



# EAST WASHINGTON PLACE

- Gilberto's Pizzeria
- HUNTER & GONZ
- yogurtworld
- Bathurst
- AZURE
- Cafe Allkon



**401 KENILWORTH DRIVE, PETALUMA, CA**  
 +2,000 - +7,000 SF



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**East Washington Place** offers a diverse roster of market leading anchor tenants, many of whom represent the premier retailers within their respective merchandising category. From grocery to discount fashion to specialty fitness to dining and entertainment, East Washington's assortment of market dominant offerings generates tremendous daily traffic to the center.

## HIGHLIGHTS

- Petaluma is just 35 minutes north of San Francisco and marks the divide between Marin and Sonoma Counties.
- Petaluma is the 2nd largest city in Sonoma County, second to Santa Rosa.
- The area is home to a robust agricultural trade, a growing high tech industry, and multiple centers of higher education to include Sonoma State University and Santa Rosa Junior College, with campuses in both Santa Rosa and Petaluma.

## PROJECT DESCRIPTION

<b>Address</b>	401 Kenilworth Dr., Petaluma, CA
<b>Total GLA</b>	±341,727 SF
<b>% Leased</b>	96%
<b>Year Built</b>	2013
<b>Parking Count</b>	1,473 Stalls
<b>Parking Ratio</b>	4.4 Per 1,000 SF of GLA
<b>Traffic Counts (2024)</b>	HWY 101 - 99,552 ADT E. Washington St. - 23,696 ADT

