

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

1383 N MCDOWELL BLVD | PETALUMA, CA

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



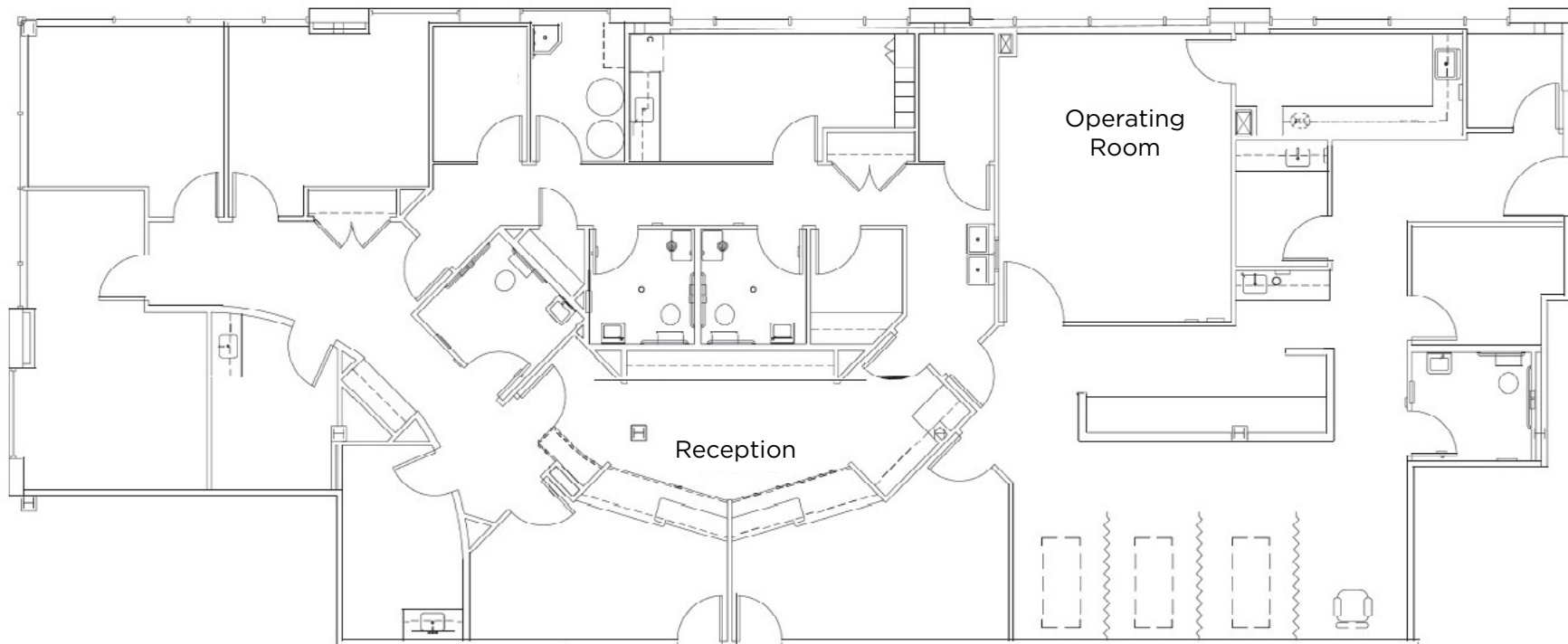
1383 N MCDOWELL BLVD FLOOR PLAN

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



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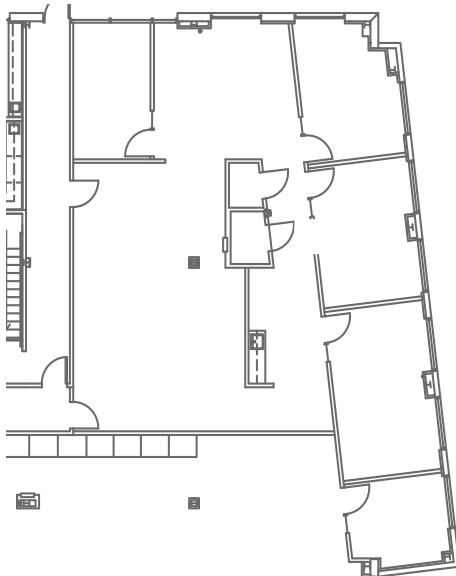
1383 N MCDOWELL BLVD EXISTING LAYOUTS

