

# EXPRESSWAY MARKETPLACE

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA | RETAIL SPACE FOR LEASE



\*Traffic Count Source: Regis Site USA 03/31/26



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# PROPERTY OVERVIEW

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA

YOUR NAME HERE

Rohnert Park is a well-established Sonoma County community, strategically located along Highway 101, serving as a key retail hub between Santa Rosa and Petaluma. The city benefits from strong regional accessibility, a growing population base, and steady daytime traffic driven by Sonoma State University and nearby employment centers. With a balanced mix of national retailers and daily-needs shopping, Rohnert Park offers a stable, service-oriented consumer base and consistent demand for retail and restaurant uses. Notably, new retail momentum is underway with CenterCal's planned redevelopment of the former State Farm campus and the recent opening of Centerline 33, further supporting the market's continued growth and evolving retail landscape.

## HIGHLIGHTS

- ▶ Expressway Marketplace is one of Rohnert Park's Premier Shopping Centers Located on the West side of Rohnert Park.
- ▶ Anchored by Foodmaxx and PetSmart
- ▶ Proximity to HWY 101
- ▶ Adjacent to Centerline 33, Rohnert Park's brand new Pickleball and Health Club Facility
- ▶ Pad site available for ground lease or build to suite

## AVAILABILITY

### PAD

Available: 0.5 AC

### SUITE 565

Available: 29,250 SF

*\*Can be demised*

### SUITE 581

Available: 7,350 SF



# SITE PLAN | EXPRESS MARKETPLACE

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA



SUITE	AVAILABILITY	SF   AC
<b>PAD</b>	<b>AVAILABLE</b> Open to GL or BTS - Available 11.01.26	<b>0.5 AC</b>
<b>565</b>	<b>AVAILABLE</b> Can be Demised	<b>29,250 SF</b>
575	Petsmart	25,020
579	REVIVE Fitness Now Open!	14,000
<b>581</b>	<b>AVAILABLE</b>	<b>7,350 SF</b>
591	T-Mobile	1,505
593	Tiara Nail Salon	2,000
595	Simmer Claw Bar	6,000
601	Chuck E Cheese	11,250
605	FoodMaxx	49,950
563A	Art's Place Ristorante	2,400
563B	Art's Place Commissary	1,000
563C	El Grullense Taqueria	1,200



# SPACE OVERVIEW | PAD SITE

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA

## PAD

0.5 AC | Available

Address: 563 Rohnert Park Expy, Rohnert Park, CA

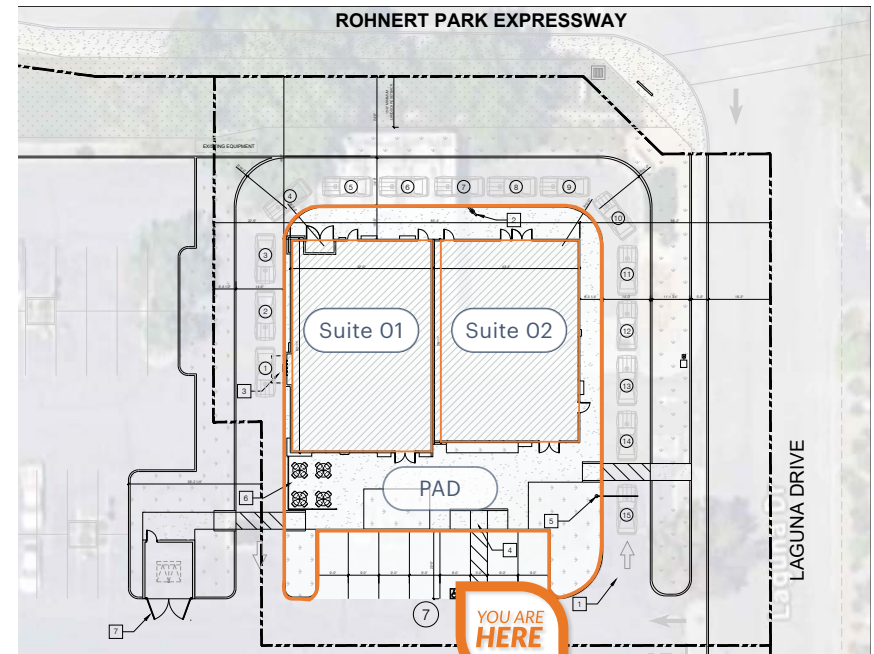
Asking Rent: Call broker

NNNs: TBD

## HIGHLIGHTS

- ▶ Pad site available for ground lease or build to suite
- ▶ Currently occupied by 76 gas station (Available 11/1/2026)
- ▶ Suitable for a drive thru user
- ▶ Strong visibility with full-access
- ▶ Monument signage available

