

# NORTH PETALUMA'S PREMIER CLASS 'A' MEDICAL OUTPATIENT PROJECT

1383 N MCDOWELL BLVD | PETALUMA, CA

 **PROJECT VIDEO**



**REDWOOD**  
MEDICAL CENTER



**VERSATILE OFFICE LAYOUTS TO ACCOMMODATE A VARIETY OF MEDICAL PRACTICES**

DIRECT ACCESS FROM HWY 101 | EXCELLENT VISIBILITY / SIGNAGE OPPORTUNITIES | AMPLE PARKING

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



# REDWOOD MEDICAL CENTER

## PROJECT FEATURES

Redwood Medical Center offers convenient access and visibility to Highway 101 and is strategically located in proximity to complementary medical services. With energy-efficient utilities and a focus on creating a professional atmosphere, Redwood Medical Center offers the ideal setting for healthcare providers to deliver exceptional care in a functional and welcoming environment.



### PREMIER LOCATION

Convenient access and visibility from Highway 101. Property is strategically located in proximity to complementary medical services.



### PARKING

Ample free parking for patients and practitioners, ensuring unparalleled accessibility. Ideal location for medical offices prioritizing patient convenience.



### AMENITIES

Immediately adjacent to abundant retail and dining amenities. Walking distance to a full service, state-of-the-art gym, hotel, restaurants and other retail amenities.



### VERSATILE LAYOUTS

Designed to accommodate a variety of medical practices. Our spaces support tenant-specific build outs to meet HIPAA and ADA compliance.



### MODERN INFRASTRUCTURE

Facility is equipped with high-speed internet, modern HVAC systems for optimal patient comfort, and energy-efficient utilities. Building features redundant power via back-up generator.



### WELCOMING ENVIRONMENT

Thriving community of healthcare providers strategically located near pharmacies, imaging centers, and other medical offices to enhance patient referrals and collaboration opportunities.



# PETALUMA'S HEALTHCARE HUB



Redwood Medical Center is a proud home to:



“The property provides easy parking and access for our patients, and they love the new space!”

William Diles, M.A.  
Audiologist  
Kenwood Hearing Centers



# LOCATION DEMOGRAPHICS

10-MILE RADIUS OF 1383 N MCDOWELL BLVD, PETALUMA



164,624

Total  
Population



12%

Population  
Growth Rate



61,400

Total  
Households



\$104,598

Median Household  
Income



61,113

Total  
Employees

Petaluma's growing population creates a strong demand for accessible medical services. The Redwood Medical Center positions your practice in a high-demand area, allowing you to grow your patient base while delivering quality care.



# NEARBY AMENITIES



North to Santa Rosa



**REDWOOD MEDICAL CENTER**  
1383 N MCDOWELL BLVD

## Walking Distance

Active Wellness Center.....	442 Steps (5 mins)
Home 2 Suites by Hilton.....	387 Steps (3 mins)
Beyond the Glory Sports Bar.....	221 Steps (1 min)
Gohan Japanese.....	250 Steps (2 mins)
Bianchini's Deli.....	293 Steps (2.5 mins)
Starbucks.....	451 Steps (5 mins)
Cafe Giostra.....	553 Steps (6 mins)
Applebee's.....	567 Steps (6 mins)
Lagunitas Brewing Company.....	884 Steps (9 mins)



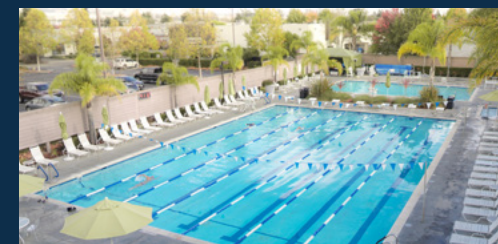
### Hospital Proximity

2.5 miles from Petaluma Valley Hospital  
Less than a mile from Petaluma Health Center



### Active Wellness Center

Adjacent to full service, state-of-the-art gym with heated lap & recreational pools



# LOCATION MAP

Redwood Medical Center, strategically situated in Petaluma, boasts convenient access to Highway 101, and nearby public transportation options, as well as abundant retail amenities in short walking distance. Its central location makes it ideal for medical outpatient providers seeking optimal accessibility.

## Access to Northern California



**Santa Rosa**  
13 miles (17 mins)

**Novato**  
15 miles (18 mins)

**Napa**  
27 miles (42 mins)

**Richmond**  
36 miles (40 mins)

**Oakland**  
47 miles (52 mins)

**San Francisco**  
42 miles (50 mins)

**Fairfield**  
45 miles (51 mins)

**Sacramento**  
85 miles (94 mins)



### Airports

Sonoma County - 21 miles  
Oakland - 46 miles  
SFO - 55 miles  
Napa - 29 miles  
Sacramento - 85 miles



