

# *Downtown Petaluma's Theatre District*

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**1,614 SF**  
**Salon/Barber**  
**Shop Available**

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145 First Street  
Petaluma, CA



EXCLUSIVELY MARKETING BY:  
JLL's North Bay Retail Team  
415.299.6854 | [WWW.JLL.COM](http://WWW.JLL.COM)  
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**BASINSTREET**  
PROPERTIES

[basin-street.com](http://basin-street.com)



# Theatre District

145 First Street | Petaluma, CA



- Theatre Square is Petaluma's premier downtown location, in the center of it all
- Prompt decision-making & uncomplicated negotiations by local, reputable owner
- Site is situated at the entrance of downtown Petaluma and directly in front of Boulevard Cinemas
- Abundant and convenient parking nearby; Downtown parking garage is a block away from the project
- Annual average daily traffic count at D Street & 1st Street is approximately **18,371\***
- A second generation hair salon space available

\*Source: Cityofpetaluma.net

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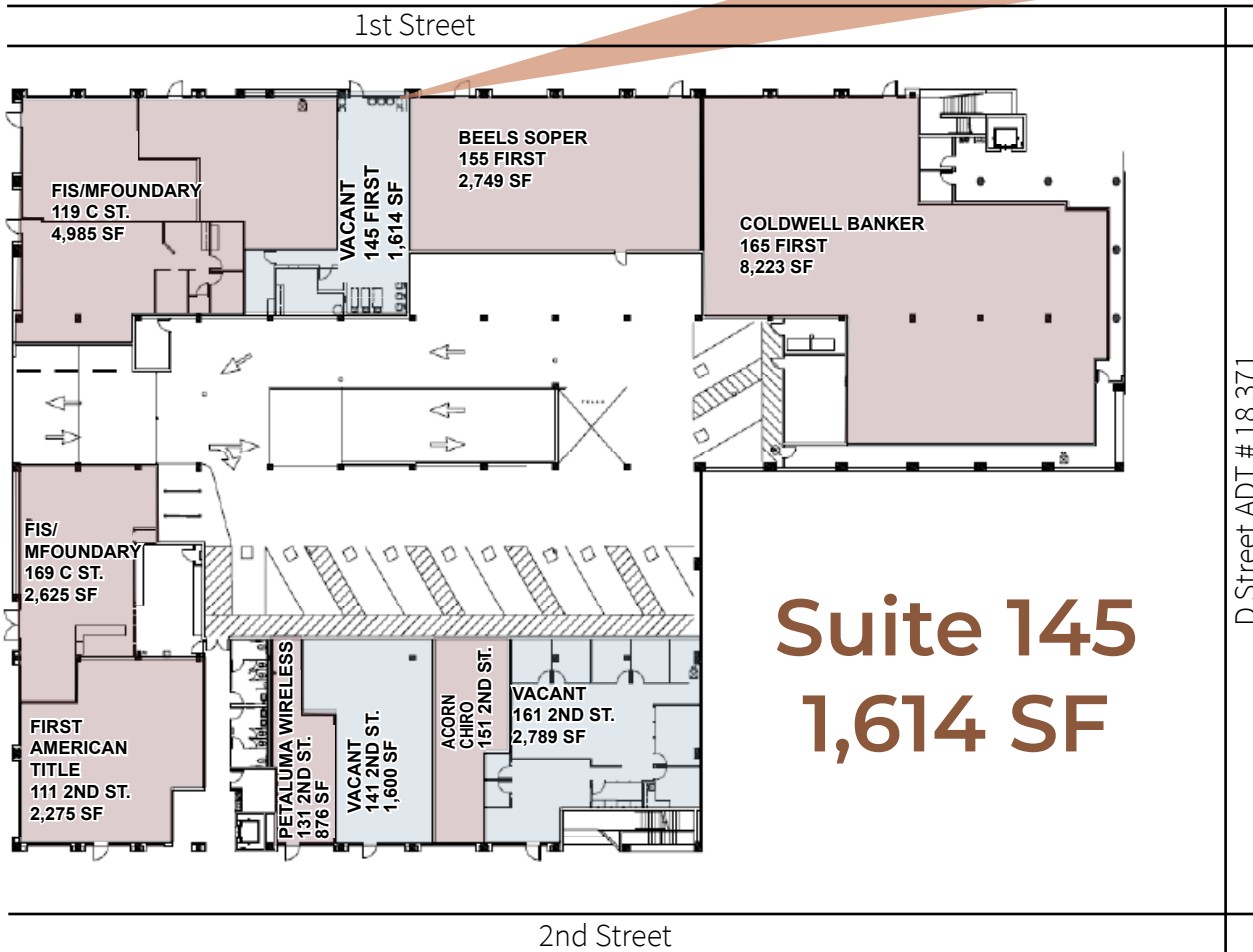


