

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

1383 N MCDOWELL BLVD | PETALUMA, CA



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



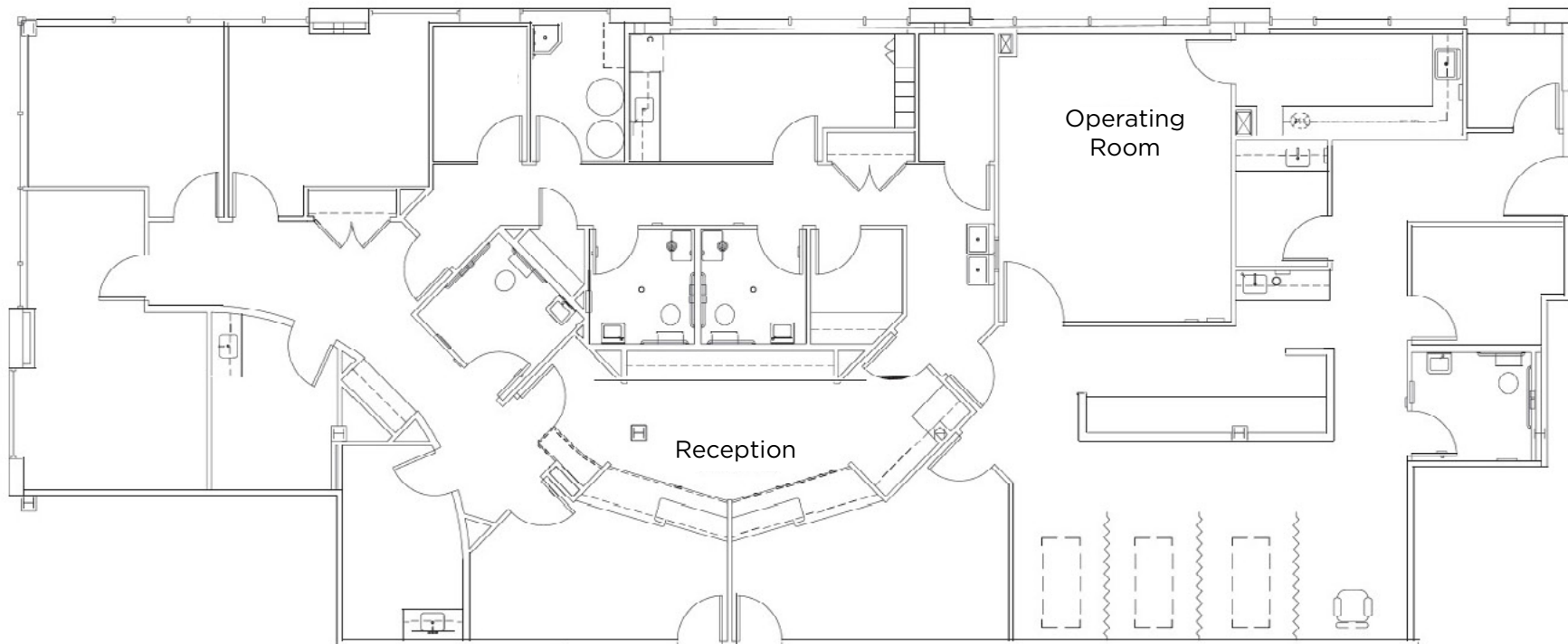
1383 N MCDOWELL BLVD FLOOR PLAN

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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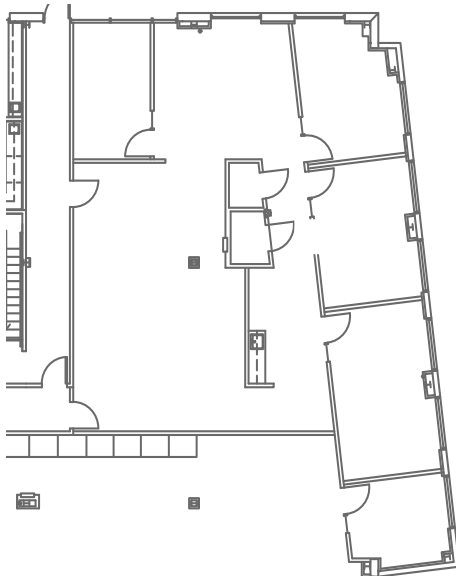
1383 N MCDOWELL BLVD EXISTING LAYOUTS

