



# Retail Spaces For Lease

LARKFIELD SHOPPING CENTER | 4754 OLD REDWOOD HWY., SANTA ROSA, CA 95403

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## Property Description

W Commercial is thrilled to present for lease premier retail and office space located in the Larkfield Shopping Center. The over 89,000 square foot neighborhood shopping center, anchored by the popular family-owned grocery tenant, Molsberry Market, sits in the heart of Sonoma County. Positioned off Old Redwood Highway and in close proximity to Highway 101, it provides high traffic flow and convenient access. With a thoughtful tenant mix of popular restaurants, local businesses, and everyday essentials, this bustling locale offers something for everyone, providing consistent foot traffic throughout the day. Key tenants include Exchange Bank, Anytime Fitness, Home Run Pizza, Machado Burger, Norm's Kitchen, Sonoma Eyeworks, Blue Beagle Coffee, Nail Salons, and Barber Shop. This center embraces the essence of the local community and the vibrant culture of Sonoma County. Please contact the listing brokers to explore the exciting opportunities currently present at the Larkfield Shopping Center.

## BUILDING INFORMATION

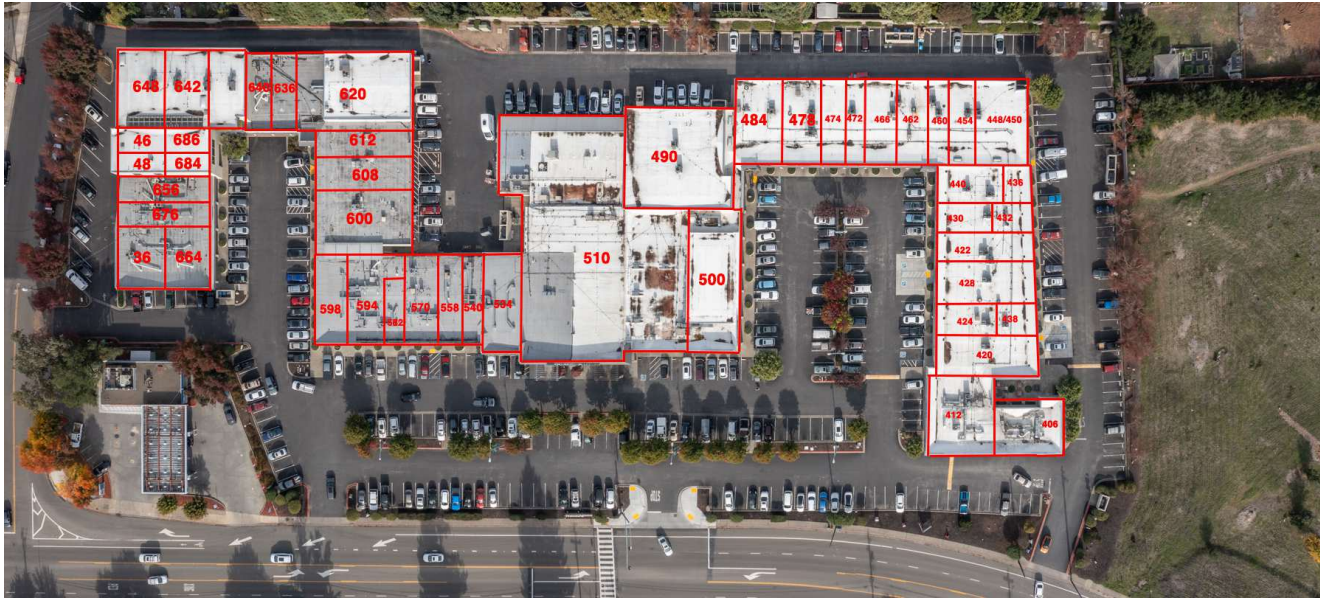
Building Type: Neighborhood Retail Center  
Year Built: 1959

## OFFERING SUMMARY

Lease Rate: Call Broker  
Available SF: 250 - 5,737 SF  
Lot Size: 6.92 Acres  
Building Size: 89,736 SF  
Zoning: Limited Commercial District  
APN: 058-192-014-000&nbsp;Term : 3+ Years

