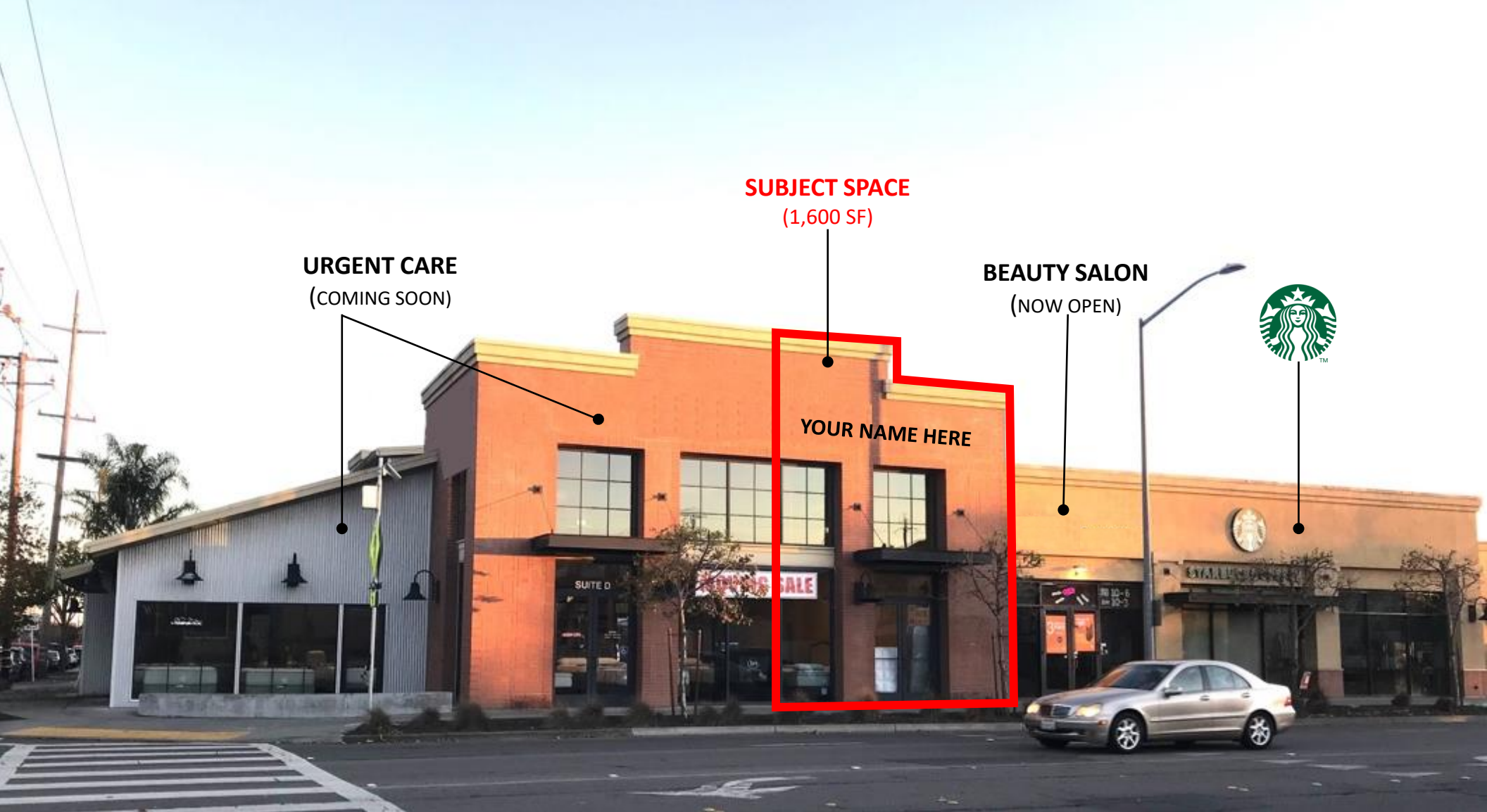


440 E Washington St. Petaluma, CA

LAST AVAILABLE SPACE
1,600 SF



URGENT CARE
(COMING SOON)

SUBJECT SPACE
(1,600 SF)

BEAUTY SALON
(NOW OPEN)

