

**FOR LEASE**

# LAKEVILLE SQUARE

2620 Lakeville Highway, Petaluma, CA 94954



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

**SAMUEL KO**

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## Property Description

# LAKEVILLE SQUARE

2620 Lakeville Highway, Petaluma, CA 94954

### PROPERTY DESCRIPTION

Lakeville Square is of newer construction. Current co-tenants include TruVet, Anytime Fitness, and Subway.

### LOCATION DESCRIPTION

Located on Lakeville Highway, one of the busiest thoroughfares in Petaluma. The location provides tremendous visibility for a range of tenants. The property is situated at the signalized intersection of Lakeville Highway and Casa Grande Road directly adjacent to the 387 unit Azure Apartments. Lakeville Highway is heavily trafficked as an alternative bypass to Highway 101 during commute hours and at all times during the day. Traffic counts are estimated to be 24,300 MPSI.

### PROPERTY HIGHLIGHTS

- Best priced Petaluma retail space!
- Single tenant free standing building
- Signalized intersection with very high traffic counts
- Strong surrounding residential population density
- Strong surrounding commercial daytime employee population
- Nearby new developments adding strength to location



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Property Photos

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Ideal Uses

- Small grocer
- Restaurant including dinner service
- Service retail (insurance, title company, finance)
- Nail salon
- Hair salon
- Convenience store
- Coffee/cafe
- Vet clinic
- Medical office
- General retail
- Office
- Cell phone sales/repair
- Furniture sales and showroom
- Bicycle shop
- Day care facility
- Dry cleaner drop off
- Bank
- Mail store

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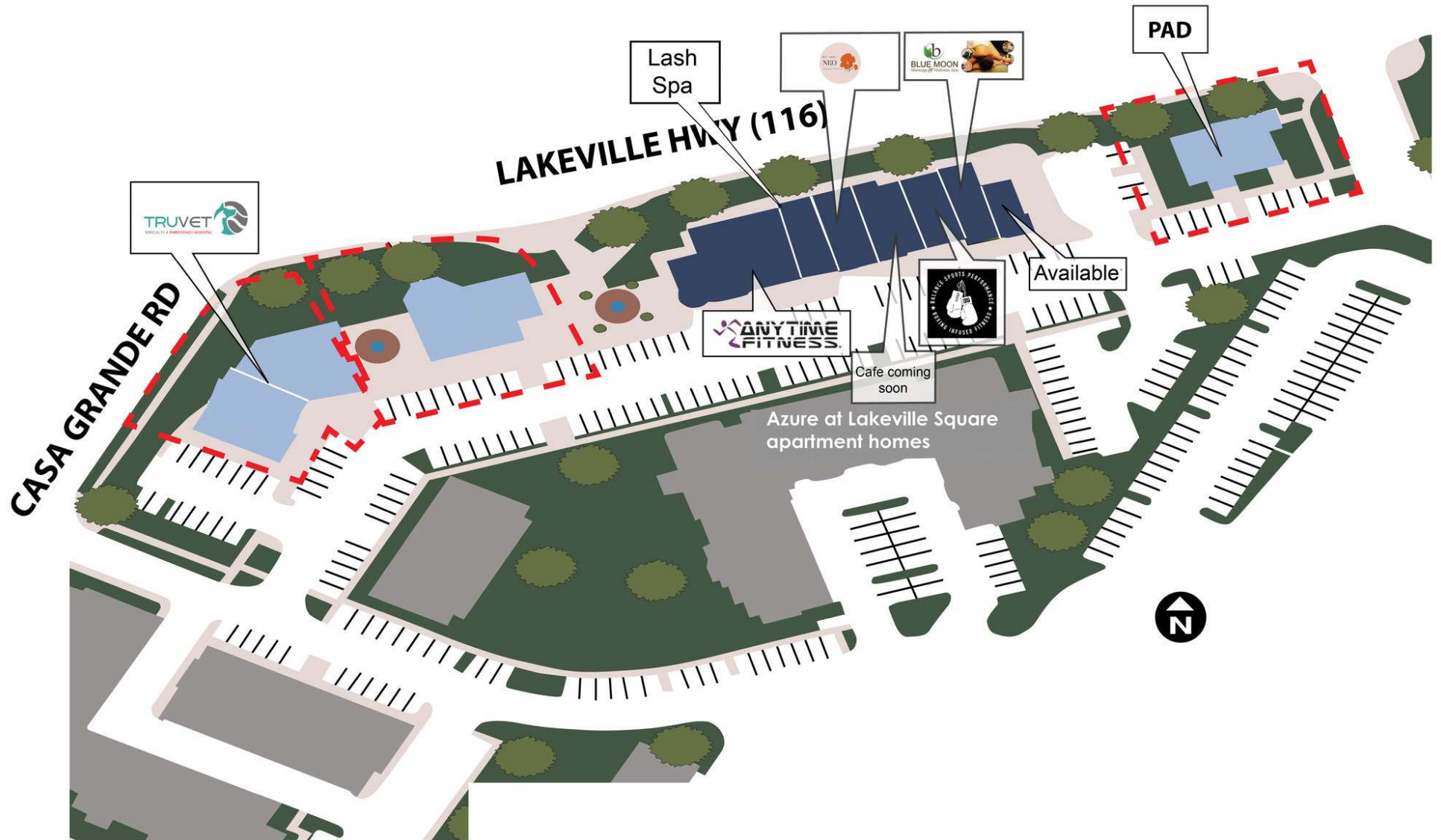


