

LA VIA LUXURY APARTMENTS RETAIL OPPORTUNITY

BRAND NEW MIXED-USE DEVELOPMENT IN THE HEART OF DOWNTOWN PETALUMA

NEW RESTAURANT & RETAIL SPACE FOR LEASE
BRAND NEW SIGNALIZED INTERSECTION
SCHEDULED COMPLETION: END OF FEBRUARY 23'



SPACE AVAILABLE: 695 SF – 4,189 SF

368-402 N Petaluma Blvd, Petaluma, CA

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 **KEYSTONE**
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Petaluma, CA 94952

PROPERTY HIGHLIGHTS

- THE LA VIA LUXURY APARTMENTS IS PETALUMA'S MOST PRESTIGIOUS MIXED-USE BUILDING LOCATED ON THE WEST SIDE OF HISTORIC DOWNTOWN PETALUMA, CA
- WITHIN WALKING DISTANCE OF PETALUMA'S THEATRE DISTRICT AND NUMEROUS RESTAURANTS
- NEARBY TENANTS INCLUDE: CVS, GROCERY OUTLET, WHOLE FOODS MARKET, STARBUCKS, PEET'S COFFEE, AVID COFFEE, PETALUMA MARKET, BREWSTERS BEER GARDEN & MORE
- ONE BLOCK TO PETALUMA'S DOWNTOWN SMART TRAIN
- FANTASTIC VISIBILITY FROM PETALUMA'S MAIN THOROUGHFARES PETALUMA BLVD & E WASHINGTON ST
- LARGE RESTAURANT SPACE WITH PATIO ON RIVER
- LOCATED AT A BRAND-NEW SIGNALIZED INTERSECTION
- CONSTRUCTION TO BE COMPLETED BY END OF FEBURARY 23'



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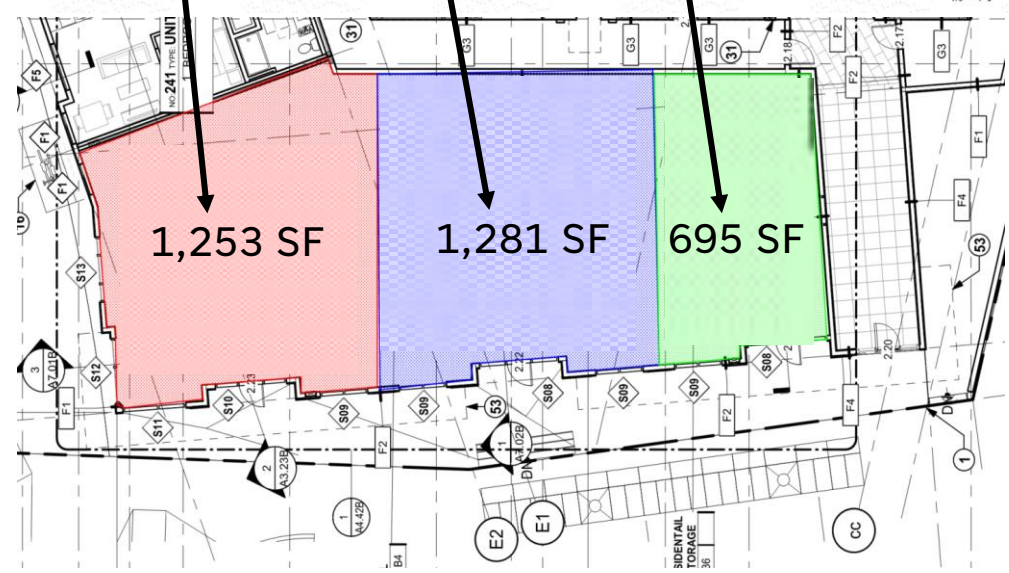
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LA VIA LUXURY APARTMENTS RETAIL FOR LEASE

