EAST WASHINGTON PLACE

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401 KENILWORTH DRIVE, PETALUMA, CA

±2,000 - ±7,000 SF

LOCKEHOUSE

Vestar

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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

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

AVAILABLE SPACES

Space 0019	± 4,200 SF 2nd Generation Restaurant
Space 0030	± 2,000 SF 2nd Generation Restaurant
Space 0037	± 7,000 SF (Divisible)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,463	61,034	66,935
MHHI	$96,741	$123,412	$123,273
Daytime Population	14,137	44,382	52,648

**Demographics and Traffic Counts: SITE USA Regis Online 05/07/26*





SITE PLAN



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
0019	**AVAILABLE (2nd Gen Restaurant)**	**± 4,200**
0020	STYLE BAR	± 2,000
0021	T-MOBILE	+ 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	+ 1,000
0029	POKEMOTO	± 1,000
0030	**AVAILABLE (2nd Gen Restaurant)**	**± 2,000**
0031	BUFFALO WILD WINGS	± 6,700
0035A	BANK OF THE WEST	± 2,400
0035B / 0035C	BATH & BODY WORKS	± 4,260
0036	YOGURTLAND	± 1,238
0037	**AVAILABLE (Divisible)**	**± 7,000**

CLOSE UP AERIAL



MARKET AERIAL



DEMOGRAPHICS

Population

1 MILE	3 MILES	5 MILES	15 MIN
17,463	61,034	66,935	90,744

Estimated Households

1 MILE	3 MILES	5 MILES	15 MIN
6,975	24,430	26,883	36,261

Estimated Average Household Income

1 MILE	3 MILES	5 MILES	15 MIN
$128,326	$157,445	$158,772	$150,517

Estimated Average Household Net Worth

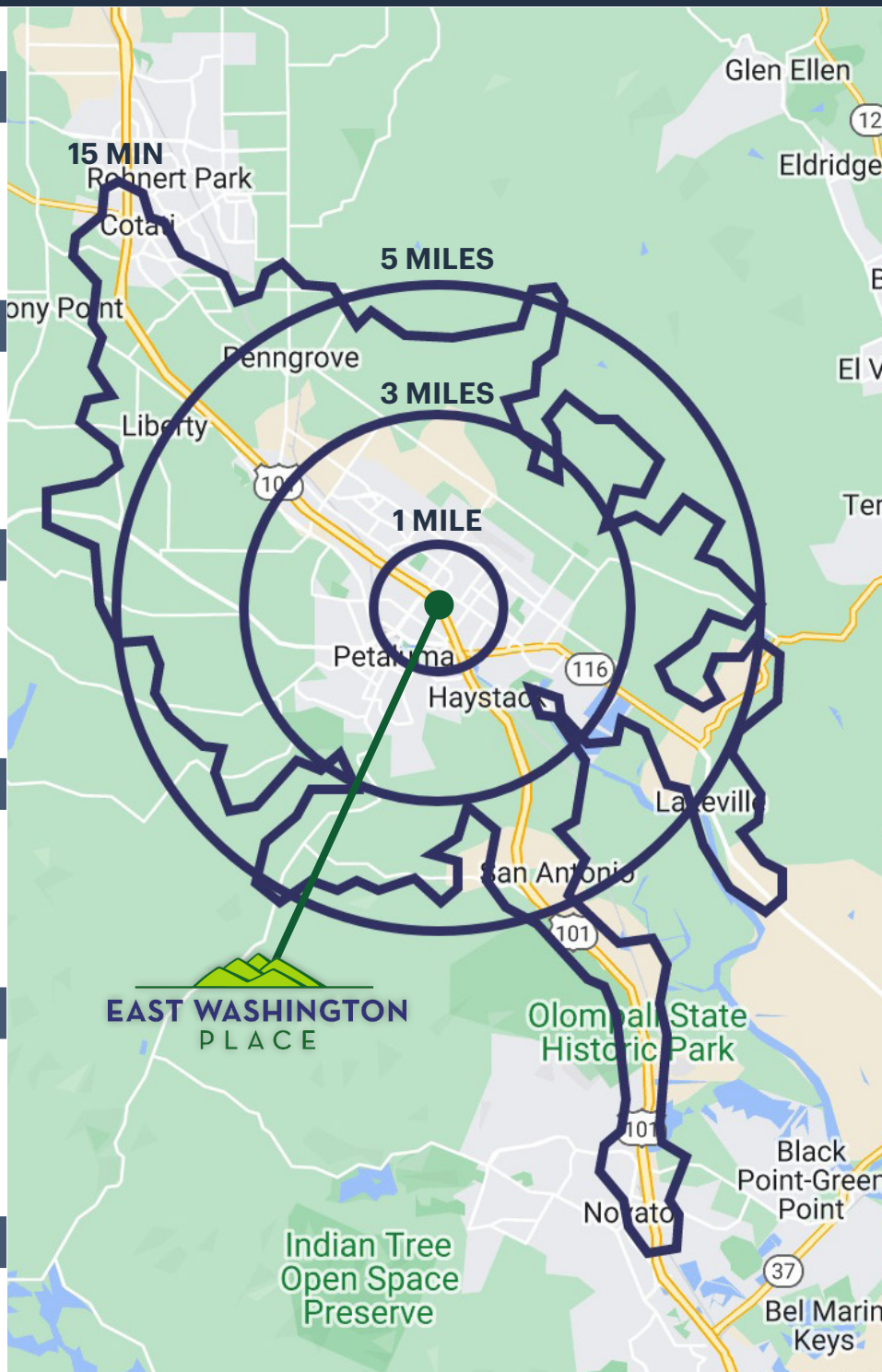
1 MILE	3 MILES	5 MILES	15 MIN
$1.29 M	$1.78 M	$1.8 M	$1.66 M

College Degree Bachelor Degree Or Higher

1 MILE	3 MILES	5 MILES	15 MIN
35.9%	43.3%	43.3%	41.0%

Total Retail Expenditure

1 MILE	3 MILES	5 MILES	15 MIN
$381.86 M	$1.48 B	$1.63 B	$2.15 B



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