SUITE 170: ±2,330 SF

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



Suite 170
Virtual Tour

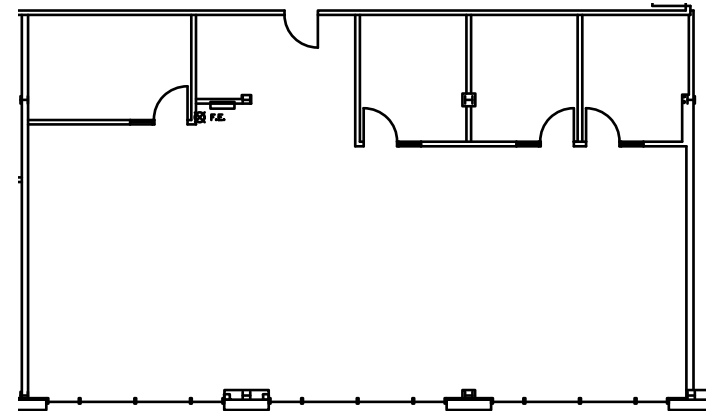


SUITE 210: ±2,446 SF

- Open office area
- Exposed ceilings
- Four (4) private offices
- 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!](#)

The floor plan illustrates the layout of the first floor, including the following rooms and areas:

- Waiting Area:** Located at the bottom left, featuring a row of chairs.
- Reception:** Situated at the bottom center, with a circular desk.
- Medical Records:** Located near the reception area, with a desk and chair.
- Medical Asst.:** A central area with a desk and chair, labeled "MEDICAL ASST." and "F.E.C.".
- Supplies:** A room adjacent to the Medical Asst. area, containing a desk and chair.
- Medicine:** A room adjacent to the Supplies area, containing a desk and chair.
- Exam Rooms:** There are four exam rooms, each with a desk and chair. One exam room is labeled "EXAM" and "NEW DOOR".
- Doctor Office:** Located at the top right, with a desk and chair.
- Lab:** A room with a sink and cabinets, labeled "LAB" and "NEW 10' LONG BASE-WALL CABINET WITH SINK".
- Break Room:** A room with a sink and cabinets, labeled "BREAK" and "NEW WALL".
- Business Office:** Located at the bottom right, with a desk and chair.

Proposed changes and new features are indicated by dashed lines and labels:

- NEW DOOR:** Indicated by dashed lines and arrows pointing to new door locations.
- NEW WALLS TYP.:** Indicated by dashed lines and arrows pointing to new wall locations.
- NEW 4' LONG BASE CABINET IN EA. EXAM:** Indicated by dashed lines and arrows pointing to new cabinet locations in each exam room.
- NEW 10' LONG BASE-WALL CABINET WITH SINK:** Indicated by dashed lines and arrows pointing to a new cabinet location in the Lab.
- NEW WALL:** Indicated by dashed lines and arrows pointing to new wall locations in the Lab and Break Room.
- NEW HAND SINK & CABINETS:** Indicated by dashed lines and arrows pointing to a new sink and cabinet location near the Medical Records area.
- EXISTING CABINETS AND SINK:** Indicated by dashed lines and arrows pointing to existing cabinet and sink locations near the Medical Records area.
- DEMO DOOR:** Indicated by dashed lines and arrows pointing to a door location near the Waiting Area.
- DEMO WALL/DOOR:** Indicated by dashed lines and arrows pointing to a wall and door location near the Exam Rooms.

A detailed floor plan of a dental office with various rooms and proposed improvements. The rooms include:

- WAITING**: Located at the top left, featuring several chairs.
- RECEPTION**: Located at the top center, with a reception desk.
- SUPPLIES**: Located at the top center, adjacent to the reception area.
- MEDICINE**: Located at the top right, with a new door indicated.
- LAB**: Located at the top right, with a new 10' long base & wall cabinets with sink indicated.
- BUSINESS OFFICE**: Located at the middle right.
- EXAM**: Three examination rooms are shown. One is at the middle left, another at the bottom left, and a third at the bottom center. A new 4' long base cabinet in the first exam room is indicated.
- MEDICAL RECORDS**: Located at the middle right, with a new door indicated.
- DOCTOR OFFICE**: Located at the bottom right, with a new door indicated.
- BREAK**: Located at the bottom center, with new cabinets and sink indicated.
- MEDICAL ASSTS.**: Located at the bottom center, with a new hand sink and cabinets indicated.
- NEW WALLS**: Indicated in the bottom left exam room.
- DEMO GLASS**: Located at the bottom center, with a new door indicated.