YOUR NAME HERE



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440 EAST WASHINGTON

PROPERTY HIGHLIGHTS

- Located between Downtown Petaluma and HWY 101
- Prime Positioning on Main Thoroughfare (E Washington St.)
- Next to Starbucks
- Fantastic Visibility
- AVAILABLE: Suite C -1,600 SF
- Neighboring Tenants include Chevron, Wendy's, Taco Bell, El Roy Mexican Grill, & Big O Tires.
- 20 shares parking spaces
- East Washington St.: 39,468 VPD
- 1 Block from SMART train
- Beauty Salon (Now Open)
- Urgent Care (coming soon)



SUBJECT SPACE: 1,600 SF

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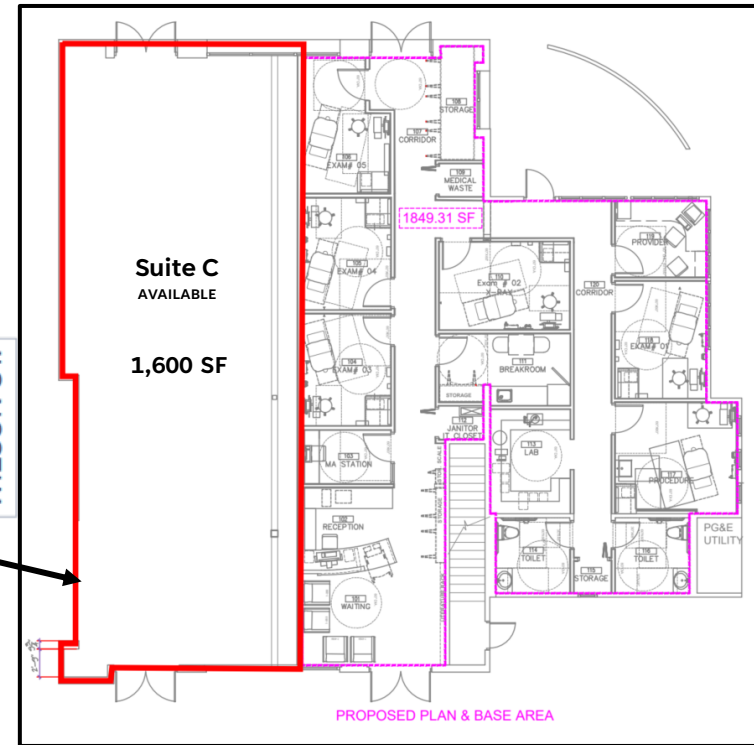
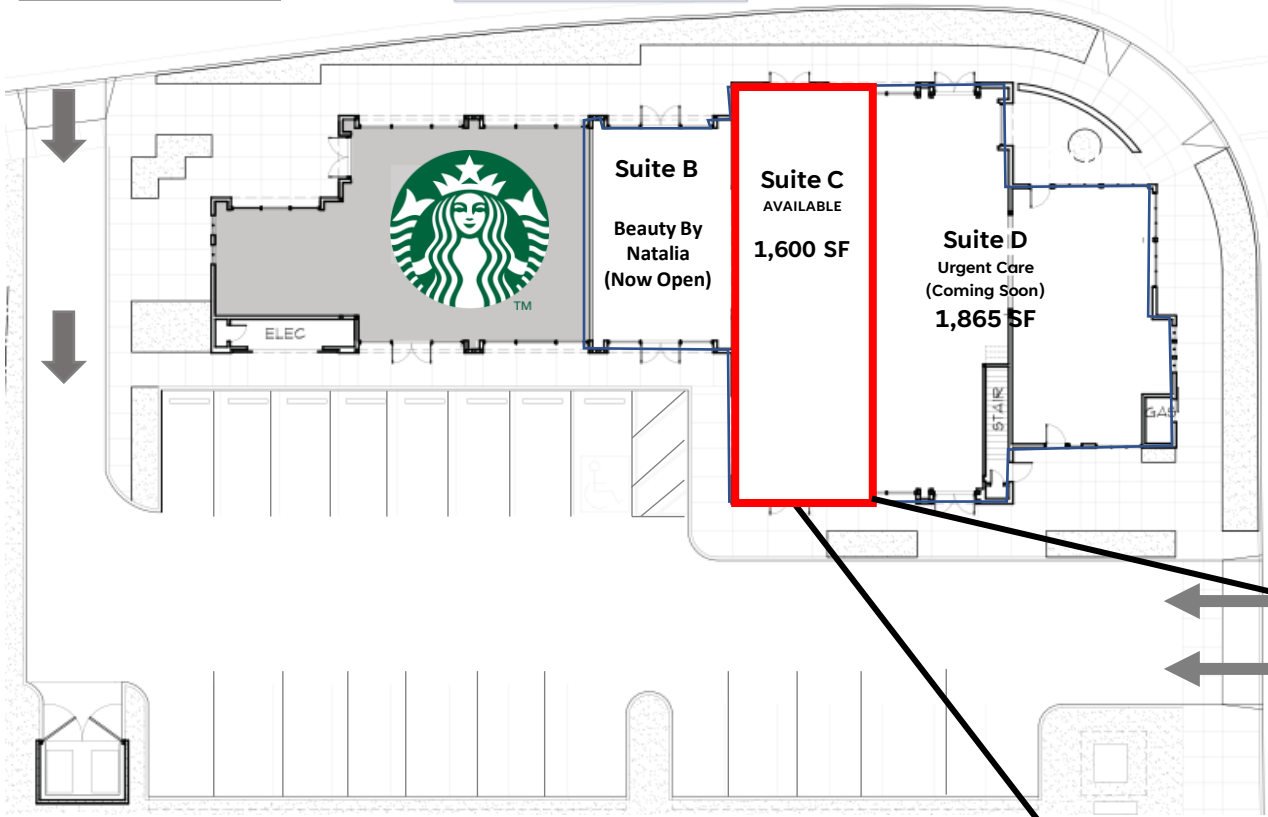
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Site Plan and Cross Elevation

