



EAST WASHINGTON PLACE

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



401 KENILWORTH DRIVE, PETALUMA, CA
 +1,000 - +4,200 SF



MEGHAN BASSO
 (925) 488-4143
 megan@lockehouse.com
 License #01880016

DANIELLE BROMSTEAD
 (925) 488-4144
 danielle@lockehouse.com
 License #01339574

SANDY BERRY
 (650) 548-2697
 sandy@lockehouse.com
 License #00880014

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

Address	401 Kenilworth Dr., Petaluma, CA
Total GLA	±341,727 SF
% Leased	98%
Year Built	2013
Parking Count	1,473 Stalls
Parking Ratio	4.4 Per 1,000 SF of GLA
Traffic Counts (2022)	HWY 101 - 86,507 ADT E. Washington Dr. - 24,467 ADT

Space: 0011	± 1,000 SF
Space: 0028	± 1,000 SF 2nd Generation Restaurant
Space: 0019	± 4,200 SF 2nd Generation Restaurant
Space: 0021	± 1,500 SF
Space: 0035B 0035C	± 4,260 SF (Divisible)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,652	64,419	70,502
MHHI	\$91,430	\$104,517	\$161,147
Daytime Population	13,772	49,178	59,178



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	AVAILABLE	± 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
0019	AVAILABLE (2nd Gen Restaurant)	± 4,200
0020	STYLE BAR	± 2,000
0021	AVAILABLE	± 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
0027	THE CHEESE STEAK SHOP	± 1,000
0028	AVAILABLE (2nd Gen Restaurant)	± 1,000
0029	REDBOY PIZZA	± 2,400
0031	BUFFALO WILD WINGS	± 6,700
0035A	BANK OF THE WEST	± 2,400
0035B / 0035C	AVAILABLE (Divisible)	± 4,260
0036	YOGURTLAND	± 1,238
0037	PETSMART	± 7,000

CLOSE UP AERIAL



86,507 ADT
Off Ramp

On Ramp

East Washington St. - 24,467 ADT
Kenilworth Dr.



Sonoma - Marin Fairgrounds



Future Mixed-Use

Petaluma Swim Center





POPULATION

1 MILE	3 MILES	5 MILES	15 MIN
17,652	64,419	70,502	81,101



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES	15 MIN
6,252	24,279	26,790	31,048



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES	15 MIN
\$116,919	\$138,730	\$139,565	\$138,235



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES	15 MIN
\$1.05 M	\$1.39 M	\$1.36 M	\$1.35 M



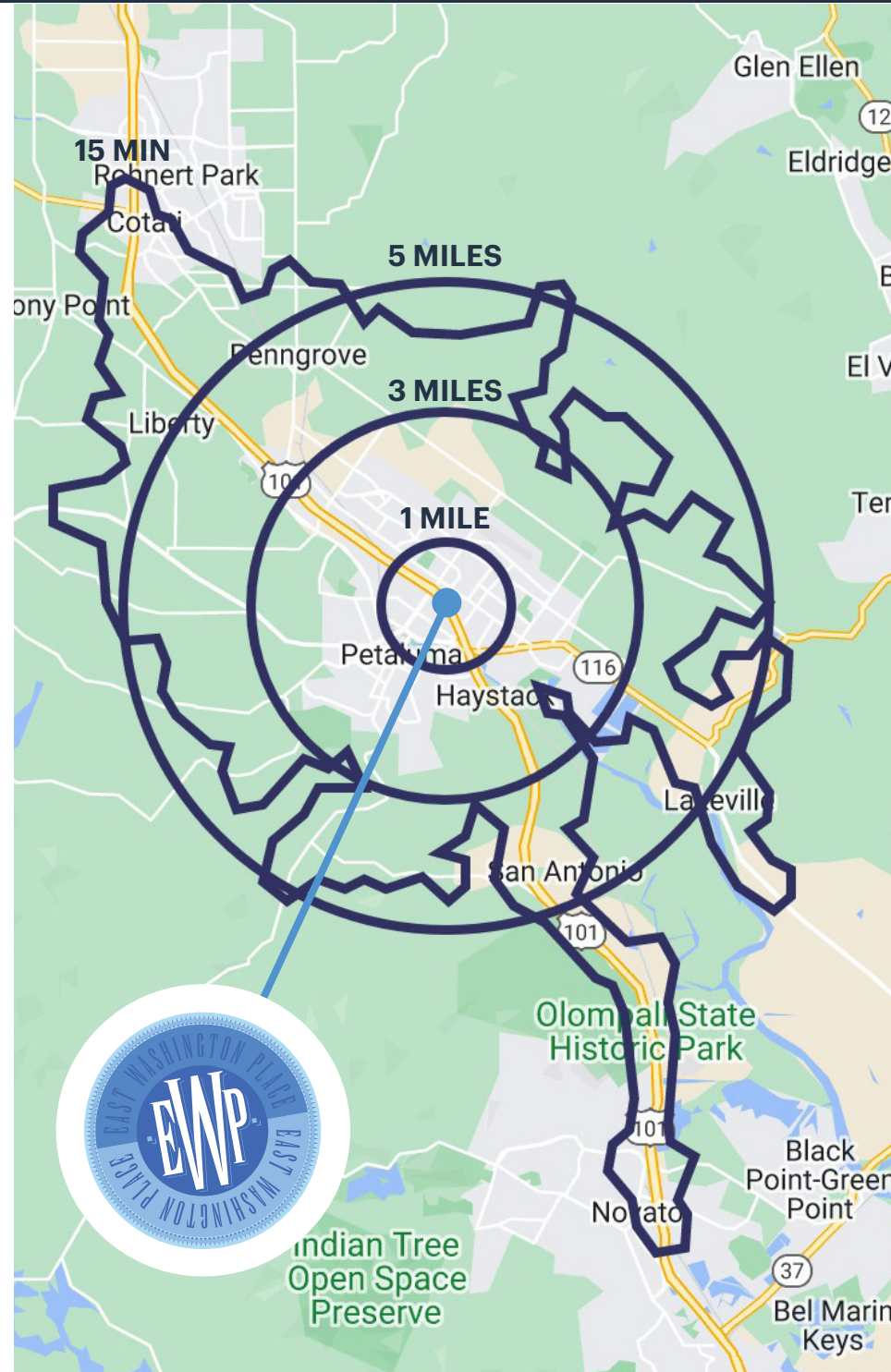
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES	15 MIN
3,859	19,586	21,256	24,051



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES	15 MIN
\$260.78 M	\$1.14 B	\$1.26 B	\$1.45 B





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