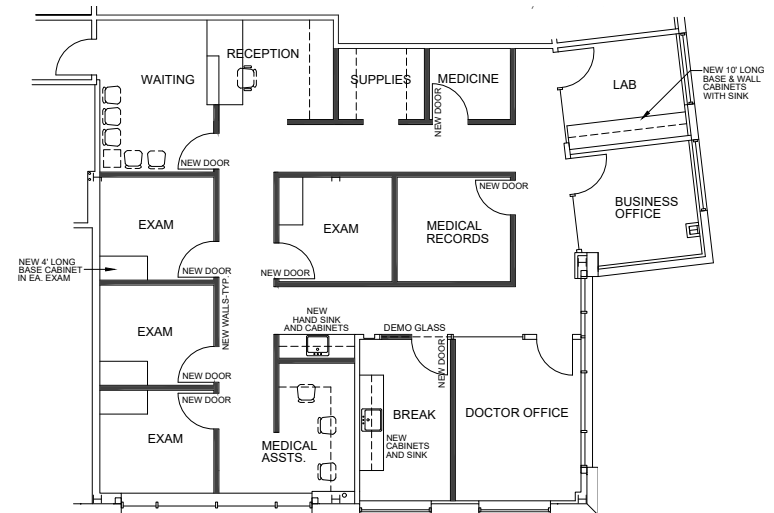


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SUITE 170: ±2,330 SF



2ND FLOOR: ±2,166 SF



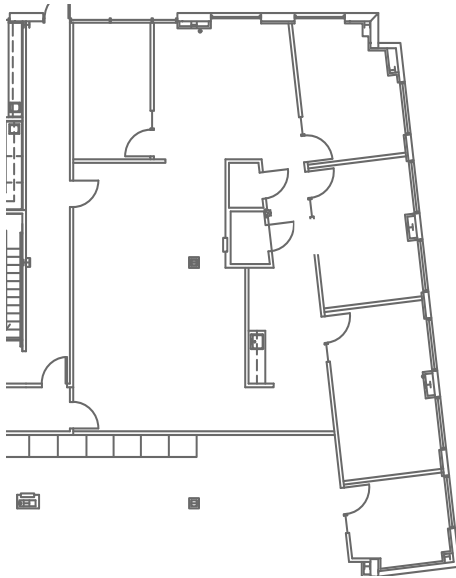
1383 N MCDOWELL BLVD EXISTING LAYOUTS

SUITE 170: ±2,330 SF

- Corner suite
- Kitchenette
- Open office area
- Four (4) private offices
- Abundant natural light



Suite 170
Virtual Tour

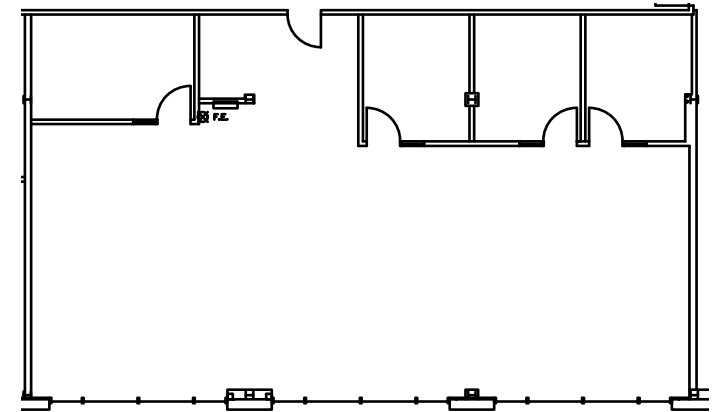


SUITE 210: ±2,446 SF

- Open office area
- Exposed ceilings
- Four (4) private offices
- Extensive glass line



Suite 210
Virtual Tour



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1383 N MCDOWELL BLVD FLOOR PLAN

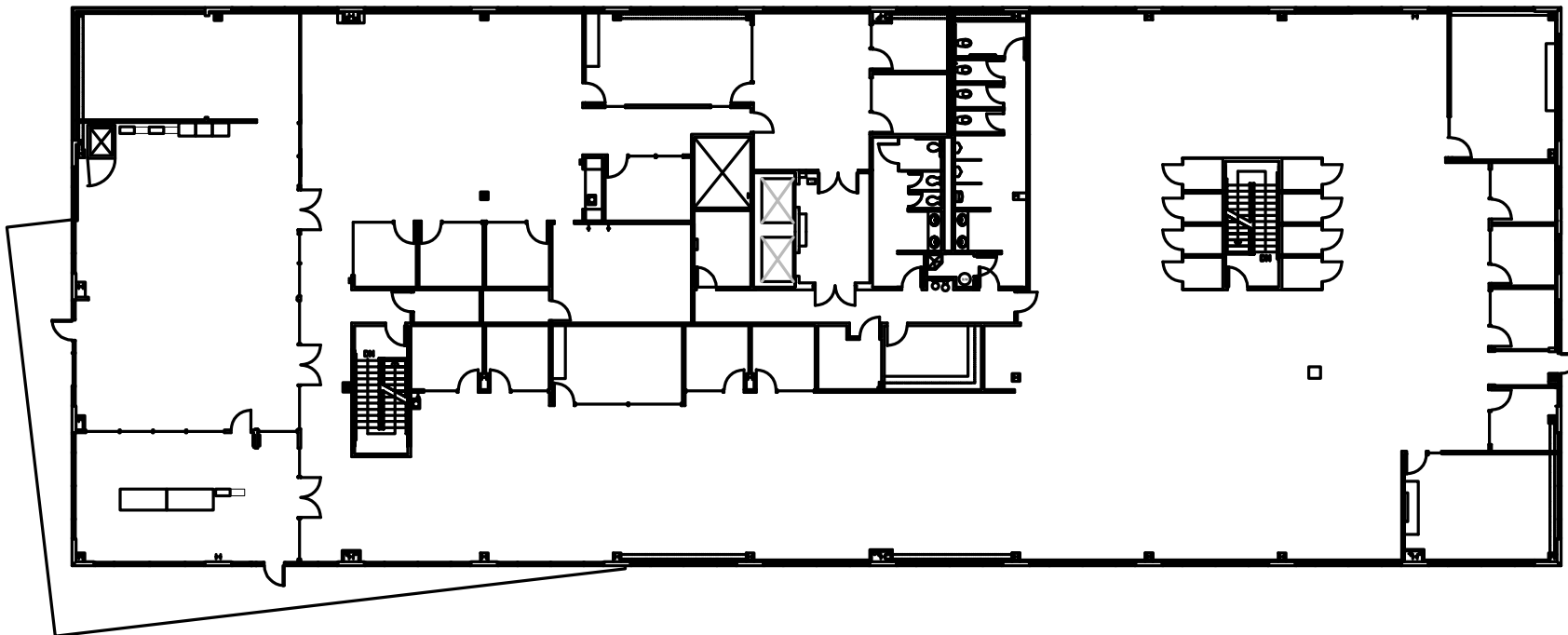
3RD FLOOR: ±18,895 SF

- Interior full height glass finishes
- Efficient layout of private offices and conference rooms
- Space features an abundance of natural light
- Multiple outdoor balconies with beautiful views of the Sonoma hill
- Potential to divide space



Existing Floor Plan

Medical Suites Built-to-Suit:





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