

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

1383 N MCDOWELL BLVD | PETALUMA, CA

[REDWOODMEDICALCENTER.COM](http://REDWOODMEDICALCENTER.COM)



**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.



TOTAL BUILDING AREA: ±58,299 SF



# 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



## 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





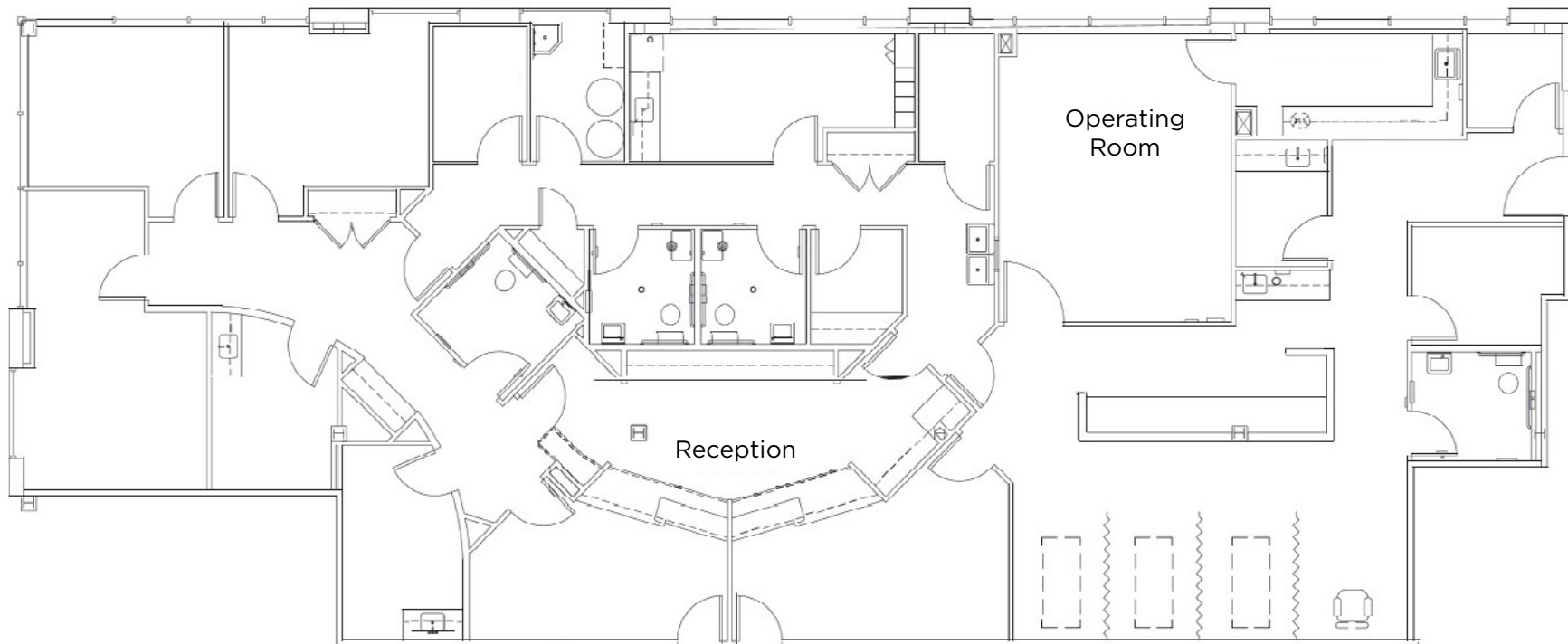
# 1383 N MCDOWELL BLVD FLOOR PLAN

## SUITE 110: ±4,595 SF

- Former gastroenterology surgery center
- Plumbing and sinks in office for medical use
- Located immediately off main lobby
- In suite restrooms



**REDWOOD**  
MEDICAL CENTER



REDWOODMEDICALCENTER.COM

The floor plan illustrates a medical office layout with several rooms and functional areas. The rooms include EXAM (multiple), DOCTOR OFFICE, MEDICINE, SUPPLIES, LAB, BREAK, BUSINESS OFFICE, WAITING, and RECEPTION. The plan shows proposed changes with dashed lines and labels, such as 'NEW DOOR', 'NEW WALL', 'NEW 4' LONG BASE CABINET', and 'NEW 17' LONG BASE/WALL CABINET WITH SINK'. Existing features are shown with solid lines and labels like 'EXISTING CABINETS AND SINK'.