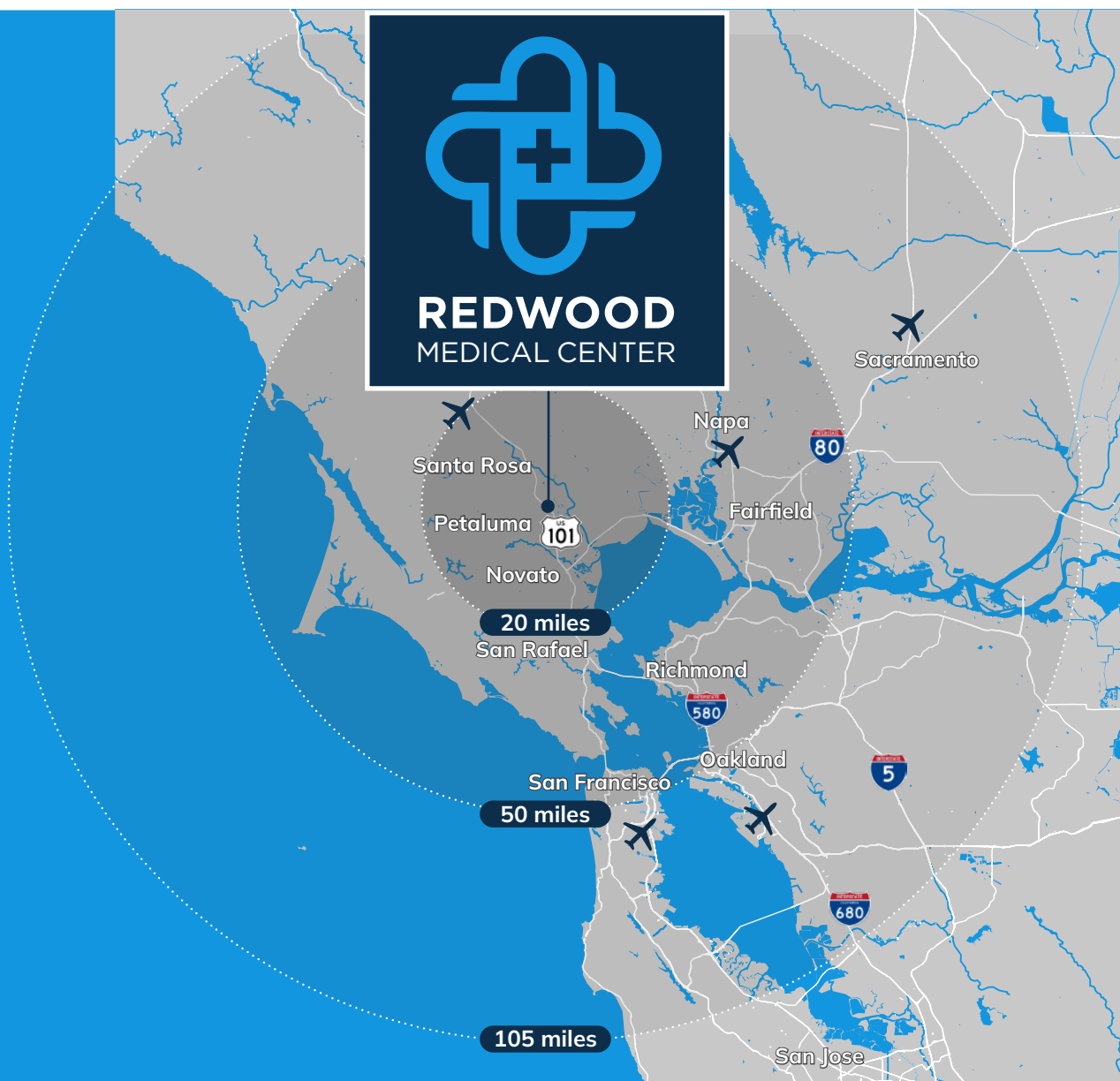
### Transit

Sonoma County - 0.3 miles  
(Route 44 & 48)  
Petaluma - 0.3 miles  
(Route 11)



### Train

SMART North Petaluma - 1.2 miles





**REDWOOD**  
MEDICAL CENTER

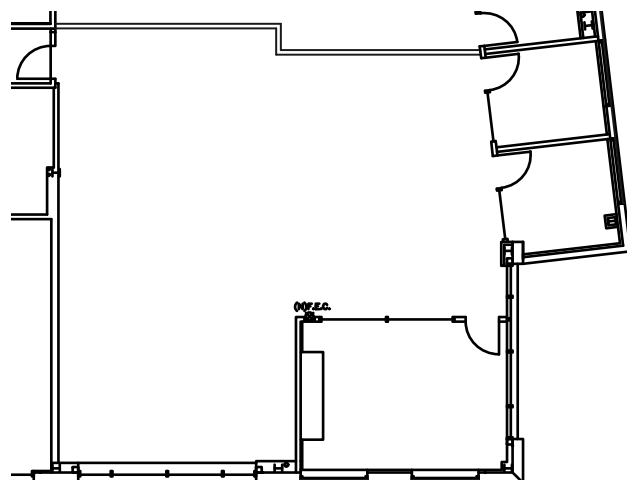
# 1383 N MCDOWELL BLVD FLOOR PLANS

## SUITE 205: ±2,121 SF

- Two (2) private offices
- One (1) conference room
- Open office area
- Exposed ceilings
- Extensive glass line



