



Keegan & Coppin
COMPANY, INC.

FOR LEASE

90 CASA GRANDE ROAD
PETALUMA, CA

FREESTANDING 17,647± RETAIL SPACE
DIVISIBLE



Go beyond broker.

PRESENTED BY:

JAMES MANLEY, PARTNER
LIC #01140457 (707) 664-1400, EXT 307
JMANLEY@KEEGANCOPPIN.COM



PROPERTY DETAILS



90 CASA GRANDE ROAD
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PROPERTY INFORMATION

HIGHLIGHTS

- High-end finishes throughout
- Contemporary tenant improvements
- One block off Hwy 116 and Lakeville BP
- Excellent signage
- Large, fenced yard
- 600 amp, 3-phase power (120-206v)
- Abundant parking
- 80,000± SF lot

DESCRIPTION OF PREMISES

Freestanding Retail Building with high-end tenant improvements and finishes.

LEASE TERMS

Rate

\$1.25 PSF per month

Terms

NNN est. \$.355 PSF per month

5+ Year term

Will consider subdividing space

Parking

74 on-site spaces and cross easements to neighboring commercial center

Zoning

C1 (Commercial 1):

The C1 Zone is applied to existing smaller-scale shopping centers with off-street parking, or clusters of street-front stores that serve the surrounding neighborhood.

SPACE

Retail or Professional Space:
17,647± SF

Parking

Yard Space

DESCRIPTION

Freestanding Retail with recent upgrades for higher-end fitness facility.

74 parking spaces (63 full-size, 8 compact and 3 ADA) plus cross-easements with Arroyo Center.

Stained wood fenced and gated yard for logistics, fitness run, or outdoor seating.

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AREA DESCRIPTION



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DESCRIPTION OF AREA

The property is located one block from the Lakeville and Oakmead-Northbay Business Park entrance and Hwy 116. Business Park tenants include Biomarin, Hydrofarms, Kaiser Permanente, Scott Laboratories, and Clover-Stornetta's corporate offices. It is also home to Last Mile logistics for FedEx and UPS. The building is a separately-owned part of the Arroyo Center. Property is located along the path of travel to Casa Grande High School.