# Site Plan / Spaces For Lease

LARKFIELD SHOPPING CENTER | SANTA ROSA



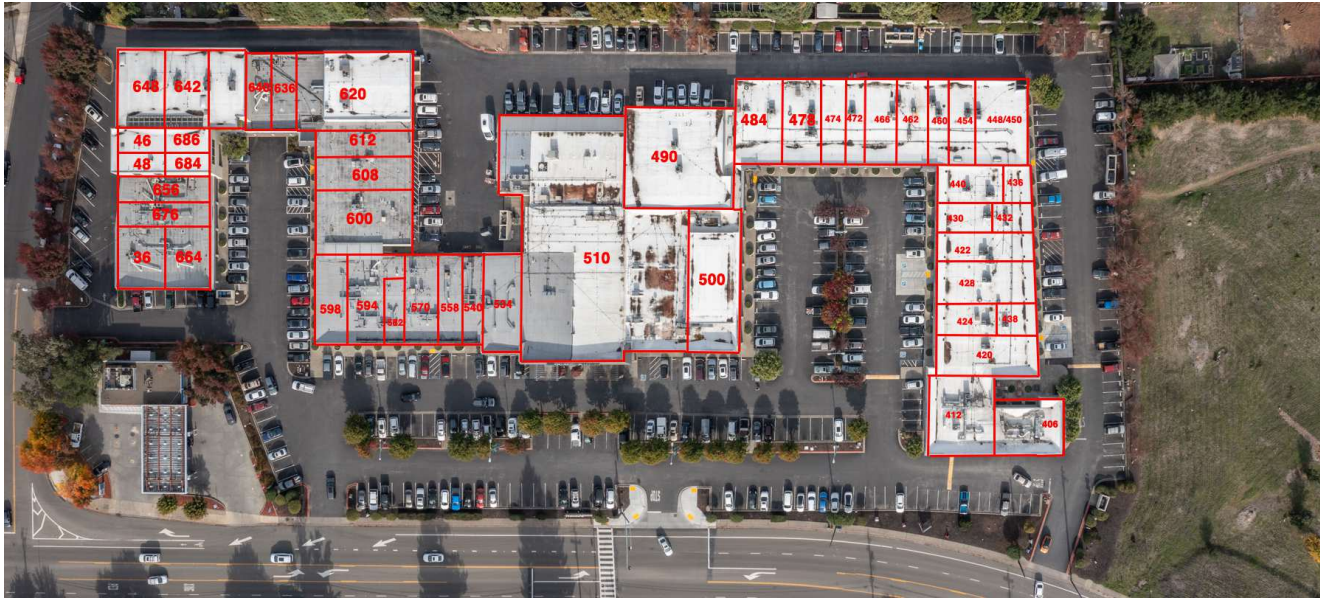
## Available Spaces

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 36 St. James Drive	746 SF	NNN	\$3.00 SF/month	Ground floor corner retail space with private restroom. Extensive glass line, existing water/drain hookups.
■ 474 Larkfield Drive	810 SF	NNN	\$3.00 SF/month	Open retail front and private restroom. New tile floors and painted walls.
■ 598 Larkfield Drive	1,200 SF	NNN	\$3.00 SF/month	Previous salon space with existing improvements, hair washing bowls, restroom, and kitchenette/breakroom.
■ 46 St. James Drive	412 SF	NNN	Call Broker	Small ground floor retail/office space. 2 rooms.
■ 428 Larkfield Drive	1,954 SF	NNN	Call Broker	2 Entrances on both sides of the center. Large open space, 3 private rooms, and in-suite restroom.
■ 466 Larkfield Drive	1,620 SF	NNN	Call Broker	Open plan with private restroom. Previous use was a dress shop.
■ 490 Larkfield Drive	5,737 SF	NNN	Call Broker	High ceilings, open floor plan, shower, offices, 3 restrooms, and roll-up door in the rear. Space was previously used as a gym.
■ 608 Larkfield Drive	700 SF	NNN	Call Broker	Ground floor retail/office space for lease. Reception, 2 offices, and common area restroom.



# Site Plan / Spaces For Lease

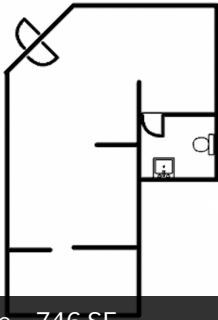
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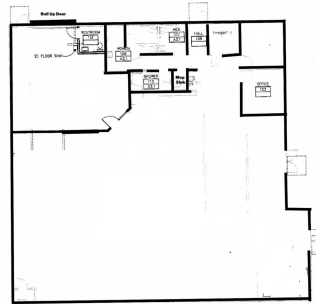
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 612 Larkfield Drive	750 SF	NNN	Call Broker	2 large rooms and a private restroom. Floor plan can be opened.
■ 642 Larkfield Drive	1,000 SF	NNN	Call Broker	Reception, 3 offices, break-room, and private restroom. Ideal for medical or professional service uses.
■ 684 Larkfield Drive	700 SF	NNN	Call Broker	3 offices, storage room, and access to common area restrooms.
■ 2nd Floor Office Space	250 - 2,083 SF		Call Broker	Private rooms and 2nd floor office spaces for lease.

