

LEGHORN MARKETPLACE • SAFEWAY ANCHORED

Retail Spaces for Lease



701 Sonoma Mountain Pkwy., Petaluma CA 94954



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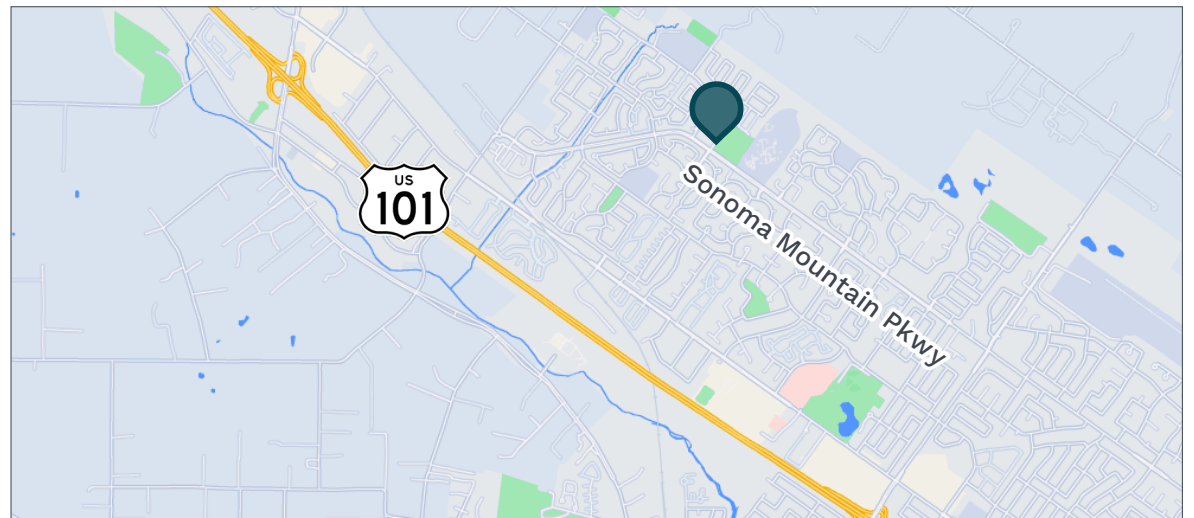
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AVAILABLE

Size: ±850 SF - ±2,760 SF
Rent: \$2.00-\$2.50 PSF/Mo. NNN
NNN: \$0.75 PSF/Mo.