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Site Plans

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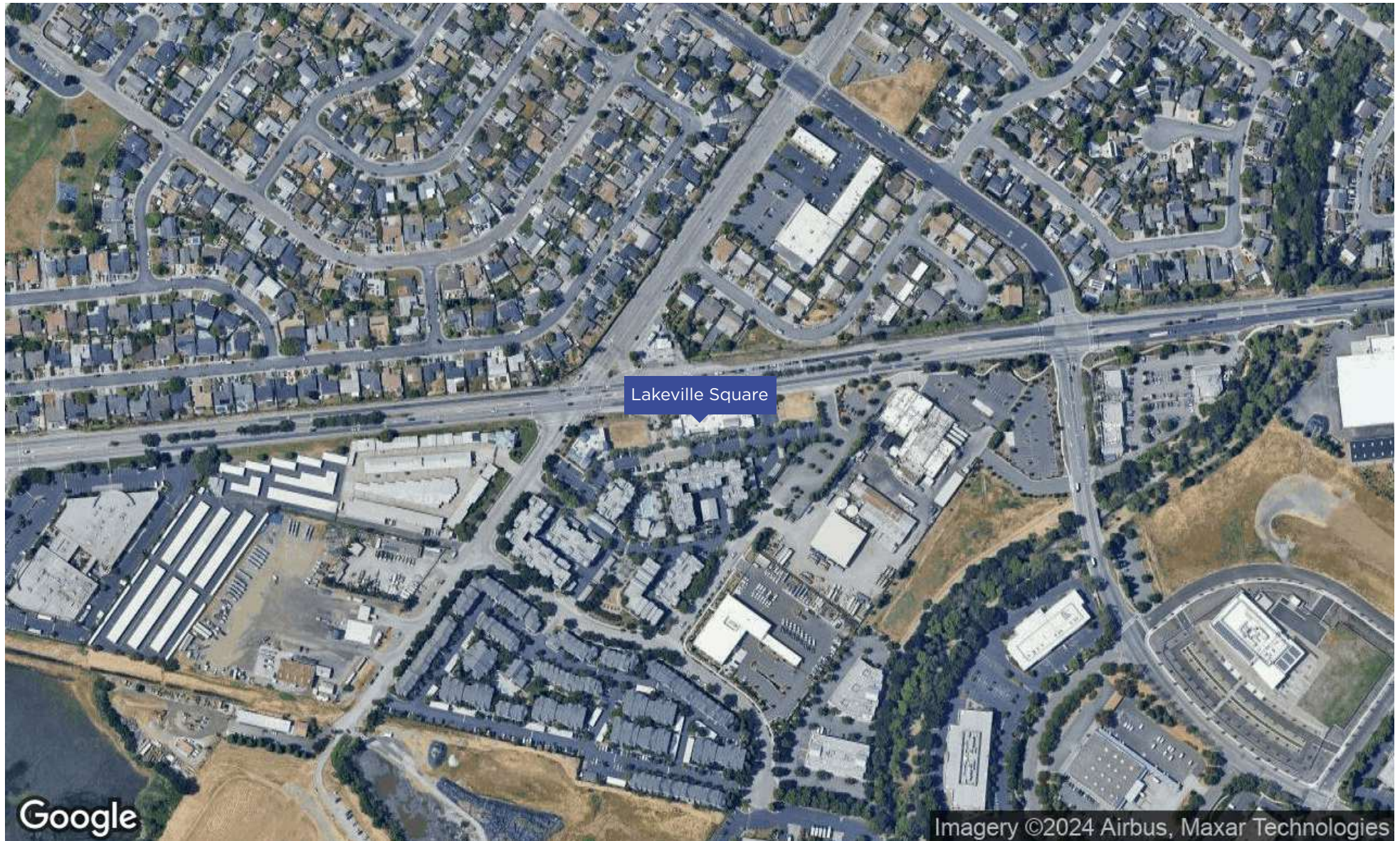


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Aerial Map

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Automotive Alley  
7 Domestic/Imported  
Dealerships

Flak's Fifth Avenue OFF 5TH  
COACH FACTORY

Friedman's HOME IMPROVEMENT  
& Smart & Final CITY SPORTS CLUB

TRADER JOE'S  
ROSS RALEY'S DRESS FOR LESS  
PETCO Where the pets go.