The floor plan illustrates the layout of a dental office with several rooms and proposed modifications. The rooms include:

- RECEPTION**: Located at the top center.
- WAITING**: Located to the left of the reception area, featuring four chairs.
- SUPPLIES**: Located to the right of the reception area.
- MEDICINE**: Located to the right of the supplies area.
- LAB**: Located at the top right, with a note indicating "NEW 10' LONG BASE & WALL CABINETS WITH SINK".
- BUSINESS OFFICE**: Located to the right of the lab.
- EXAM**: There are three examination rooms. One is on the left, and two are in the center. A note indicates "NEW 4' LONG BASE CABINET IN EA. EXAM".
- MEDICAL RECORDS**: Located to the right of the central exam rooms.
- DOCTOR OFFICE**: Located at the bottom right.
- BREAK**: Located to the left of the doctor's office.
- MEDICAL ASSTS.**: Located to the left of the break room.

Proposed changes and features are marked with dashed lines and labels:

- NEW DOOR**: Multiple locations indicating new door installations.
- NEW WALLS-TYP**: Located between the leftmost exam room and the central exam rooms.
- NEW HAND SINK AND CABINETS**: Located in the medical assistants' area.
- DEMO GLASS**: Located between the medical assistants' area and the break room.
- NEW CABINETS AND SINK**: Located in the break room.







**REDWOOD**  
MEDICAL CENTER

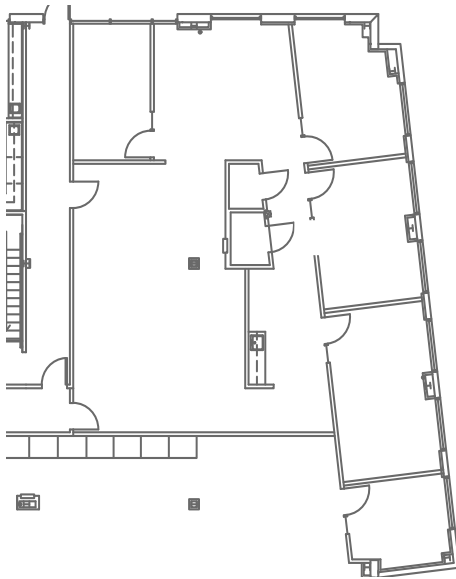
# 1383 N MCDOWELL BLVD EXISTING LAYOUTS

## SUITE 170: $\pm 2,330$ SF

- Corner suite
- Kitchenette
- Open office area
- Four (4) private offices
- Abundant natural light



