

LA VIA LUXURY APARTMENTS RETAIL OPPORTUNITY

NEW RESTAURANT & RETAIL SPACE FOR LEASE | NEW SIGNALIZED INTERSECTION



SPACE AVAILABLE: 695 SF – 4,189 SF

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 **KEYSTONE**
REAL ESTATE ADVISORS
Web Site

Keystone Real Estate Advisors
1129 Industrial Avenue, #205
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 AVAILABLE FOR LEASE
- LOCATED AT A BRAND-NEW SIGNALIZED INTERSECTION
- ASKING RENT: CONTACT BROKER



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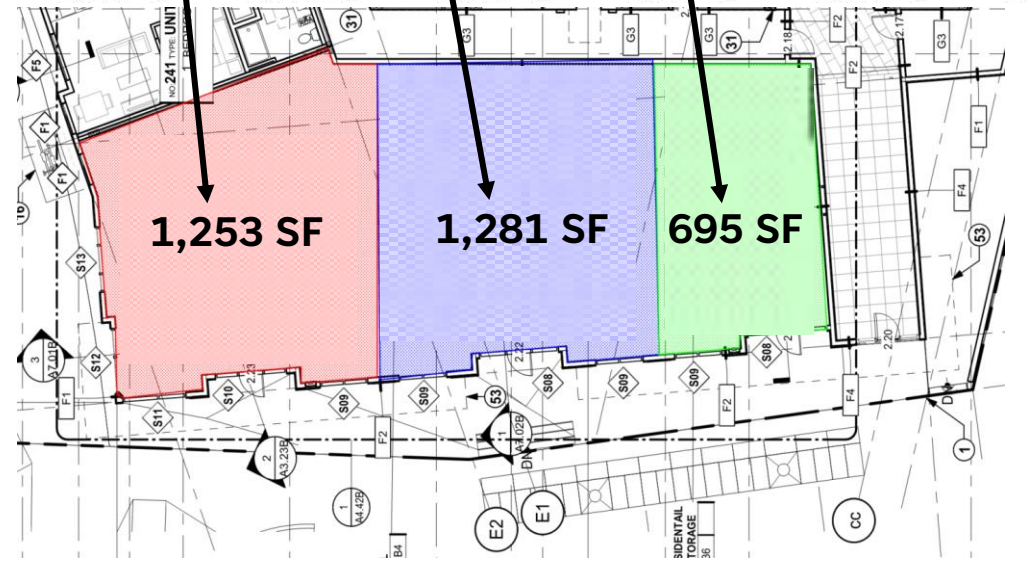
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LA VIA LUXURY APARTMENTS RETAIL FOR LEASE

RETAIL ALONG PETALUMA BLVD



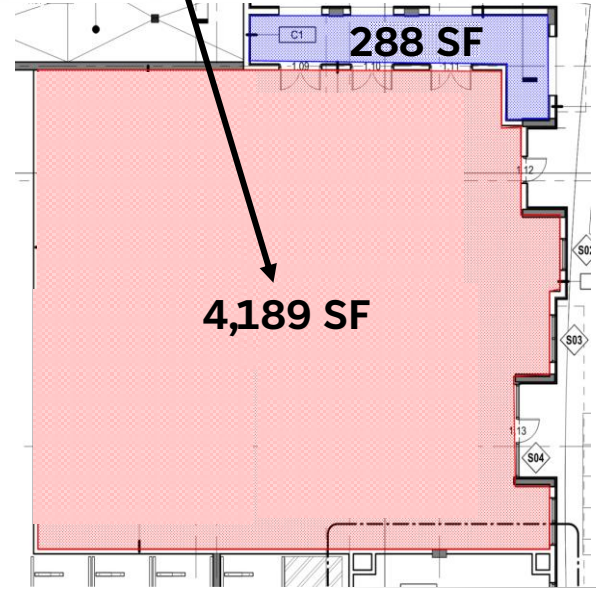
BUILDING B ELEVATION - WEST - MATERIAL 1
1/8" = 1'-0"



RESTAURANT OPPORTUNITY



BUILDING B ELEVATION - EAST - MATERIAL 1
1/8" = 1'-0"