**BASIN STREET**  
PROPERTIES

basin-street.com

# Theatre District - First Street Retail

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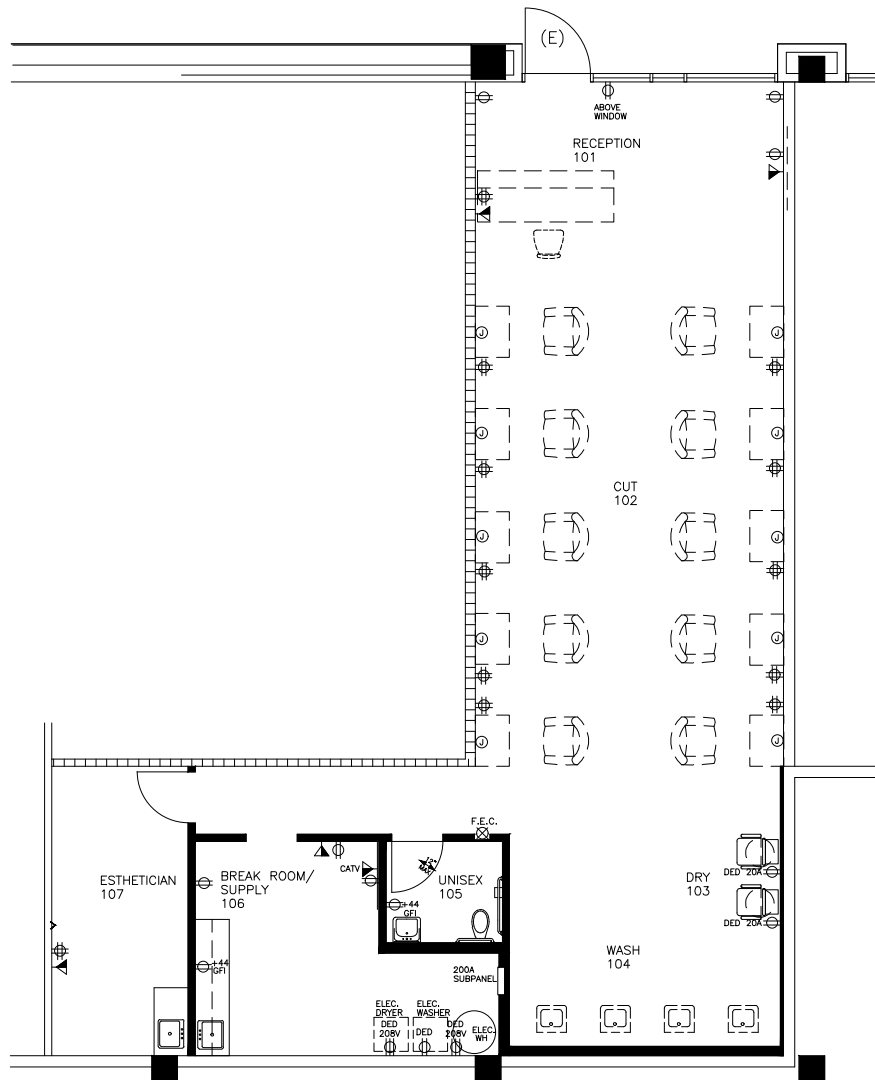
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# Theatre District - First Street Retail