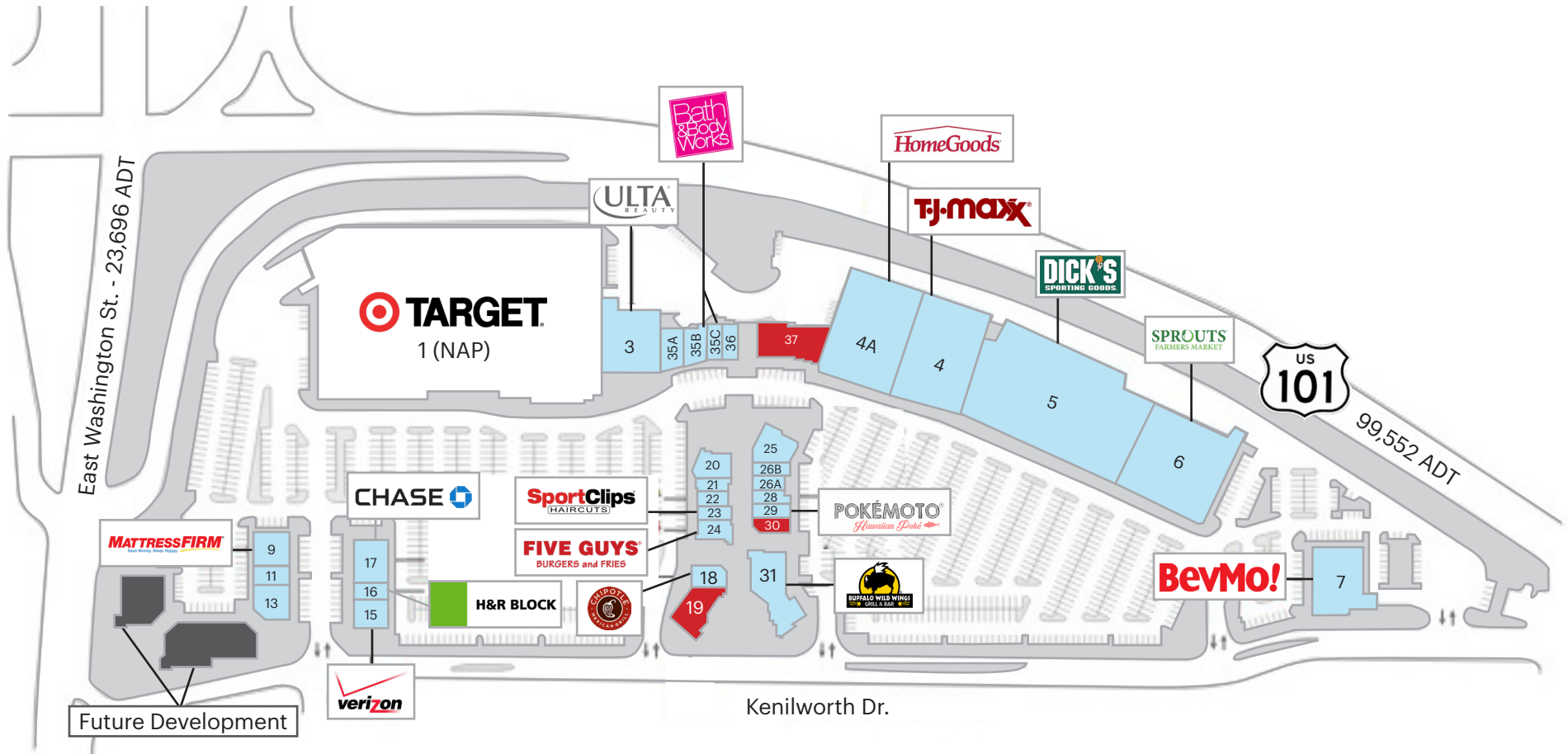
## AVAILABLE SPACES

<b>Space: 0019</b>	± 4,200 SF 2nd Generation Restaurant
<b>Space: 0030</b>	± 2,000 SF 2nd Generation Restaurant
<b>Space: 0037</b>	± 7,000 SF (Divisible)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
<b>Population</b>	16,827	61,335	67,230
<b>MHHI</b>	\$106,557	\$122,728	\$122,308
<b>Daytime Population</b>	6,983	24,820	31,220

*\*Demographics and Traffic Counts: SITE USA Regis Online 07/18/24*





Space	Tenant	SF
0001	TARGET	± 138,324
0003	ULTA	± 10,184
0004	TJ MAXX	± 23,000
0004A	HOMEGOODS	± 23,000
0005	DICK'S SPORTING GOODS	± 50,000
0006	SPROUTS	± 25,090
0007	BEVMO!	± 9,931
0009	MATTRESS FIRM	± 4,000
0011	STRETCH ZONE	± 1,000
0013	ORANGETHEORY FITNESS	± 3,300

Space	Tenant	SF
0014	VERIZON WIRELESS	± 3,000
0016	H&R BLOCK	± 1,700
0017	CHASE BANK	± 4,000
0018	CHIPOTLE MEXICAN GRILL	± 2,000
<b>0019</b>	<b>AVAILABLE (2<sup>nd</sup> Gen Restaurant)</b>	<b>± 4,200</b>
0020	STYLE BAR	± 2,000
0021	BELLA BOUTIQUE	+ 1,500
0022	POLISH ME	± 1,300
0023	SPORT CLIPS	± 1,200
0024	FIVE GUYS BURGERS & FRIES	± 2,300
0025	PAC DENTAL	± 2,800

Space	Tenant	SF
0026A	EYEBROW HUB	± 750
0026B	EDIBLE ARRANGEMENTS	± 1,450
0028	STARBREAD BAKERY (COMING SOON)	+ 1,000
0029	POKEMOTO	± 1,000
<b>0030</b>	<b>AVAILABLE (2<sup>nd</sup> Gen Restaurant)</b>	<b>± 2,000</b>
0031	BUFFALO WILD WINGS	± 6,700
0035A	BANK OF THE WEST	± 2,400
0035B / 0035C	BATH & BODY WORKS	± 4,260
0036	YOGURTLAND	± 1,238
<b>0037</b>	<b>AVAILABLE (Divisible)</b>	<b>± 7,000</b>



# MARKET AERIAL



### Deer Creek Village

- The Habit Burger Grill
- Smart & Final
- Friedman's Home Improvement
- Don John's
- Blue Bird Bakery
- Jamba Juice
- CITY SPORTS CLUB

### Petaluma Village Premium Outlets

- Sally's Hair Academy
- OLD NAVY
- ANN TAYLOR
- NIKE
- COACH
- BANANA REPUBLIC
- GAP
- AMERICAN EAGLE

### Plaza North

- ME Massage Envy
- Starbucks
- SUBWAY
- CVS pharmacy

### Plaza South

- TRADER JOE'S
- BIG 5 SPORTING GOODS
- petco
- Raley's
- ROSS DRESS FOR LESS
- MATTRESS FIRM
- CVS pharmacy
- LOLA'S MARKET

### River Plaza

- GROCERY OUTLET
- Exchange Bank
- TAPS beer co. & kitchen
- metro by grocers
- DOLLAR TREE
- Cosmo Prof

### Redwood Gateway

- Michaels
- KOHL'S

### Leghorn Marketplace

- SAFEWAY
- Starbucks
- Exchange Bank
- Great Clips

### Washington Square

- SAFEWAY
- pet food express
- Peet's COFFEE
- five BELOW
- HARBOR FREIGHT TOOLS

### East Washington Place

- ULTA BEAUTY
- TARGET
- Bath & Body Works
- TJ-maxx
- DICK'S SPORTING GOODS
- SPROUTS FARMERS MARKET
- MATTRESS FIRM
- Orangetheory FITNESS
- H&R BLOCK
- verizon
- FIVE GUYS BURGERS and FRIES
- ELIPOPE RESTAURANT
- Sport Clips COLLECTIBLES
- SHIRAZI'S FRESH MEATS
- BevMo!
- STRETCH ZONE
- Yogurtland
- CHASE
- PACIFIC DENTAL SERVICES
- HomeGoods