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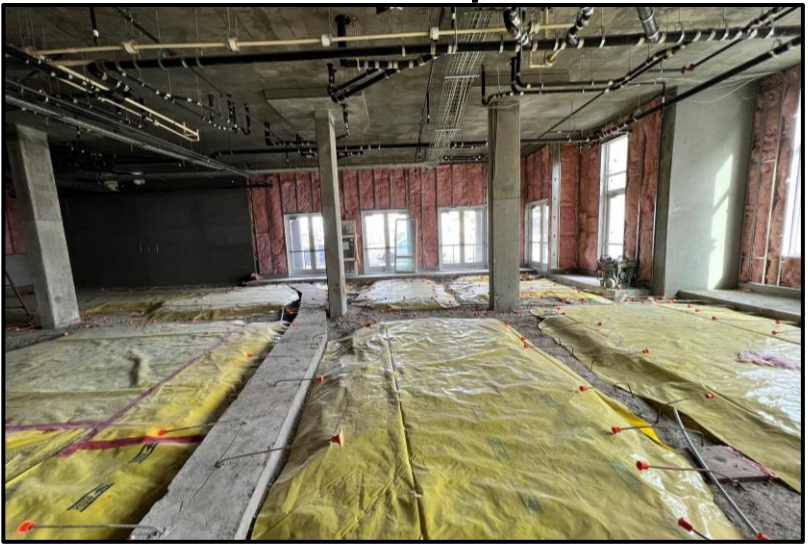
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RESTAURANT OPPORTUNITY- 4,189 SF w/ 200 SF Outdoor Patio

Facing Water St (Backside of Petaluma Blvd)



BUILDING B ELEVATION - EAST - MATERIAL
1/8" = 1'-0"



OUTDOOR PATIO-200 SF

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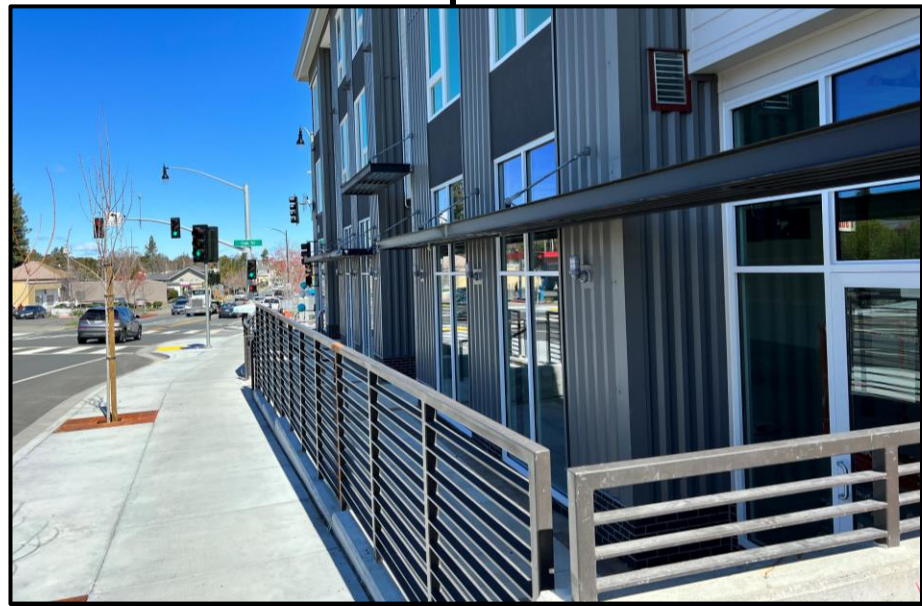
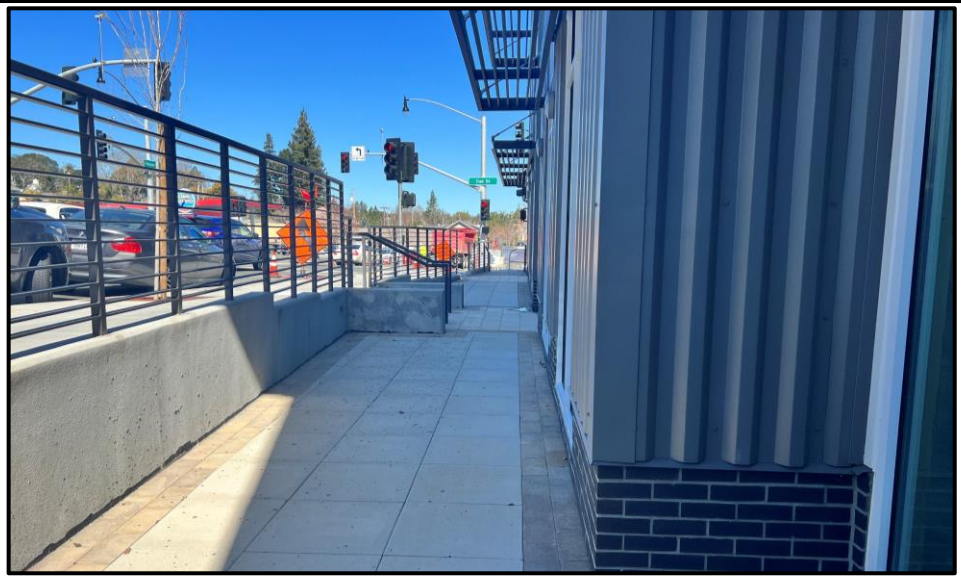
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RETAIL ALONG PETALUMA BLVD