# Floor Plans

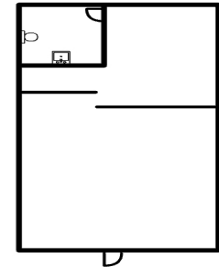
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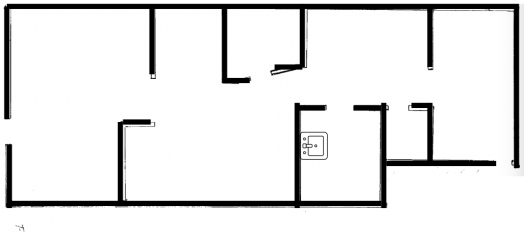
36 St. James Drive - 746 SF



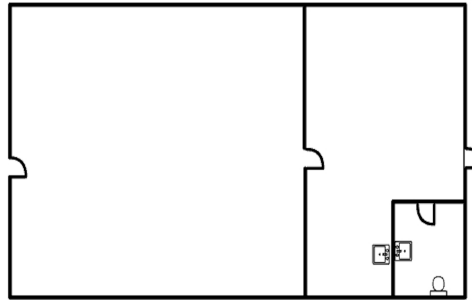
490 Larkfield Drive - 5,737 SF



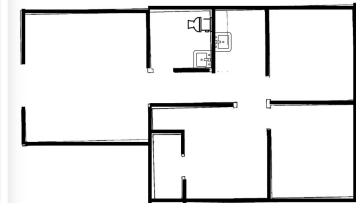
474 Larkfield Drive - 800 SF



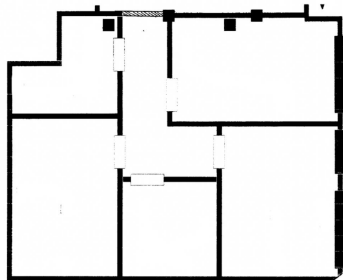
598 Larkfield Drive - 1,200 SF



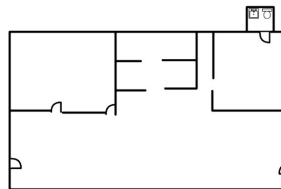
466 Larkfield Drive - 1,620 SF



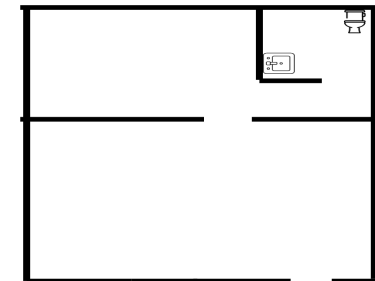
642 Larkfield Drive - 1,000 SF



684 Larkfield Drive - 700 SF



428 Larkfield Drive - 1,954 SF



612 Larkfield Drive - 750 SF



# Area Analytics

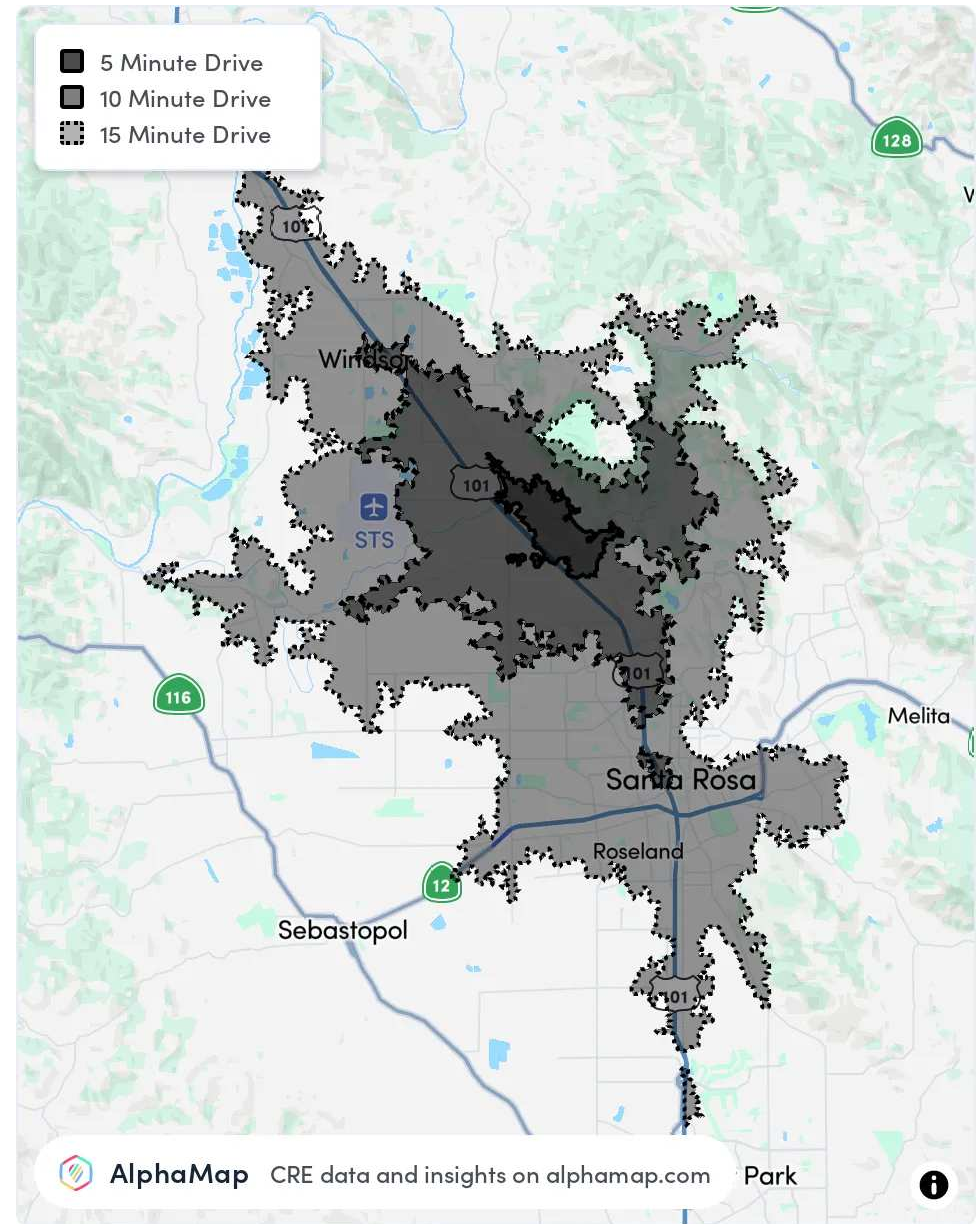
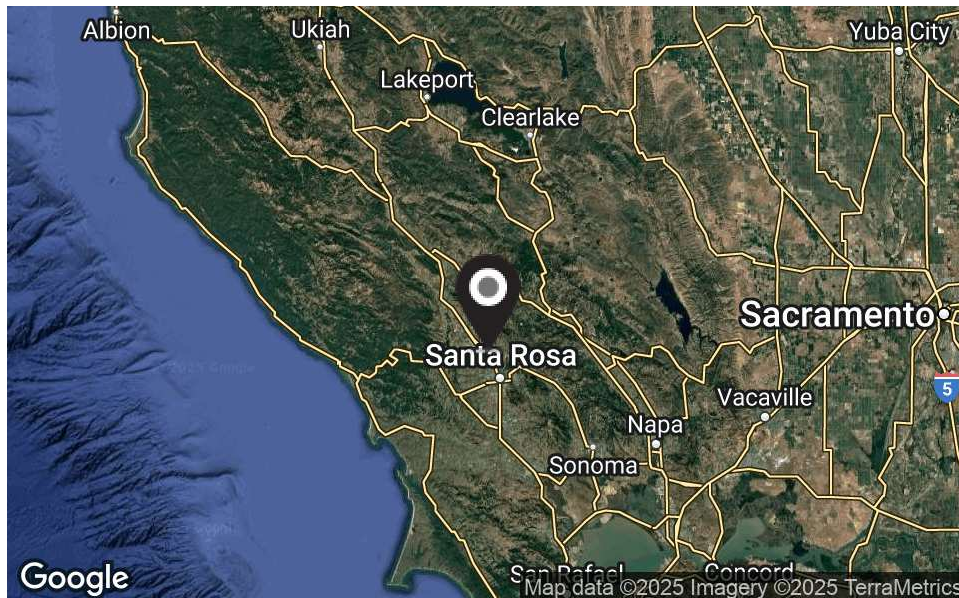
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## POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,629	26,607	170,710
Average Age	41	42	40
Average Age (Male)	40	41	39
Average Age (Female)	42	43	41

## HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,106	9,772	61,126
Persons per HH	2.7	2.7	2.8
Average HH Income	\$142,065	\$141,198	\$124,964
Average House Value	\$940,257	\$838,709	\$732,408
Per Capita Income	\$52,616	\$52,295	\$44,630









# Retailer Map

LARKFIELD SHOPPING CENTER | SANTA ROSA







# About Santa Rosa

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area. Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities. In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and a diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,616	130,525	280,398
Average Age	45.4	41.3	41.6
Average Age (Male)	38.6	39.6	40.3
Average Age (Female)	49.6	42.6	42.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,921	50,915	109,344
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$110,421	\$101,098	\$102,157
Average House Value	\$743,488	\$569,320	\$598,218





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## DISCLAIMER

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This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.