



EAST WASHINGTON PLACE
401 KENILWORTH DRIVE | PETALUMA, CA

MEGHAN BASSO

925.974.0117
mbasso@ngkf.com
CA RE LICENSE #01880016

DANIELLE BROMSTEAD

925.974.0235
dbromstead@ngkf.com
CA RE LICENSE #01339574

SANDY BERRY

408.982.8474
sberry@ngkf.com
CA RE LICENSE #00880014





OVERVIEW

NORTH BAY MAP

SITE PLAN

SHOPPING CENTER AERIAL

COMPETITION AERIAL

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OVERVIEW



DOMINANT ANCHOR TENANT LINEUP LED BY SEGMENT-LEADING RETAILERS

East Washington Place offers a diverse roster of market leading anchor tenants, many of whom represent the premier retailers within their respective merchandising category. From grocery to discount fashion to specialty fitness to dining and entertainment, East Washington's assortment of market dominant offerings generates tremendous daily traffic to the center.

PROJECT DESCRIPTION

ADDRESS	401 Kenilworth Dr., Petaluma, CA
TOTAL GLA	±341,727 SF
% LEASED	98%
YEAR BUILT	2013
PARKING COUNT	1,473 stalls
PARKING RATIO	4.4 PER 1,000 SF of GLA
TRAFFIC COUNTS	Highway 101 - ±105,000 ADT



SANTA - ROSA - PETALUMA MSA OVERVIEW

- Petaluma is just 35 minutes north of San Francisco and marks the divide between Marin and Sonoma Counties.
- Petaluma is the 2nd largest city in Sonoma County, second to Santa Rosa.
- The area is home to a robust agricultural trade, a growing high tech industry, and multiple centers of higher education to include Sonoma State University and Santa Rosa Junior College, with campuses in both Santa Rosa and Petaluma.

AVAILABLE SPACE

- ±1,000 SF
- ±1,300 SF
- ±4,200 SF



NORTH BAY MAP



INCOME

5 Mile Radius
\$118,563
15 Minute Drive
\$113,168



POPULATION

5 Mile Radius
70,865
15 Minute Drive
167,045



DAYTIME POPULATION

5 Mile Radius
49,969
15 Minute Drive
115,250



TRAFFIC COUNTS

Highway 101 & E. Washington
±105,000 ADT



SITE PLAN



SPACE	TENANT	SF
0001	TARGET	0
0003	ULTA	± 10,194
0004	TJ MAXX	± 23,000
0004A	HOMEGOODS	± 23,000
0005	DICK'S SPORTING GOODS	± 50,000
0006	SPROUTS	± 25,090
0007	BEVMO!	± 9,931
0009	SLEEP TRAIN DEPOT	± 4,000
0011	AVAILABLE	± 1,000
0013	ORANGETHEORY	± 3,300

SPACE	TENANT	SF
0014	VERIZON WIRELESS	± 3,000
0016	H & R BLOCK	± 1,700
0017	CHASE BANK	± 4,000
0018	CHIPOTLE MEXICAN GRILL	± 2,000
0019	AVAILABLE	± 4,200
0020	STYLE BAR	± 2,000
0021	SPRINT	± 1,500
0022	AVAILABLE	± 1,300
0023	SPORT CLIPS	± 1,200
0024	FIVE GUYS BURGERS & FRIES	± 2,300

SPACE	TENANT	SF
0025	PAC DENTAL	± 2,800
0026A	EYEBROW HUB	± 750
0026B	EDIBLE ARRANGEMENTS	± 1,450
0027	THE CHEESE STEAK SHOP	± 1,000
0028	SIFT CUPCAKE & DESSERT BAR	± 1,000
0029	RED BOY PIZZA PETALUMA	± 2,000
0031	BUFFALO WILD WINGS	± 6,700
0035	KIRKLAND'S HOME	± 6,750
0036	YOGURLAND	± 1,238
0037	PETSMART	± 7,000

SHOPPING CTR AERIAL



MCDOWELL
ELEMENTARY SCHOOL

(+/-105,000 AADT)

101

East Washington Street
On-Ramp
Off-Ramp

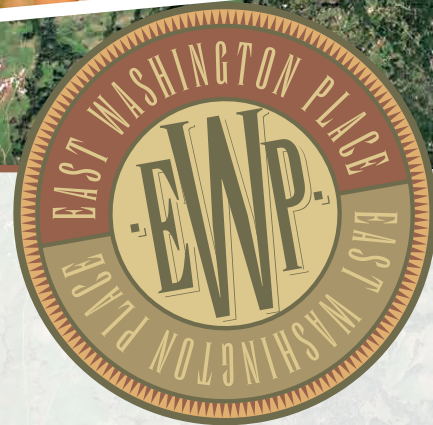
TARGET
(NAP)

Future
Mixed-Use

PETALUMA
SWIM CENTER

SONOMA-MARIN
FAIRGROUNDS

COMPETITION AERIAL





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