Facing Petaluma Blvd



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PETALUMA RETAIL TRADE MAP



LEGHORN MARKETPLACE

DEER CREEK VILLAGE

THE PLAZA NORTH & SOUTH

WASHINGTON SQUARE

EAST WASHINGTON PLACE

PREMIUM OUTLETS

WHOLE FOODS MARKET

PINK OWL COFFEE

CVS

O'Reilly AUTO PARTS

SUBJECT SITE

RIVER PLAZA

PETALUMA MARKET

CHASE

Peet's Coffee

WELLS FARGO

AVID COFFEE

ACE Hardware

PETALUMA GATEWAY

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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

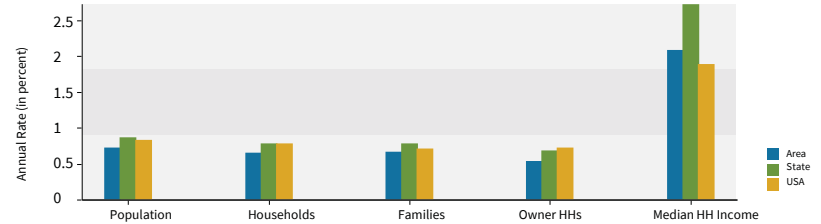
2016 Summary			
Population	2,192	36,695	101,071
Households	951	14,137	36,905
Families	607	9,241	24,210
Average Household Size	2.29	2.57	2.64
Owner Occupied Housing Units	614	8,810	22,609
Renter Occupied Housing Units	337	5,327	14,296
Median Age	43.7	42.4	38.7
Median Household Income	\$63,287	\$71,946	\$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

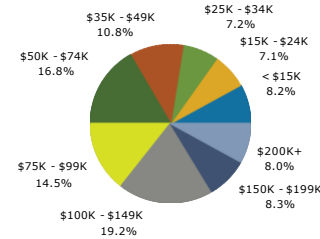
Trends: 2016-2021 Annual Rate			
Population	0.63%	0.75%	0.73%
Households	0.52%	0.67%	0.66%
Families	0.52%	0.67%	0.67%
Owner Households	0.52%	0.59%	0.54%
Median Household Income	3.17%	2.58%	2.09%

5 miles

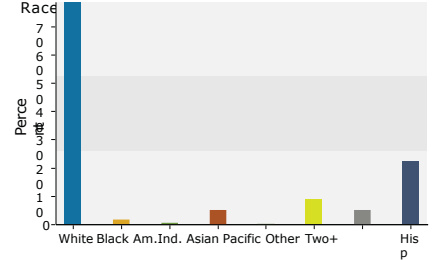
Trends 2016-2021



2016 Household Income



2016 Population by Race



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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