The plan also shows several "NEW DOOR" locations throughout the office.



1383 N MCDOWELL BLVD FLOOR PLAN

3RD FLOOR: ±18,895 SF



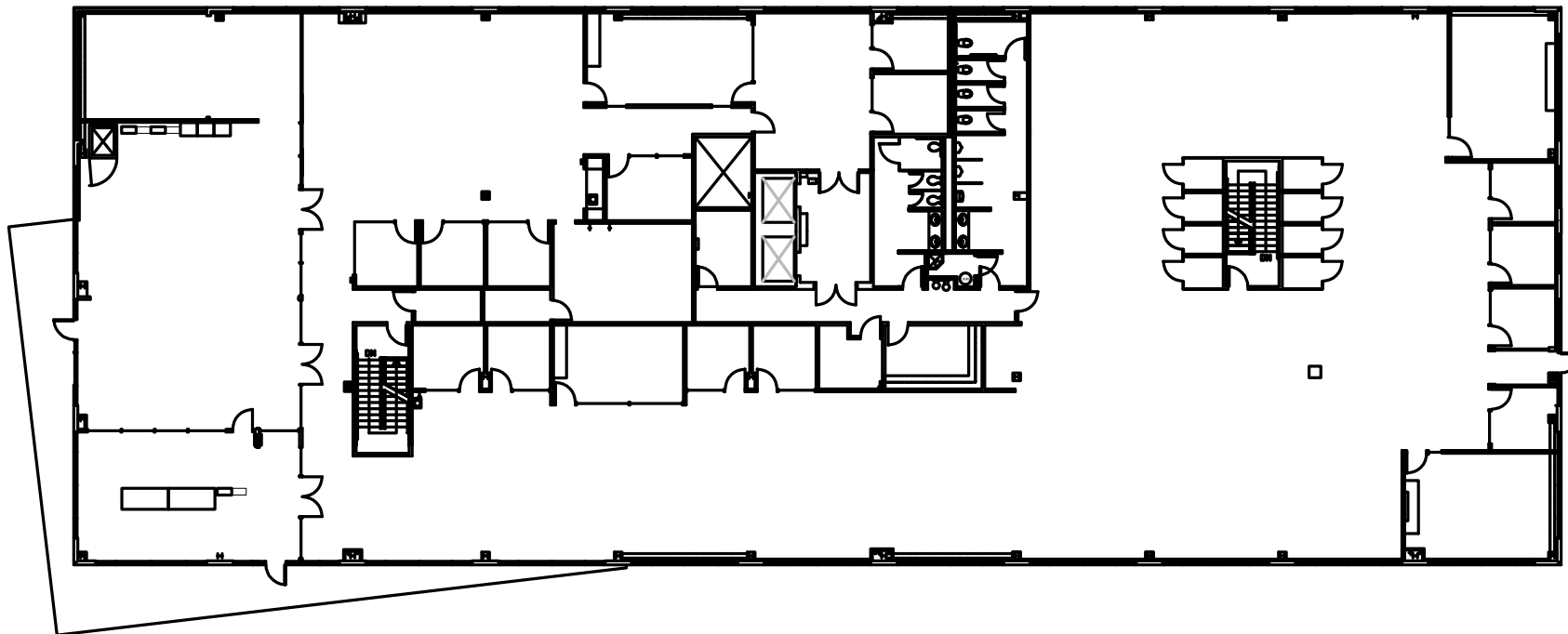
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- Interior full height glass finishes
- Efficient layout of private offices and conference rooms
- Space features an abundance of natural light
- Multiple outdoor balconies with beautiful views of the Sonoma hill
- Potential to divide space



Existing Floor Plan

Medical Suites Built-to-Suit:





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