

KOHL'S PAD SITE - Ground Lease Only

3746 Airway Drive, Santa Rosa, CA 95403

HIGHLIGHTS

- ±21,780 SF Pad Site Available for Ground Lease
- Clearly Visible from Highway 101
- Immediate Freeway Access
- Ample and Convenient Parking
- Primary Trade Area Population of ±174,000 Residents
- [Zoning CG-RC \(Commercial General\)](#)

NEARBY AREA ANCHORS

KOHL'S



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,670	77,337	173,869
HOUSEHOLDS	2,584	30,142	66,221
AVG. HOUSEHOLD INCOME	\$110,768	\$140,701	\$139,203
CONSUMER SPENDING	\$91.74 M	\$1.27 B	\$2.78 B



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**PAD SITE
OPTION 1**



**PAD SITE
OPTION 2**



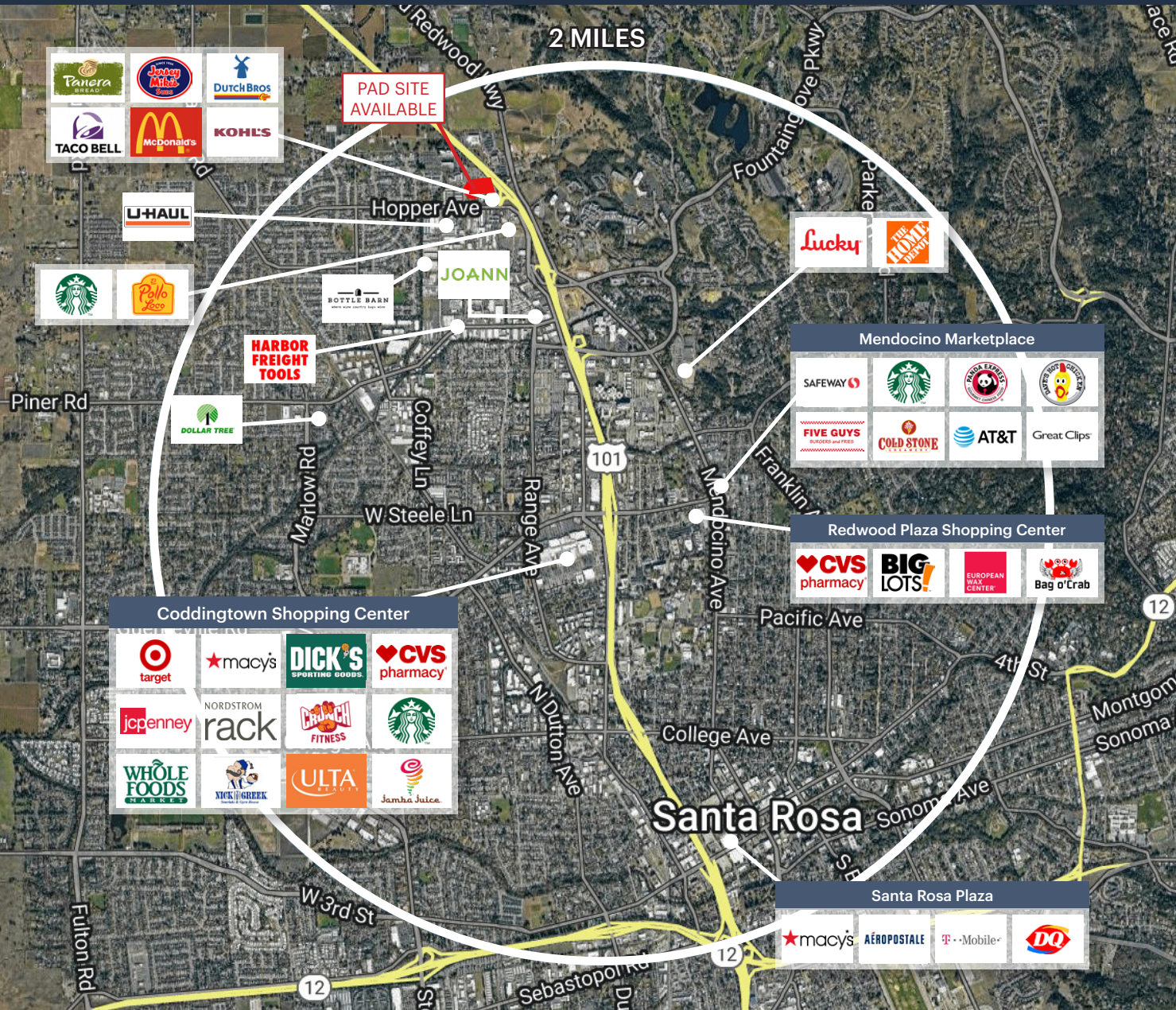
**PAD SITE
OPTION 3**



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CITY	DISTANCE
NAPA	44.5 miles
UKIAH	59.1 miles
SAN FRANCISCO	57.7 miles
SACRAMENTO	101 miles
SAN JOSE	102 miles



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