Site Plan

E. WASHINGTON ST.

Total size of subject space = 1,600 SF



South View Cross Elevation



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TRADE AREA



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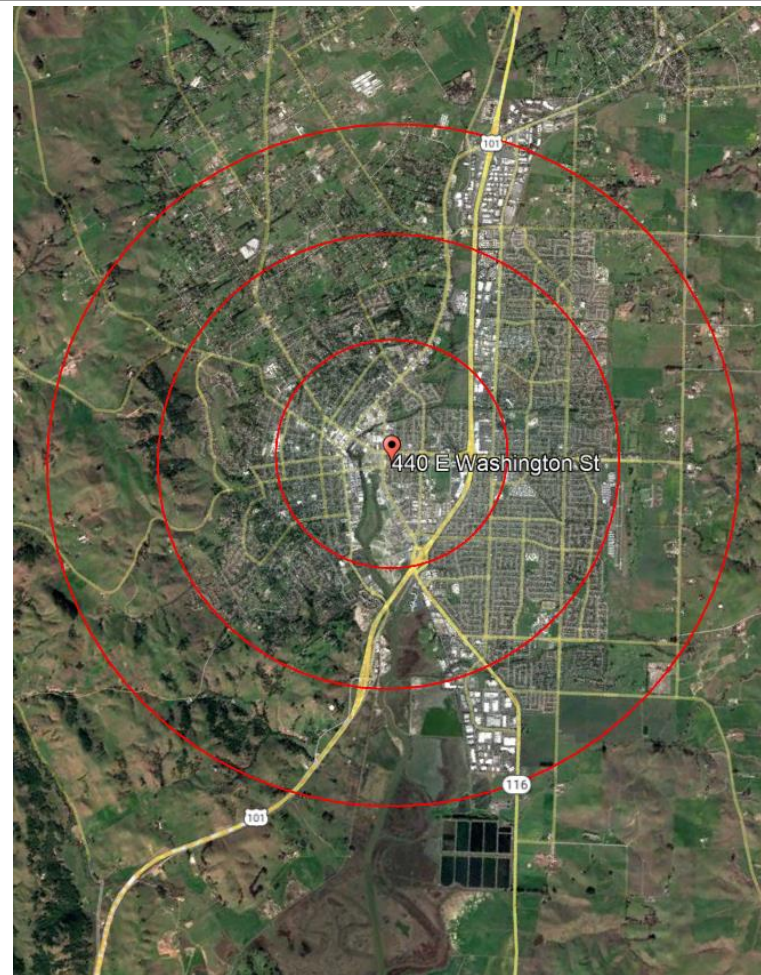
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DEMOGRAPHICS

	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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