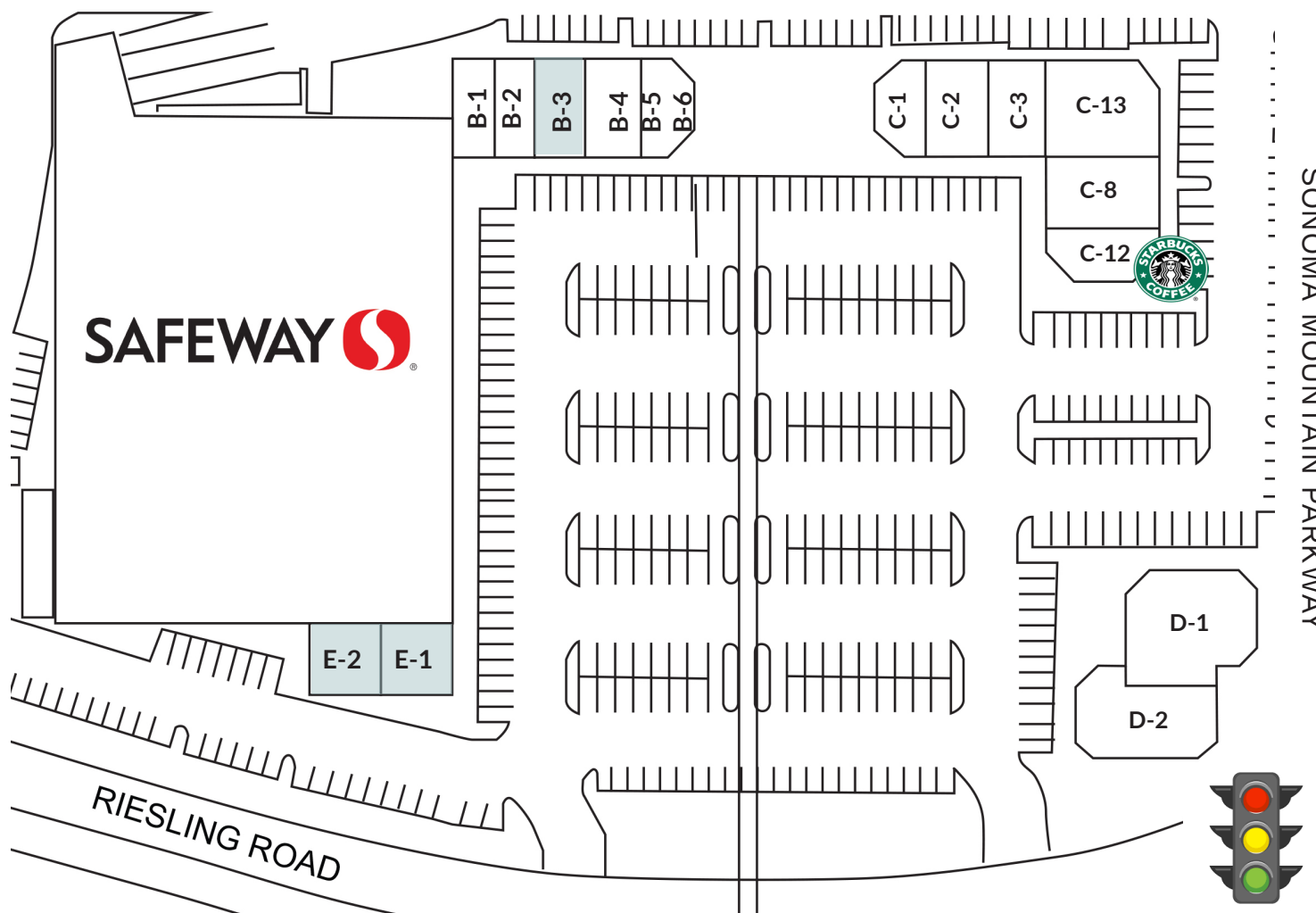
PROPERTY HIGHLIGHTS

- Anchored by Safeway and Starbucks Coffee
- Successful neighborhood shopping center, +/- 80,433 SF
- Located directly adjacent to Leghorn Park, and the highly regarded and expanding Santa Rosa Junior College, Petaluma Campus
- Annual HHI within 3 miles \$120,000 +
- Rapidly growing affluent neighborhood



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*Come check out the newest tenant!

Suite	Tenant	SF
Anchor	Safeway	55,000
B-1	Parkway Cleaners	1,000
B-2	Great Clips	1,000
B-3	AVAILABLE	850
B-4	Pizza Guys	1,150
B-5	Eyebrow Hub	762
B-6*	Honey Pot Gelato	850
C-1/2	Chunky's Taquaria	2,245
C-3	Beauty Supply Plus	1,636
C-8*	Sunshine Cafe	1,779
C-12	Starbucks	1,600
C-13	Windsor Fitness	2,760
D-1*	Acme Burger	3,111
D-2*	Arthur Murray Dance Studio	3,275
E-1	AVAILABLE	1,500
E-2	AVAILABLE	1,070

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Area Demographics



	1 Mile	3 Mile	5 Miles
POPULATION			
2021 Estimated Population	12,444	53,270	79,706
2026 Projected Population	12,238	52,422	78,542
2010 Census Population	12,332	52,601	78,541
Historical Annual Growth 2010 to 2021	0.1%	0.1%	0.2%
Projected Annual Growth 2021 to 2026	-0.3%	-0.3%	-0.3%
2021 Median Age	43.2	43.5	43.5
HOUSEHOLDS			
2021 Estimated Households	4,592	20,148	30,051
2026 Projected Households	4,525	19,823	29,604
2010 Census Households	4,517	19,939	29,533
Historical Annual Growth 2010 to 2021	0.2%	0.2%	0.3%
Projected Annual Growth 2021 to 2026	-0.3%	-0.3%	-0.3%
RACE & ETHNICITY			
2021 Estimated White	10,587	40,006	70,265
2021 Estimated Black or African American	229	923	1,352
2021 Estimated Asian or Pacific Islander	1,033	2,628	3,993
2021 Estimated American Indian or Native Alaskan	101	813	813
2021 Estimated Other Races	470	2,008	3,059
2021 Estimated Hispanic	2,545	13,133	17,839
INCOME			
2021 Estimated Average Household Income	\$135,732	\$123,985	\$127,881
2021 Estimated Median Household Income	\$108,895	\$98,594	\$101,822
EDUCATION			
2021 Estimated High School Graduate	-	17.0%	-
2021 Estimated Some College	-	31.0%	-
2021 Estimated Associates Degree Only	-	7.0%	-
2021 Estimated Bachelors Degree Only	-	23.0%	-
2021 Estimated Graduate Degree	-	13.0%	-
BUSINESS			
2021 Estimated Total Businesses	306	3,408	4,129
2021 Estimated Total Employees	2,265	26,588	33,268
2021 Estimated Employee Population per Business	8.0	8.0	8.0



REAL ESTATE

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