SUITE 170: ±2,330 SF

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



Suite 170
Virtual Tour

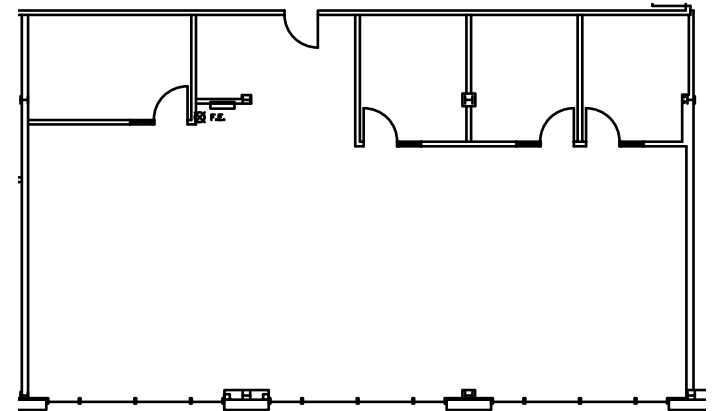


SUITE 210: ±2,446 SF

- 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.
- Medical Asst.:** A central room with a desk and chair.
- Medicine:** A room adjacent to the Medical Asst. room.
- Supplies:** A room adjacent to the Medicine room.
- Ref. (Reference):** A small room near the Medical Records area.
- Exam Rooms:** Multiple rooms labeled "EXAM" are distributed throughout the plan, including one with a "DEMO WALL/DOOR" and another with a "NEW 4' LONG BASE CABINET IN EA. EXAM".
- Doctor Office:** Located in the upper right section.
- Lab:** A room with a sink, labeled "NEW 10' LONG BASE/WALL CABINET WITH SINK".
- Break Room:** Located near the Lab.
- Business Office:** Situated at the bottom right.

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

- NEW DOOR:** Several locations are marked with dashed lines and labels.
- NEW WALLS TYP.:** Indicated near the Exam rooms.
- NEW 4' LONG BASE CABINET IN EA. EXAM:** Pointed to a specific Exam room.
- NEW 10' LONG BASE/WALL CABINET WITH SINK:** Pointed to the Lab.
- NEW HAND SINK & CABINETS:** Located near the Medical Records area.
- EXISTING CABINETS AND SINK:** Located near the Ref. room.
- NEW WALL:** Indicated near the Lab and Break room.
- DEMO DOOR:** Located near the Exam rooms.
- DEMO WALL/DOOR:** Located near the Exam rooms.

The floor plan shows the following rooms and areas:

- WAITING**: Located at the top left, containing several chairs.
- RECEPTION**: Located at the top center, containing a reception desk.
- SUPPLIES**: Located at the top center, adjacent to the reception area.
- MEDICINE**: Located at the top center, adjacent to the supplies area.
- LAB**: Located at the top right, containing laboratory equipment.
- BUSINESS OFFICE**: Located at the middle right, containing a desk and chair.
- EXAM**: Three examination rooms are shown, each containing a table and chairs. One is on the left, and two are in the center.
- MEDICAL RECORDS**: Located in the center, containing a desk and chair.
- DOCTOR OFFICE**: Located at the bottom right, containing a desk and chair.
- BREAK**: Located at the bottom center, containing a desk and chair.
- MEDICAL ASSTS.**: Located at the bottom center, containing a desk and chair.

