

**±7,562 SF**

**OFFICE & WAREHOUSE FOR LEASE**



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**1758**

**CORPORATE CIRCLE | PETALUMA, CA**



# 1758 CORPORATE CIRCLE

## PETALUMA, CA

### HIGHLIGHTS

- ±7,562 SF office and warehouse possible
- Mix of office with warehouse and mezzanine
- High identity corner location at the corner of Corporate Circle & South McDowell Blvd with signage opportunity
- Dock high loading door with grade level door
- Shared restrooms with neighboring tenant
- Next to Shollenberger Park
- Easy access to downtown Petaluma and Highways 116, 101 and 37
- Walking distance to Adobe Creek Retail Center with Starbucks, Lily Kai Chinese Restaurant, and many other amenities
- ±22.7' clear height
- Prompt decision making and uncomplicated negotiations by local, reputable owner
- Rate: \$1.25 PSF NNN

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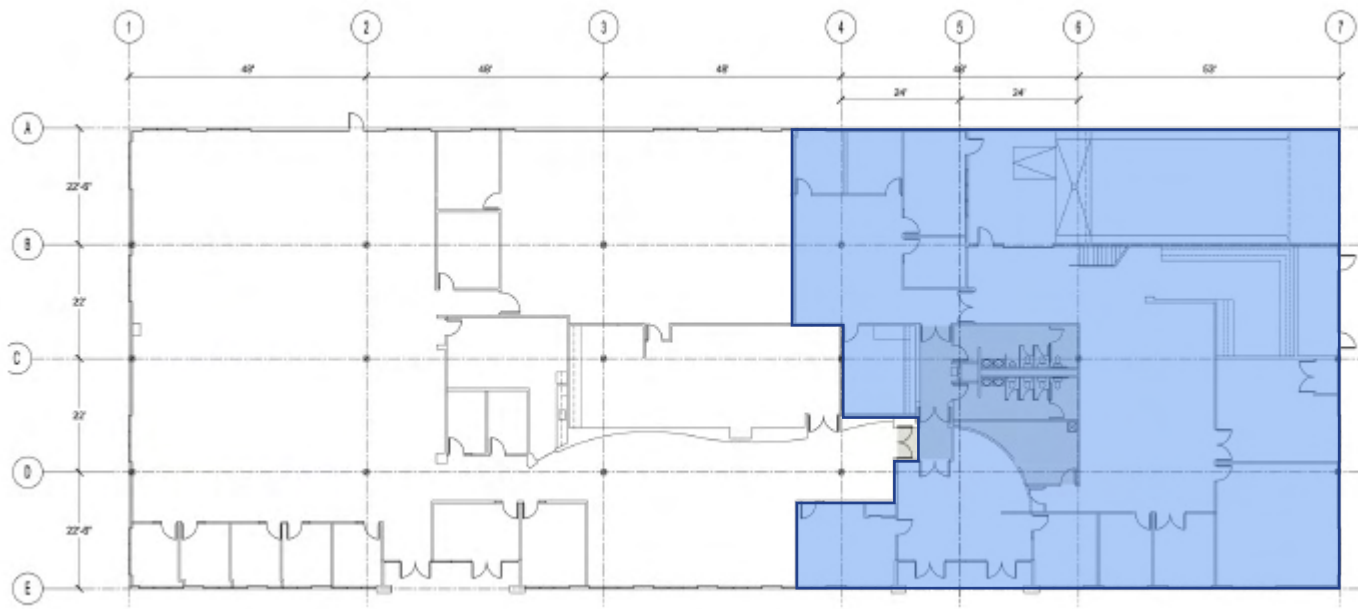
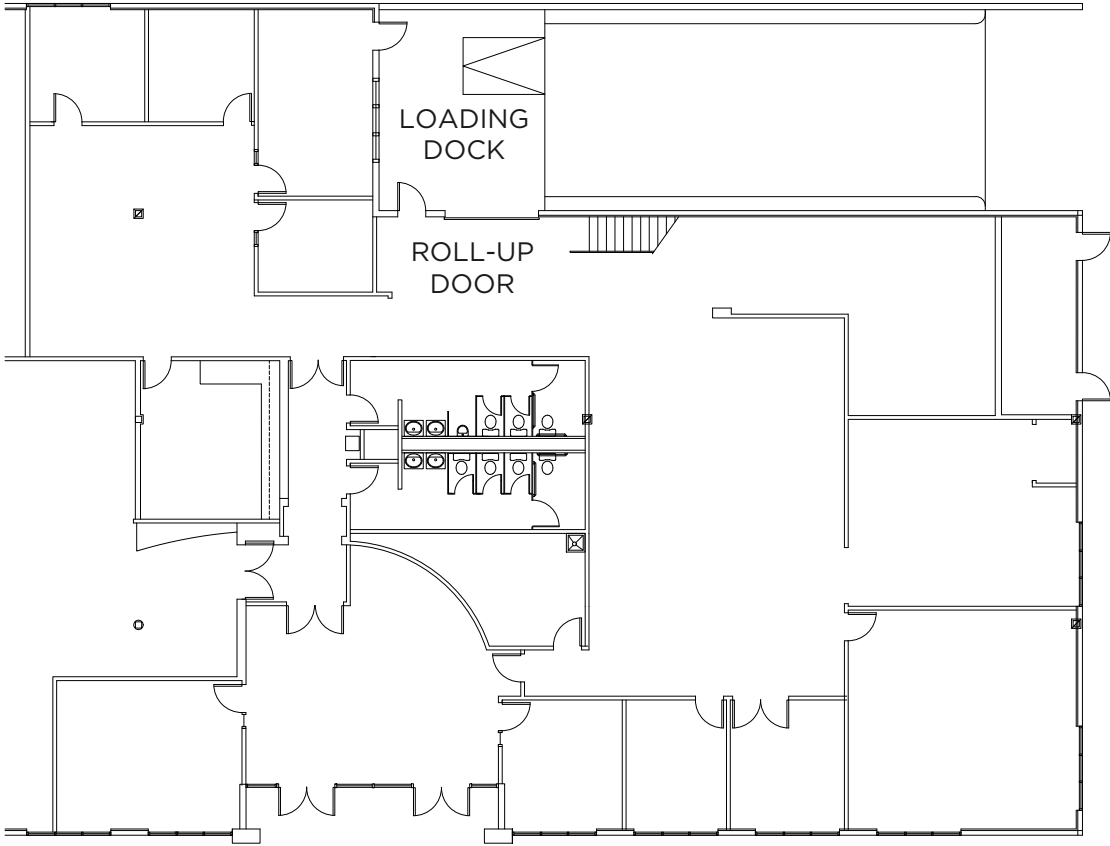
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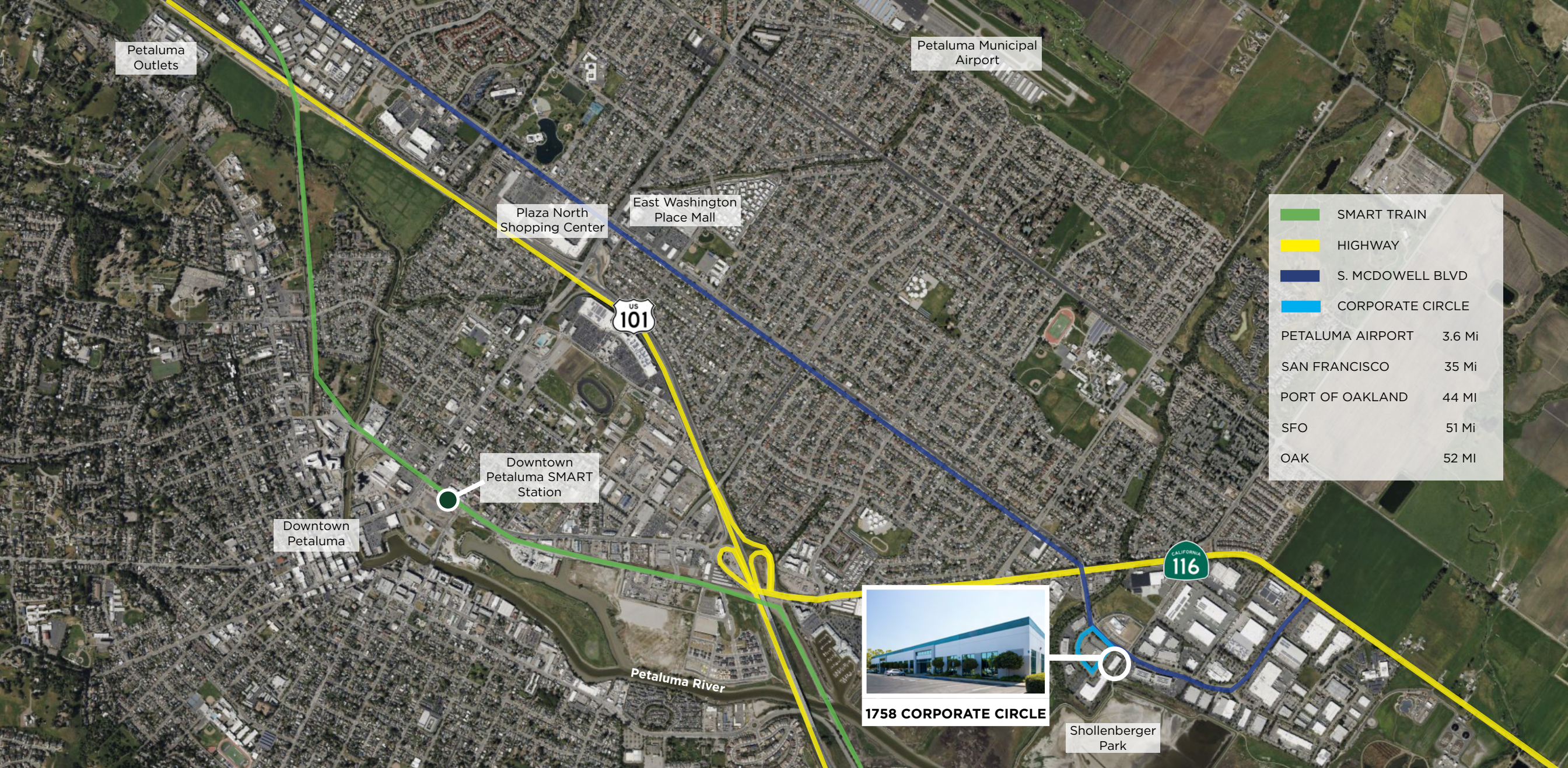
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Petaluma

- Nike Factory Store
  - Levi's Outlet
  - Lucky Supermarket
  - Mi Pueblo
  - Trader Joe's
  - Target
- Safeway
  - CVS
  - Whole Foods
  - McDonald's
  - Starbucks
  - Party City
- Planet Fitness
  - Staples
  - Best Western
  - Buffalo Wild Wings
  - BevMo!
  - Sprouts Farmers Market
- Brewster's Beer Garden
  - Crooked Goat Brewing
  - Sol Food
  - Taps on the River
  - In N Out
  - Courtyard by Marriott
- FedEx Ship Center
  - Rustic Bakery
  - Taco Bell
  - Wendy's
  - Petaluma Market
  - Ulta Beauty
- Wild Goat Bistro
  - Cucina Paradiso
  - Hotel Petaluma
  - Paradise Sushi & Grill
  - Boulevard 14 Cinema
  - Sugo Trattoria