Suite 170  
Virtual Tour

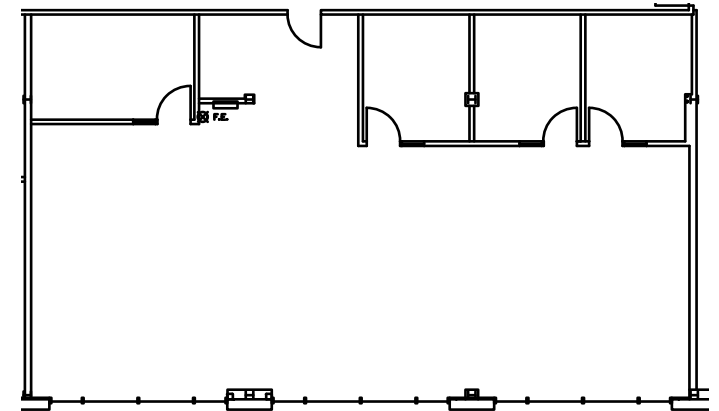


## SUITE 210: $\pm 2,446$ SF

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



Suite 210  
Virtual Tour



REDWOODMEDICALCENTER.COM

# 1383 N MCDOWELL BLVD FLOOR PLAN

## 3RD FLOOR: ±18,895 SF



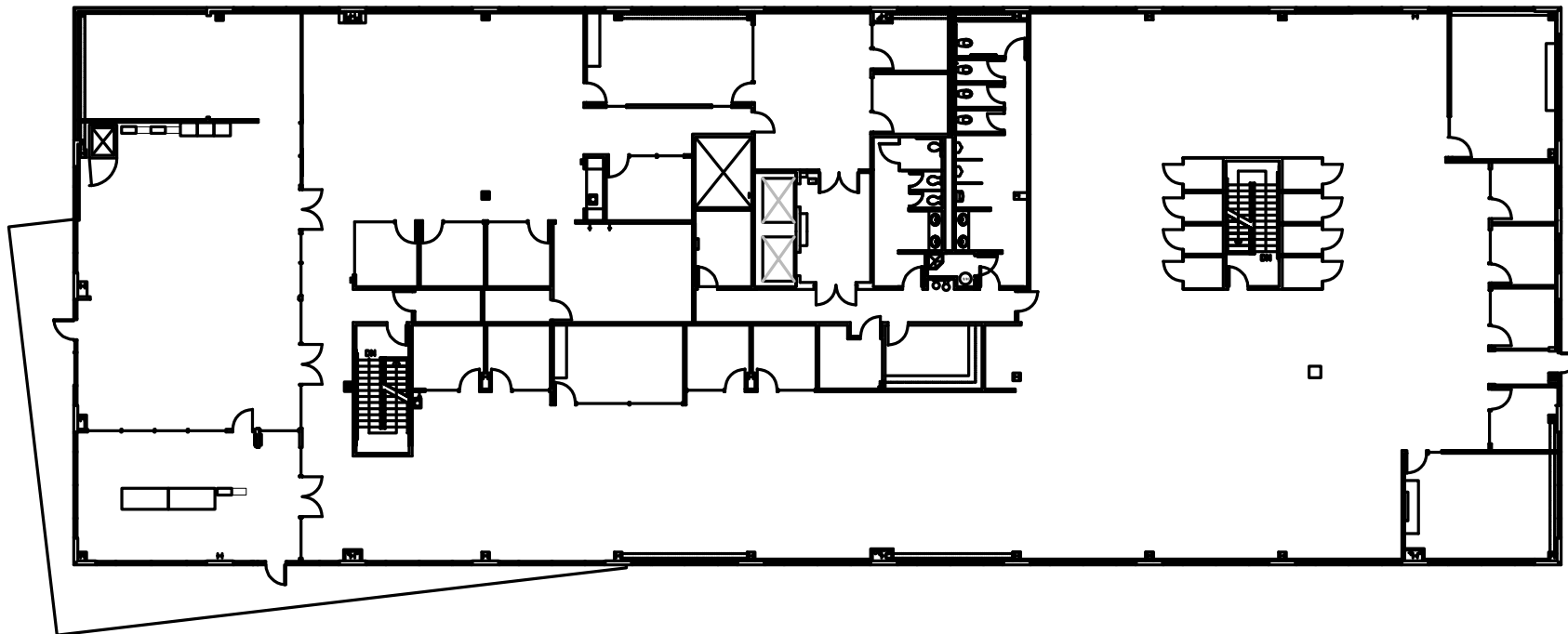
**REDWOOD**  
MEDICAL CENTER

- 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:







**TONY SARNO**  
+1 707 217 7196  
tony.sarno@jll.com  
RE Lic. #01430933

**LAURA DUFFY**  
+1 415 686 0255  
laura.duffy@jll.com  
RE Lic. #01922792

**GLEN DOWLING**  
+1 415 299 6868  
glen.dowling@jll.com  
RE Lic. #00890450



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc. Real Estate License#: 01856260.