



421 2ND STREET, PETALUMA, CA 94952

Offering Memorandum



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Property Description

Claim ample frontage and visibility in the heart of Petaluma's Historic Warehouse District. Formerly Juice House, this 500 square foot space is set up well for a mix of retail and back of house needs and could be perfect for a variety of uses, including a specialty market, beer & wine concept, a health-forward food cafe, or another juice company. Currently, Suite A enjoys a mostly open layout with a separate room ripe for storage, a workspace, or an office, as well as a private restroom, a utility closet with sinks, and additional storage. This unit also offers one employee parking spot and a street retail/drop-off space. Base rent is \$1,800/mo plus CAM charges and utilities. \$1,500/mo teaser rate for the first three months. Lease length negotiable.

\$3.60/SF/MO MG

RATE

500 Sq Ft

AVAILABLE SPACE

Negotiable

TERM

Flex/Retail

USE

Multi-tenant

PROPERTY TYPE

Street-facing Ground

SPACE

Existing Buildout

CONDITION

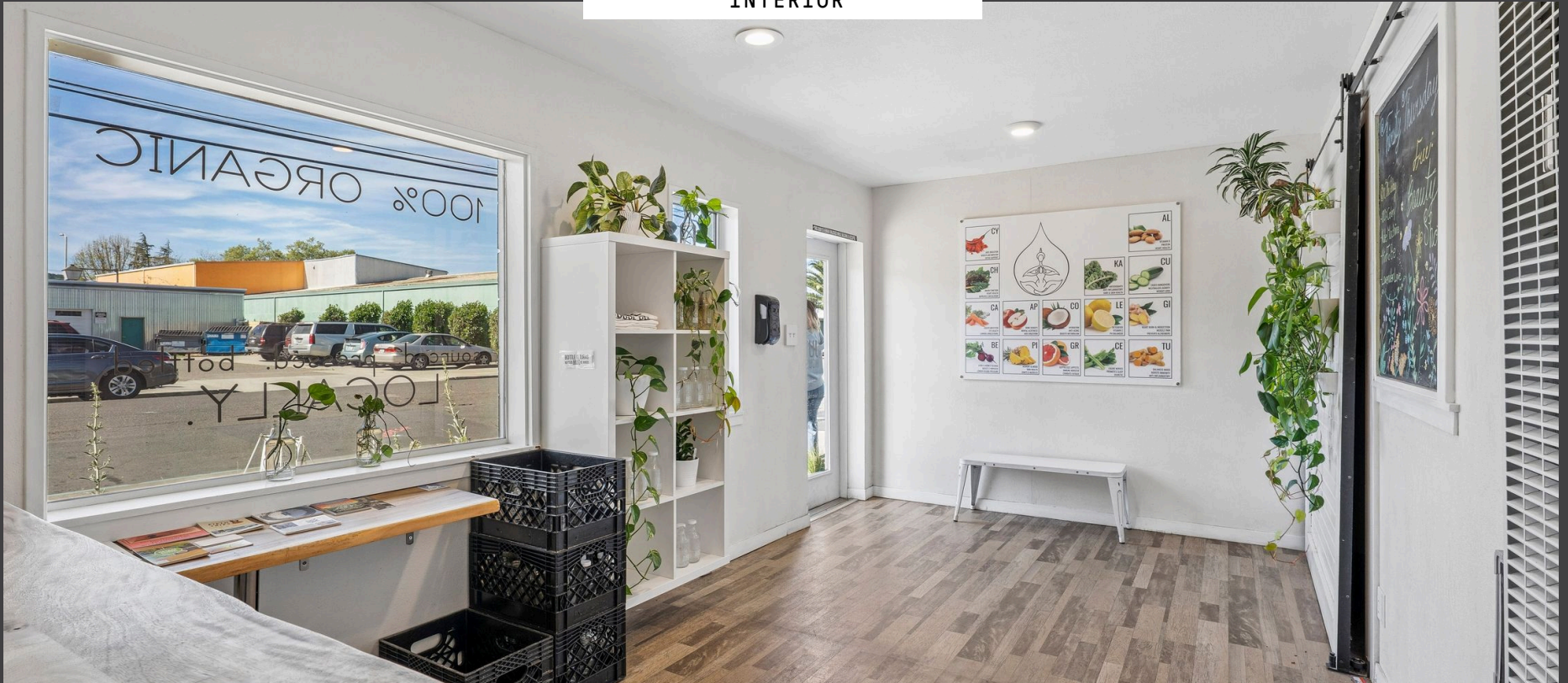
May 2026

AVAILABLE

1967

YEAR BUILT

INTERIOR



Local Map



Petaluma's Historic Warehouse District

WHERE INDUSTRY MEETS CREATIVITY

A neighborhood with a rich industrial legacy and a real sense of community, this district is home to a dynamic mix of founders, makers, designers, and builders. Uniquely positioned along the riverfront and adjacent to downtown, where architecture and setting converge to elevate life, work, and recreation.



Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	855	3,534	12,533
AVERAGE AGE	45.2	42.5	42.4
AVERAGE AGE (MALE)	45.1	43.8	42.8
AVERAGE AGE (FEMALE)	48.8	44.2	44.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	458	1,681	5,519
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$167,397	\$163,876	\$137,854
AVERAGE HOUSE VALUE	\$861,239	\$960,511	\$983,840

2023 American Community Survey (ACS)

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For *More Information* please contact our exclusive sales agent



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Confidentiality & Disclaimers

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In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser and lessee is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

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