### Lucky

### WHOLE FOODS MARKET

### EWP

East Washington Plaza

### Petaluma Gateway Center

- Lucky
- The UPS Store
- Mountain Market



**Population**

1 MILE	3 MILES	5 MILES	15 MIN
16,827	61,335	67,229	83,243



**Estimated Households**

1 MILE	3 MILES	5 MILES	15 MIN
6,534	24,552	27,024	33,4469



**Estimated Average Household Income**

1 MILE	3 MILES	5 MILES	15 MIN
\$135,536	\$164,259	\$165,083	\$160,158



**Estimated Average Household Net Worth**

1 MILE	3 MILES	5 MILES	15 MIN
\$1.26 M	\$1.58 M	\$1.59 M	\$1.53 M



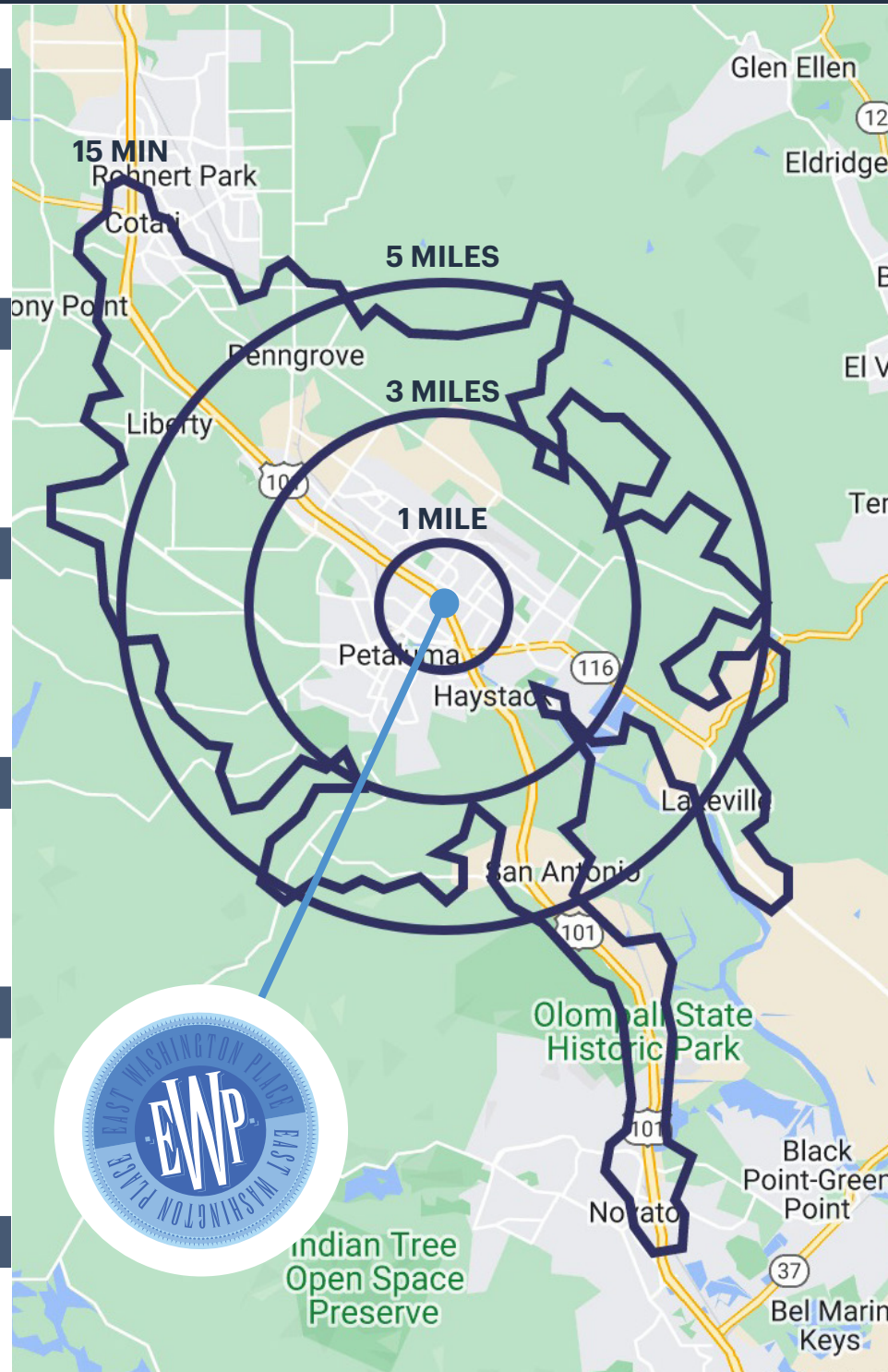
**College Degree Bachelor Degree Or Higher**

1 MILE	3 MILES	5 MILES	15 MIN
36.6%	44.4%	44.2%	42.3%



**Total Retail Expenditure**

1 MILE	3 MILES	5 MILES	15 MIN
\$267.66 M	\$1.16 B	\$1.28 B	\$1.56 B





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Sources: Renderings: SGPA Architecture.  
Photography: Vestar Properties and  
Shutterstock. \*Demographics and Traffic  
Counts: SITE USA Regis Online 07/18/24