



FOR LEASE
Washington Square
 Petaluma, California

RETAIL SPACE



Property Highlights

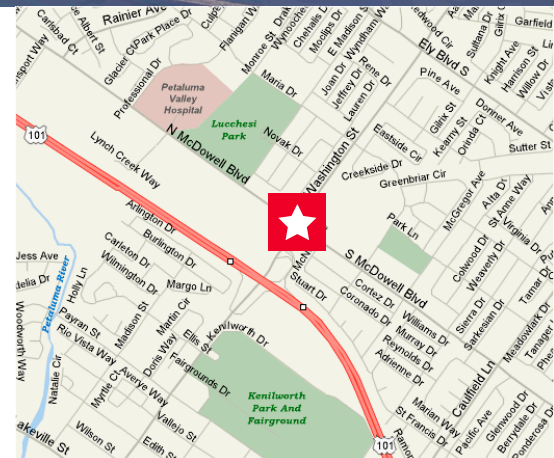
SEC of Washington St. & McDowell Blvd.
 Petaluma, CA.

This 217,684 SF shopping center is anchored by a high volume Staples and Safeway. Washington Square is located at the intersection of East Washington Street and McDowell Boulevard, directly

East of US Highway 101, and at the busiest intersection in Petaluma with an average daily traffic count of ±31,550.

Co-tenants include: Supercuts, Panda Express, Peets Coffee, Pet Foodexpress, AT&T.

Please Inquire with Leasing Agents.



2018 DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	20,281	64,913	71,868
Avg. HH Income	\$95,065	\$111,820	\$112,586
Daytime Population	17,220	63,135	69,787

TRAFFIC COUNTS

McDowell Boulevard and Washington Street ±31,550 ADT

James Chung
 Executive Managing Director
 +1 408 436 3630
 james.chung@cushwake.com
 LIC #01408190

Matt Krupp
 +1 707 364 7920
 matt@kruppcommercial.com
 LIC #01162918

300 Santana Row, Fifth Floor
 San Jose, California
 main +1 408 615 3400
 fax +1 408 615 3444
cushmanwakefield.com

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High Volume Tenants



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Site Plan


SUITE	S. MCDOWELL	TENANT	SF
1	351	Peet's Coffee and Tea	2,250 SF
3	355	London Pride Cleaners	1,300 SF
4	357	Expedia CruiseShip Centers USA	1,500 SF
5	359	AVAILABLE	900 SF
6	363	Washington Square Vet	2,500 SF
7	365	EB Games	2,500 SF
8	367	Supercuts	2,000 SF
9	369	Comcast	3,000 SF
10-A	373	Party City	12,500 SF
10-B	373	AVAILABLE	19,849 SF
10-C	373	Planet Fitness	18,000 SF
11	375	Noah's New York Bagels	2,025 SF
12	377-379	Hallmark Cards	6,526 SF
14	383	Pet Food Express	7,960 SF

SUITE	S. MCDOWELL	TENANT	SF
15	385	Gold Rush Jewelers	1,500 SF
16	389	Safeway	62,919 SF
17	349	LEASE PENDING	1,071 SF
18	347	LEASE PENDING	970 SF
19	345	LEASE PENDING	1,505 SF
20	345-A	LEASE PENDING	1,505 SF
21	343	LEASE PENDING	1,505 SF
22	341	LEASE PENDING	1,505 SF
23	339	LEASE PENDING	1,505 SF
24	337	LEASE PENDING	4,100 SF
25	333-A	Wells Fargo Bank	3,742 SF
26	333-B	See's Candies	6,103 SF
ATM	333-C	Bank of America ATM	112 SF
29	203	WestAmerica Bank	4,641 SF
30	205	Ohana Hawaiian BBQ	1,508 SF
36	1420 E. W.	AVAILABLE	2,441 SF

SUITE	S. MCDOWELL	TENANT	SF
37	1422 E. W.	AVAILABLE	1,500 SF
39	1424 E.W.	Fusion Nail & Spa	1,668SF
40	1426 E. W.	Alfredo's Restaurant	1,173 SF
41	1430 E. W.	AVAILABLE	1,976 SF
42	301-A	Panda Express	1,783 SF
43	301-B	Luchessi's Deli	1,321 SF
44	301-C	Cold Stone Creamery	1,390 SF
45	301-D	A T & T	2,361 SF
46		Staples	20,418 SF
47		Round Table Pizza	3,582 SF

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Aerial



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Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	18,883	61,276	67,993
2018 Population	20,281	64,913	71,868
2023 Population	20,822	65,115	72,011
2010-2017 Annual Rate	0.87%	0.70%	0.67%
2017-2022 Annual Rate	0.53%	0.06%	0.04%
2018 Male Population	49.9%	49.2%	49.2%
2018 Female Population	50.1%	50.8%	50.8%
2018 Median Age	40.9	41.8	42.4
Households			
2010 Households	6,784	23,035	25,805
2018 Total Households	7,200	24,116	26,960
2023 Total Households	7,340	24,040	26,851
2010-2017 Annual Rate	0.72%	0.56%	0.53%
2017-2022 Annual Rate	0.39%	-0.06%	-0.08%
2018 Average Household Size	2.77	2.66	2.64
Median Household Income			
2018 Median Household Income	\$76,694	\$84,590	\$84,334
2023 Median Household Income	\$85,705	\$98,454	\$99,140
2017-2022 Annual Rate	2.25%	3.08%	3.29%
Average Household Income			
2018 Average Household Income	\$95,065	\$111,820	\$112,586
2023 Average Household Income	\$110,343	\$131,858	\$133,635
2017-2022 Annual Rate	3.03%	3.35%	3.49%
Median Home Value			
2018	\$486,393	\$596,353	\$621,319
2023	\$548,655	\$646,936	\$673,135
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	713	3,130	3,466
Total Employees:	6,940	29,188	32,941
Total Residential Population:	20,281	64,913	71,868
Employee/Residential Population Ratio:	0.34:1	0.45:1	0.46:1
Population Summary			
2018 Total Daytime Population	17,220	63,135	69,787
Workers	7,567	33,123	36,666
Residents	9,653	30,012	33,121