Suite 205  
Virtual Tour

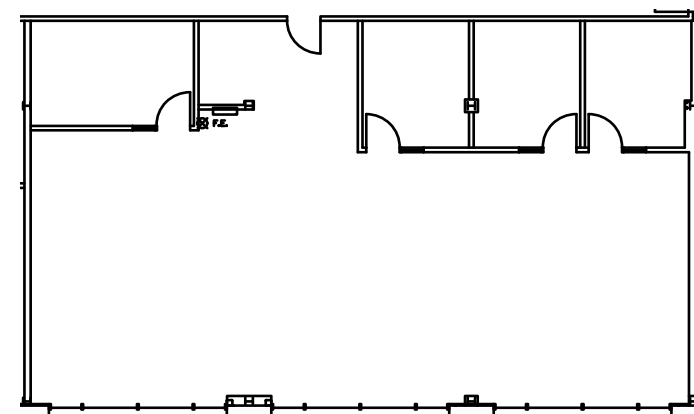


## SUITE 210: ±2,446 SF

- Four (4) private offices
- Open office area
- Exposed ceilings
- Extensive glass line



Suite 210  
Virtual Tour



**Want to Envision What Your Medical Space Can Look Like?**

Check out this [Conceptual 3D Floor Plan Visualization!](#)

# 1383 N MCDOWELL BLVD FLOOR PLAN

## 3RD FLOOR: ±18,895 SF



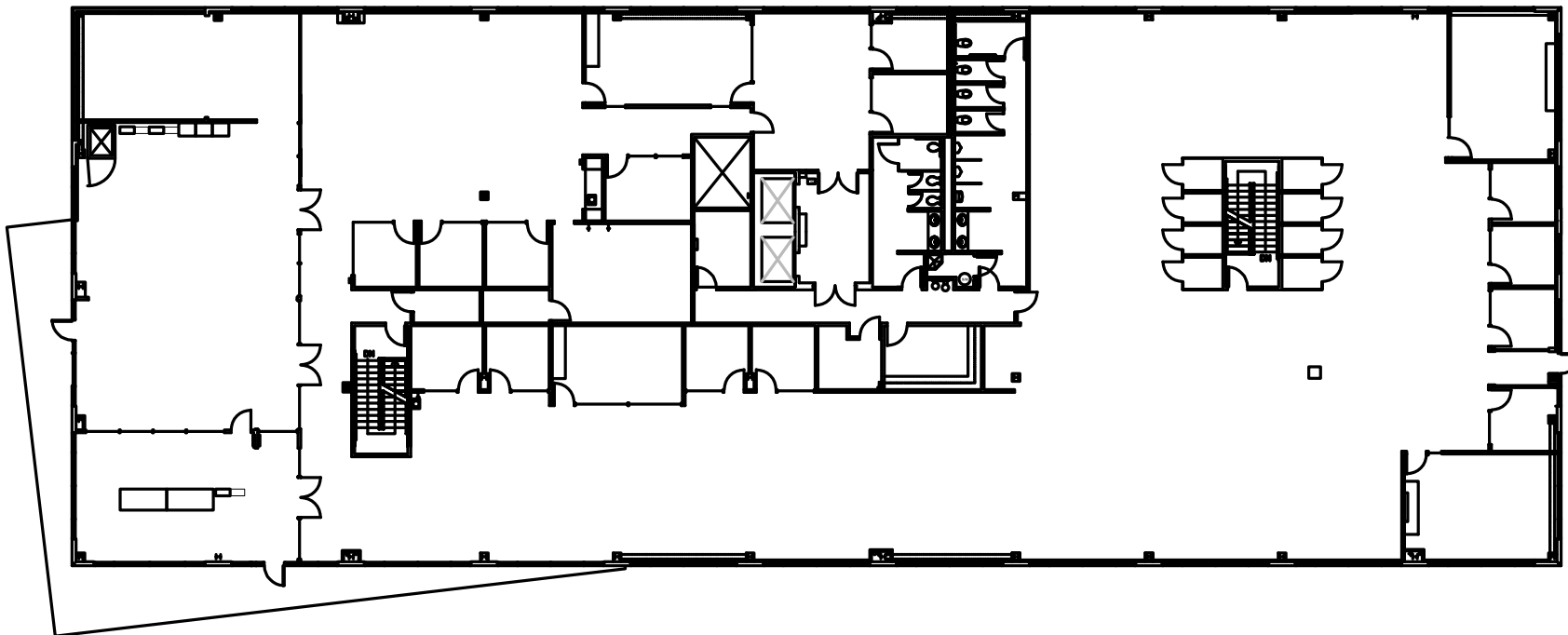
**REDWOOD**  
MEDICAL CENTER

- Interior full height glass finishes
- Efficient layout of private offices and conference rooms
- Space features an abundance of natural light
- Multiple outdoor balconies with beautiful views of the Sonoma hill
- Potential to divide space



### Existing Floor Plan

Medical Suites Built-to-Suit:





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