Petaluma Valley Hospital  
\$50M Recent Upgrades

Petaluma Municipal Airport

SAFeway planet fitness Party City THE DISCOUNT PARTY SUPER STORE

TARGET HomeGoods TJ-maxx SPROUTS FARMERS MARKET

- A Marina Business Center**  
Over 46k SF office campus
- B Lakeview Business Center**  
Over 130k SF office campus
- C Oakmead Business Park**  
Over 800k SF industrial park
- D Washington Square**  
200k SF retail shopping center
- E Petaluma Plaza South**  
350k SF retail shopping center
- F Deer Creek Village**  
315k SF mixed-use development
- G Lagunitas Brewing**  
3rd best selling craft beer in US
- H Petaluma Village Outlets**  
Over 60 premium outlets stores
- I East Washington Place**  
340k SF retail, 81 Acres
- J River Plaza**  
71k SF retail shopping center
- K Great Petaluma Mill**  
45k SF mixed-use development
- L Haystack Pacifica**  
15k SF mixed-use development
- M Waterfront District**  
56k SF mixed-use development
- N Northbank @ Riverfront**  
Future residential development

Theater District  
80k SF retail/office  
90+ Residential Units

Foundry Wharf  
18k SF retail/office

Bay West  
37 Acre mixed-use  
development

TRACTOR SUPPLY CO.

ups FedEx Federal Express  
ThermoFisher SCIENTIFIC

SITE



Adison Ranch Apts  
316 Units

Casa Grande  
High School  
1,700 Students

Vineyard Apts  
490 Units

Morris  
Distribution

Friedman's  
HOME IMPROVEMENT

TARGET  
PET SMART

HomeGoods  
TJ-maxx

Sonoma-Marin  
Fairgrounds

101

S. McDowell Blvd.

Lucky  
McDonald's

IN-N-OUT  
BURGER

Northbank @ Riverfront  
Future residential

Lakeville Hwy

Bay West  
37 Acre mixed-use  
development

Sheraton  
HOTELS & RESORTS

TRACTOR  
SUPPLY CO.

Marina Apts  
90 Units

Azure at Lakeview  
Apartments  
387 Units

Future  
Apartments  
±300 Units

Marina Business Ctr  
46k SF office campus

STARBUCK'S  
COFFEE

FedEx  
Federal Express

KAISER  
PERMANENTE

Quarry Heights  
272 Single Family Homes

101

SITE

Lakeview Business Ctr  
130k SF  
office campus

ThermoFisher  
SCIENTIFIC  
PEPSICO

OnTrac

ups

Oakmead Business Park  
800k SF industrial park



Vineyard Apts  
490 Units

S. McDowell Blvd

Arroyo  
Center

Lakeville Hwy

Lakeville Hwy

Petaluma  
Poultry



HydroFarm

Morris  
Distribution

Tomales Bay Foods  
Corporate Office

Amy's  
Kitchen



Alvarado St  
Bakery

Azure at Lakeville  
Apartments  
387 Units

Moresco  
Distributing



Future  
Apartments  
±300 Units



Lakeview Business Ctr  
130k SF office campus



**SITE**

Oakmead Business Park  
800k SF industrial park

# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.2327/-122.6040

RS1

2620 Lakeville Hwy		1 mi radius	3 mi radius	5 mi radius
Petaluma, CA 94954				
POPULATION	2018 Estimated Population	12,334	54,471	67,027
	2023 Projected Population	12,448	54,913	67,650
	2010 Census Population	11,315	51,721	63,860
	2000 Census Population	10,585	49,102	60,765
	Projected Annual Growth 2018 to 2023	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2018	0.9%	0.6%	0.6%
	2018 Median Age	38.6	41.9	42.1
HOUSEHOLDS	2018 Estimated Households	4,278	20,593	25,361
	2023 Projected Households	4,418	21,220	26,165
	2010 Census Households	3,893	19,486	24,078
	2000 Census Households	3,680	18,016	22,235
	Projected Annual Growth 2018 to 2023	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2018	0.9%	0.8%	0.8%
RACE AND ETHNICITY	2018 Estimated White	72.1%	78.5%	79.2%
	2018 Estimated Black or African American	2.8%	1.9%	1.8%
	2018 Estimated Asian or Pacific Islander	6.6%	5.1%	5.2%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
	2018 Estimated Other Races	17.8%	14.0%	13.2%
	2018 Estimated Hispanic	29.2%	23.2%	22.1%
INCOME	2018 Estimated Average Household Income	\$114,658	\$119,102	\$122,994
	2018 Estimated Median Household Income	\$95,342	\$94,336	\$95,276
	2018 Estimated Per Capita Income	\$39,792	\$45,131	\$46,639
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	8.5%	5.9%	5.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.2%	5.1%	4.9%
	2018 Estimated High School Graduate	22.4%	18.6%	18.7%
	2018 Estimated Some College	23.3%	23.9%	24.0%
	2018 Estimated Associates Degree Only	8.2%	8.1%	8.2%
	2018 Estimated Bachelors Degree Only	22.9%	24.5%	24.7%
	2018 Estimated Graduate Degree	10.5%	13.9%	13.6%
BUSINESS	2018 Estimated Total Businesses	615	2,945	3,902
	2018 Estimated Total Employees	6,906	23,731	33,833
	2018 Estimated Employee Population per Business	11.2	8.1	8.7
	2018 Estimated Residential Population per Business	20.0	18.5	17.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.