Petaluma Blvd Facing East



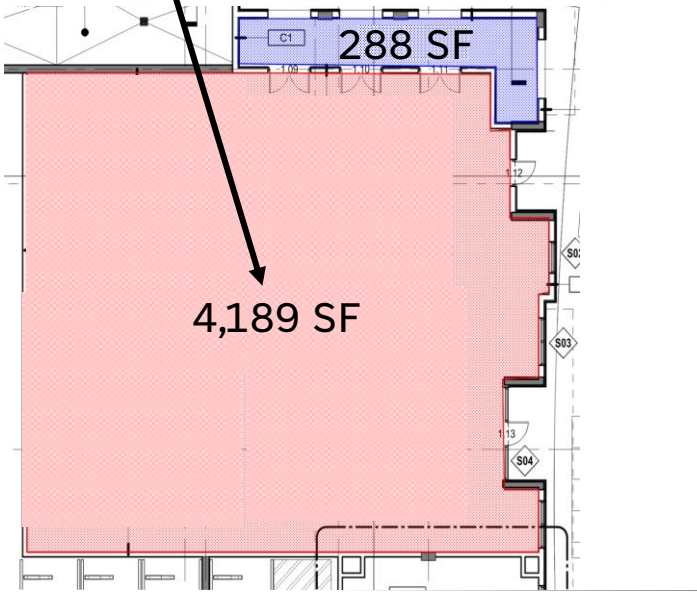
BUILDING B ELEVATION - WEST - MATERIAL 1



Water Street Facing West



BUILDING B ELEVATION - EAST - MATERIAL 1



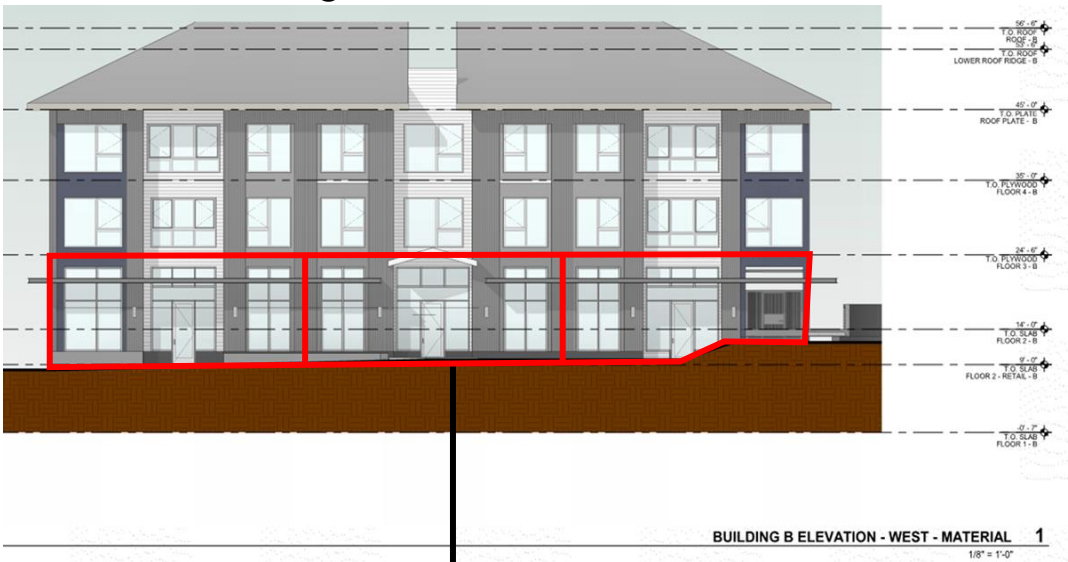
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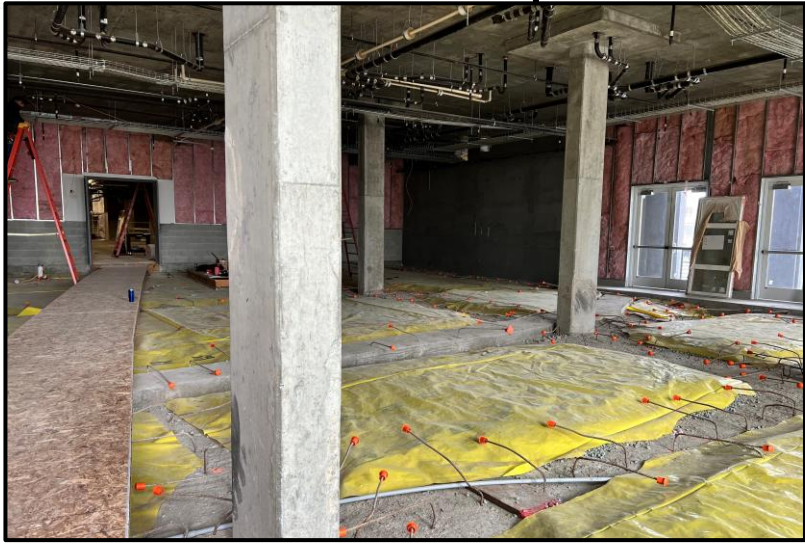
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LA VIA LUXURY APARTMENTS RETAIL FOR LEASE