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

- NEW 10' LONG BASE & WALL CABINETS WITH SINK**: Located in the LAB area.
- NEW 4' LONG BASE CABINET IN EA. EXAM**: Located in the EXAM room on the left.
- NEW HAND SINK AND CABINETS**: Located in the MEDICAL ASSTS. area.
- DEMO GLASS**: Located in the BREAK area.
- NEW CABINETS AND SINK**: Located in the BREAK area.
- NEW DOOR**: Multiple locations are marked with dashed lines and labels.
- NEW WALL STYL**: Located in the EXAM room on the left.



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1383 N MCDOWELL BLVD FLOOR PLAN

3RD FLOOR: ±18,895 SF



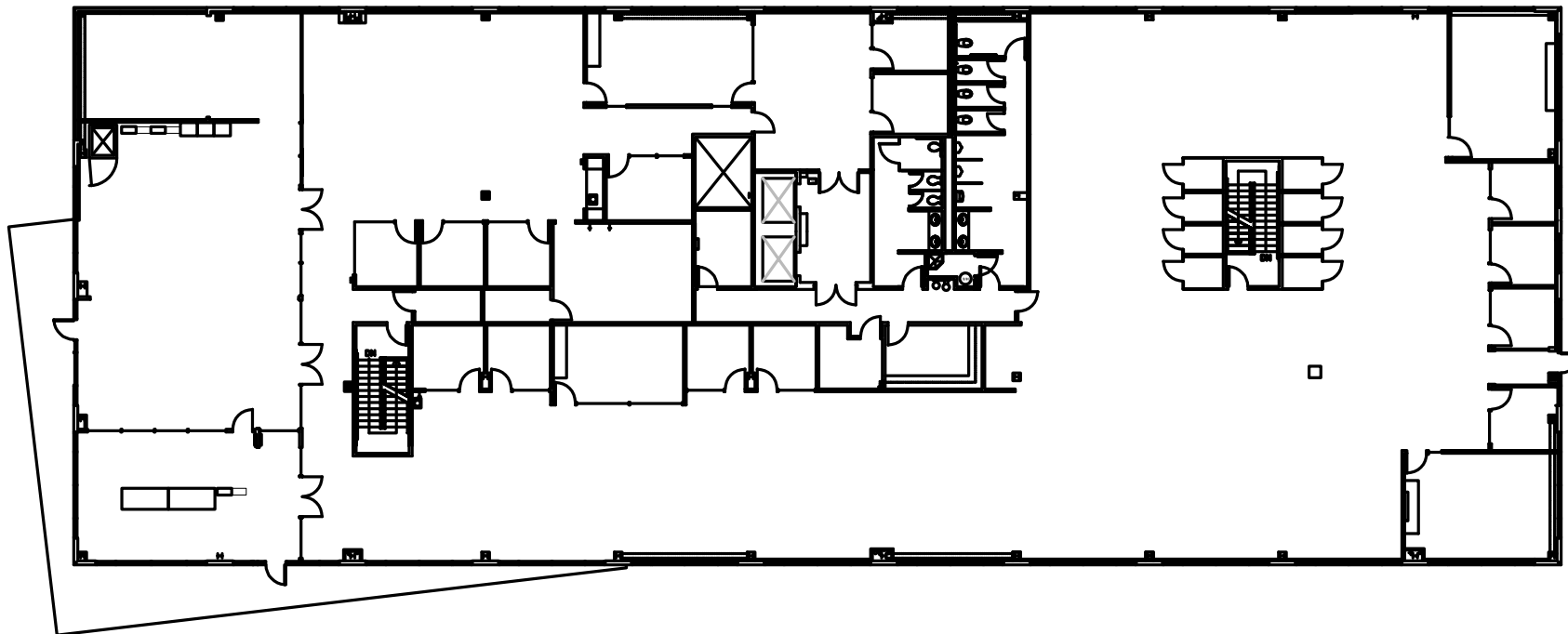
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- Interior full height glass finishes
- Efficient layout of private offices and conference rooms
- Space features an abundance of natural light
- Multiple outdoor balconies with beautiful views of the Sonoma hill
- Potential to divide space



Existing Floor Plan

Medical Suites Built-to-Suit:





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