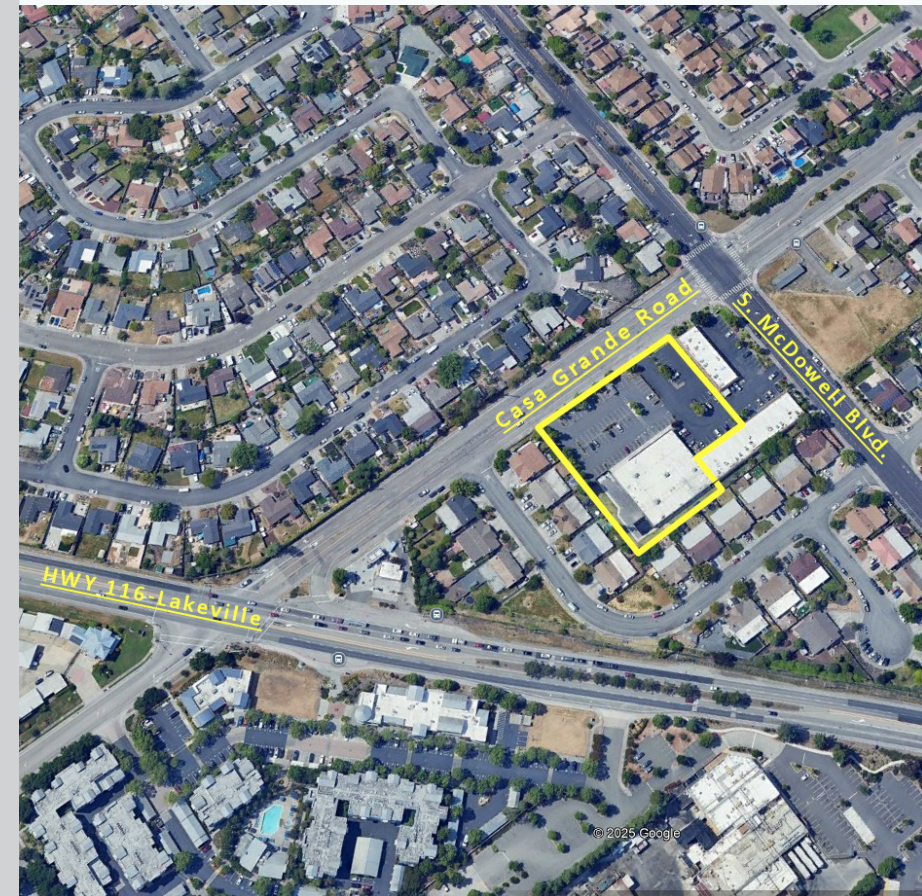
NEARBY AMENITIES

Immediate area neighbors include restaurants, convenience, and craft coffee service. Other close tenants include Pub Republic, Lily Kai's, Starbucks, Extreme Pizza, and Dandy's Sandoos. Dedicated natural amenities include Shollenberger Park and Rocky Memorial Dog Park.

TRANSPORTATION ACCESS

- .5 Block to Lakeville Hwy
- SMART Rail
- Petaluma Transit Route 24
- Golden Gate Transit Route 164

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	13,668	53,247	64,539
Est. Avg. HH Income	\$135,317	\$135,821	\$138,058



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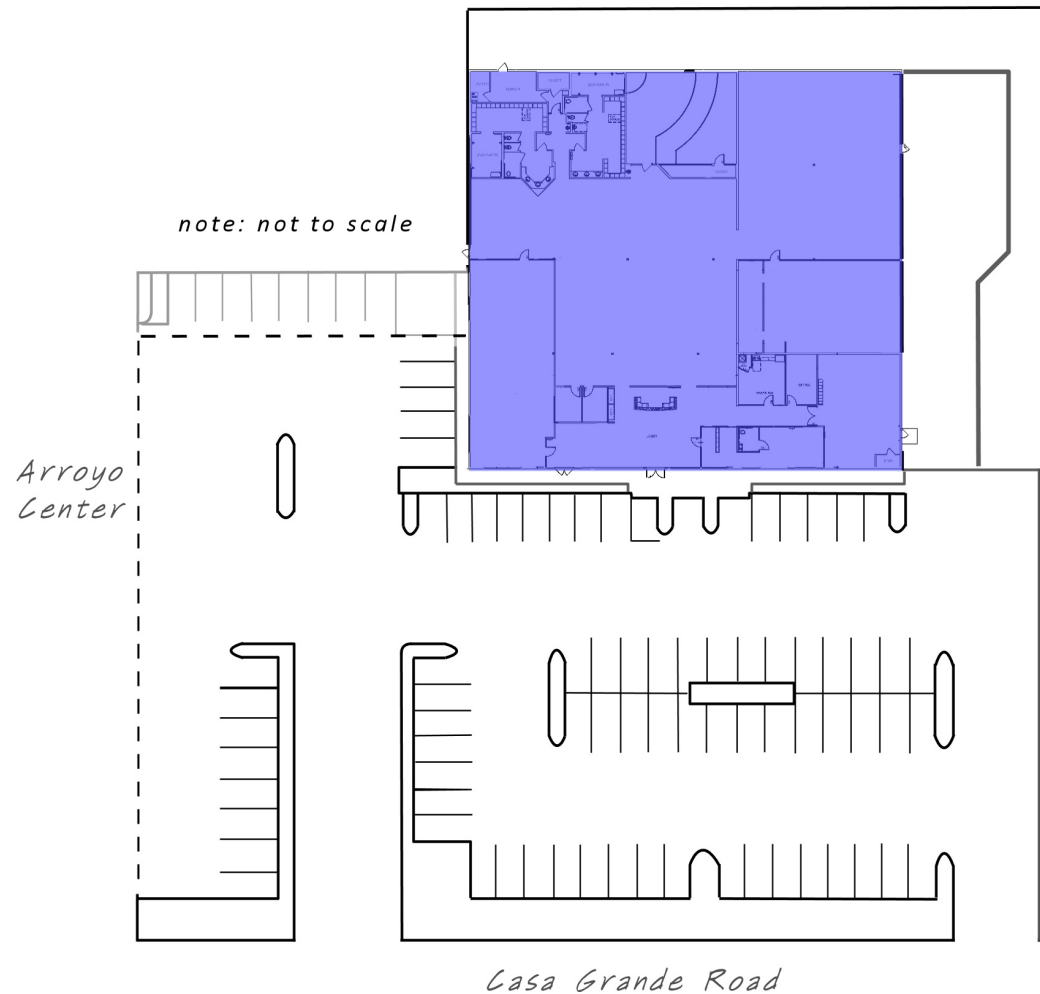


SITE PLAN



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90 Casa Grande Rd.