Facing Petaluma Blvd



Facing Water St (Backside of Petaluma Blvd)



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PETALUMA RETAIL TRADE MAP



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	2,135	35,334	97,188
Households	936	13,732	35,872
Families	600	8,981	23,519
Average Household Size	2.26	2.55	2.61
Owner Occupied Housing Units	620	8,768	22,461
Renter Occupied Housing Units	316	4,964	13,411
Median Age	42.6	41.4	38.1
2016 Summary			
Population	2,192	36,695	101,071
Households	951	14,137	36,905
Families	607	9,241	24,210
Average Household Size	2.29	2.57	2.64
Owner Occupied Housing Units	614	8,810	22,609
Renter Occupied Housing Units	337	5,327	14,296
Median Age	43.7	42.4	38.7
Median Household Income	\$63,287	\$71,946	\$74,889
Average Household Income	\$93,478	\$96,932	\$95,335
2021 Summary			
Population	2,262	38,098	104,828
Households	976	14,620	38,130
Families	623	9,557	25,026
Average Household Size	2.30	2.58	2.65
Owner Occupied Housing Units	630	9,075	23,229
Renter Occupied Housing Units	347	5,545	14,901
Median Age	44.3	43.2	39.2
Median Household Income	\$73,962	\$81,717	\$83,068
Average Household Income	\$102,309	\$106,141	\$104,354
Trends: 2016-2021 Annual Rate			
Population	0.63%	0.75%	0.73%
Households	0.52%	0.67%	0.66%
Families	0.52%	0.67%	0.67%
Owner Households	0.52%	0.59%	0.54%
Median Household Income	3.17%	2.58%	2.09%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	529	2,401	4,667
Total Employees:	8,383	24,104	42,183
Total Residential Population:	2,192	36,695	101,071
Employee/Residential Population Ratio:	3.82:1	0.66:1	0.42:1

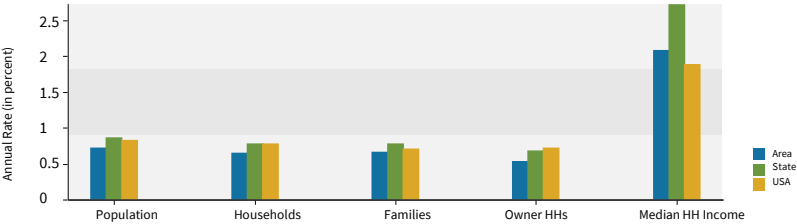
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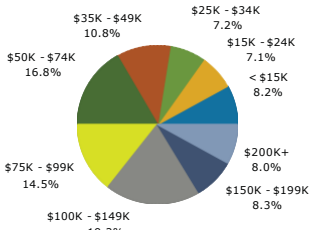


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5 miles Trends 2016-2021



2016 Household Income



2016 Population by Race