145 First Street | Petaluma, CA

1st Street



- Second Generation Salon Space; space includes:
  - Ten hair dresser stations,
  - Four sinks
  - Two hair dryer stations
  - A beauty room
  - One bathroom
  - Esthetician room
- Walking distance to Boulevard Cinemas Movie Theatre (recently upgraded with luxury loungers)
- Ample parking surrounding the location
- Established hair salon for over six years



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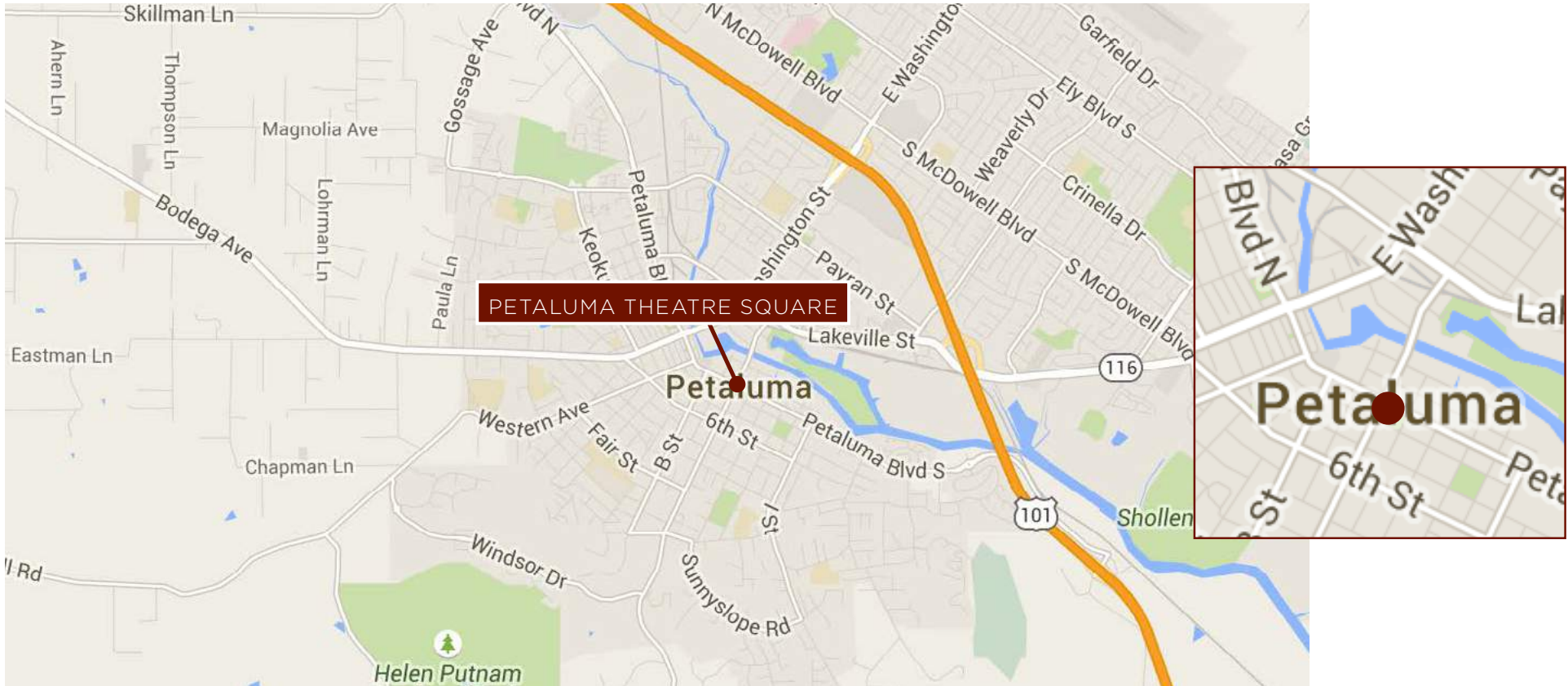
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# Theatre District - First Street Retail

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## Location Map



## Demographics

	1 mile	2 miles	3 miles
Population	15,831	45,353	65,053
Avg. HH Income	\$99,724	\$103,853	\$111,881
Daytime Population	18,743	41,583	62,063

Source: ESRI (2018 Forecasts)



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