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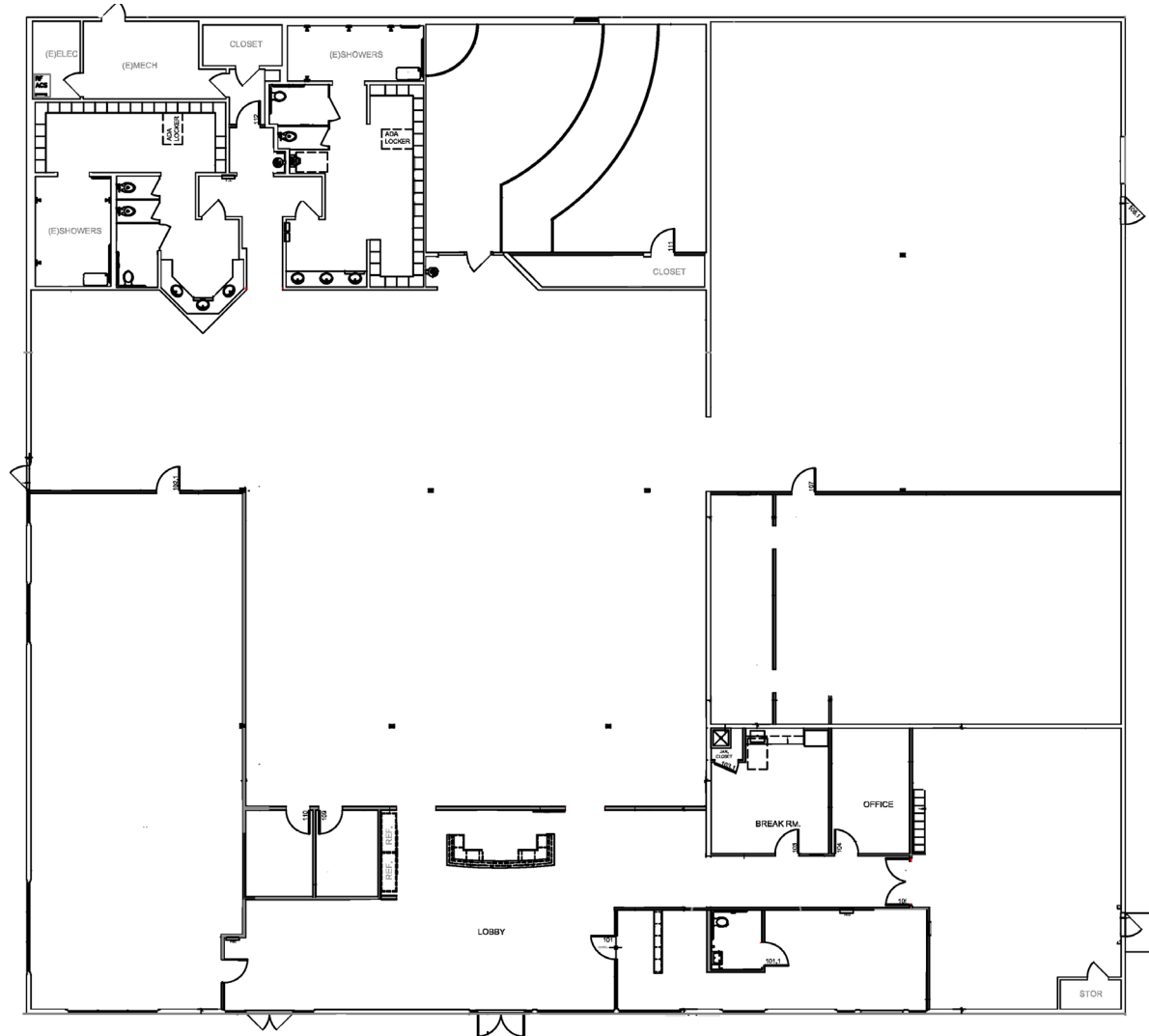
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FLOOR PLAN



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Note: not to scale

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PROPERTY PHOTOS



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AERIAL



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



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LOCATION MAP



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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