Conceptual Retail Pad with Drive Thru



Conceptual Rendering



\*Rendering generated for marketing purposes; site is currently a 76 gas station



# SPACE OVERVIEW | SUITE 565

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA

## SUITE 565

29,250 SF | AVAILABLE

Address: 565 Rohnert Park Expy, Rohnert Park, CA

Asking Rent: Call broker

NNNs: TBD

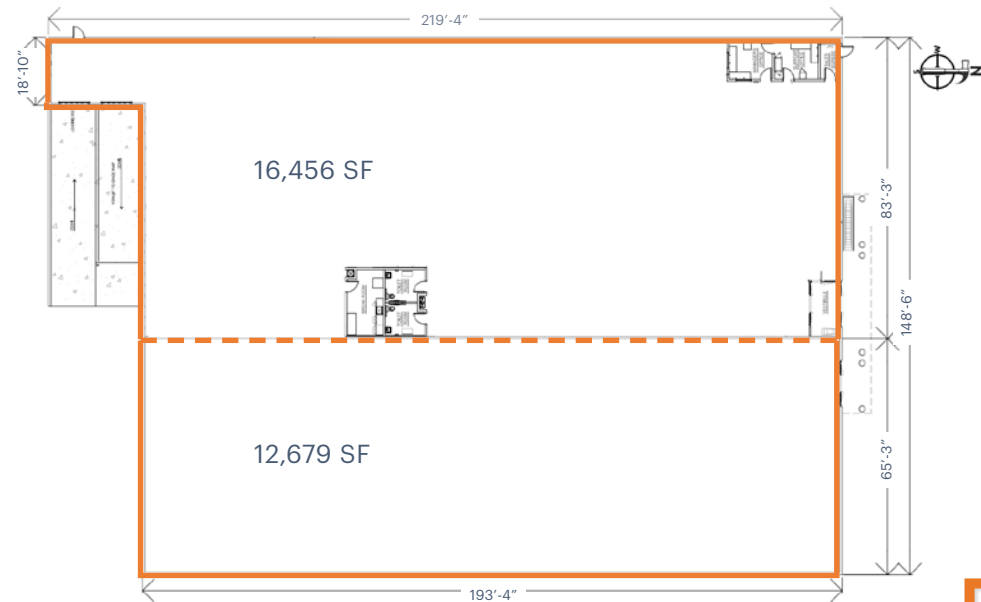
Dimensions: ±148' -6" (width) x 193' -4" (depth)

Loading: 2 loading docks

## HIGHLIGHTS

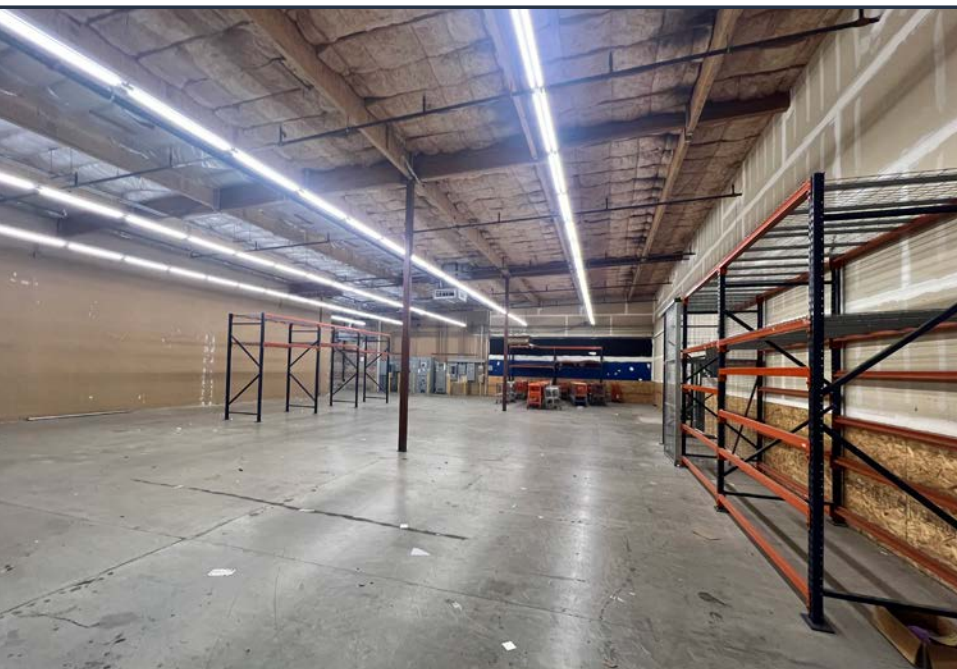
- ▶ Rare box opportunity totaling ±29,259 SF
- ▶ Divisible – flexible demising options available
- ▶ Ample parking and convenient ingress/egress
- ▶ Monument signage available
- ▶ Located within the main retail corridor of Rohnert Park with proximity to HWY 101

Conceptual Demising Plan



# PHOTO GALLERY | SUITE 565

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA





# PHOTO GALLERY | SUITE 581

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA



# HIGH AERIAL

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA




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**Proposed Downtown Development**


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\*Traffic Count Source: Regis Site USA 03/31/26



# MID AERIAL

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA



YOU ARE  
HERE



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\*Traffic Count Source: Regis Site USA 03/31/26

# DEMOGRAPHICS

565 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CA

1 MILE | 3 MILES | 5 MILES



## POPULATION

6,096	57,918	94,572
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## DAYTIME POPULATION

9,109	18,910	29,512
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## ESTIMATED HOUSEHOLDS

6,096	57,918	94,572
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## EST. AVE. HOUSEHOLD NET WORTH

\$104,486	\$131,985	\$131,074
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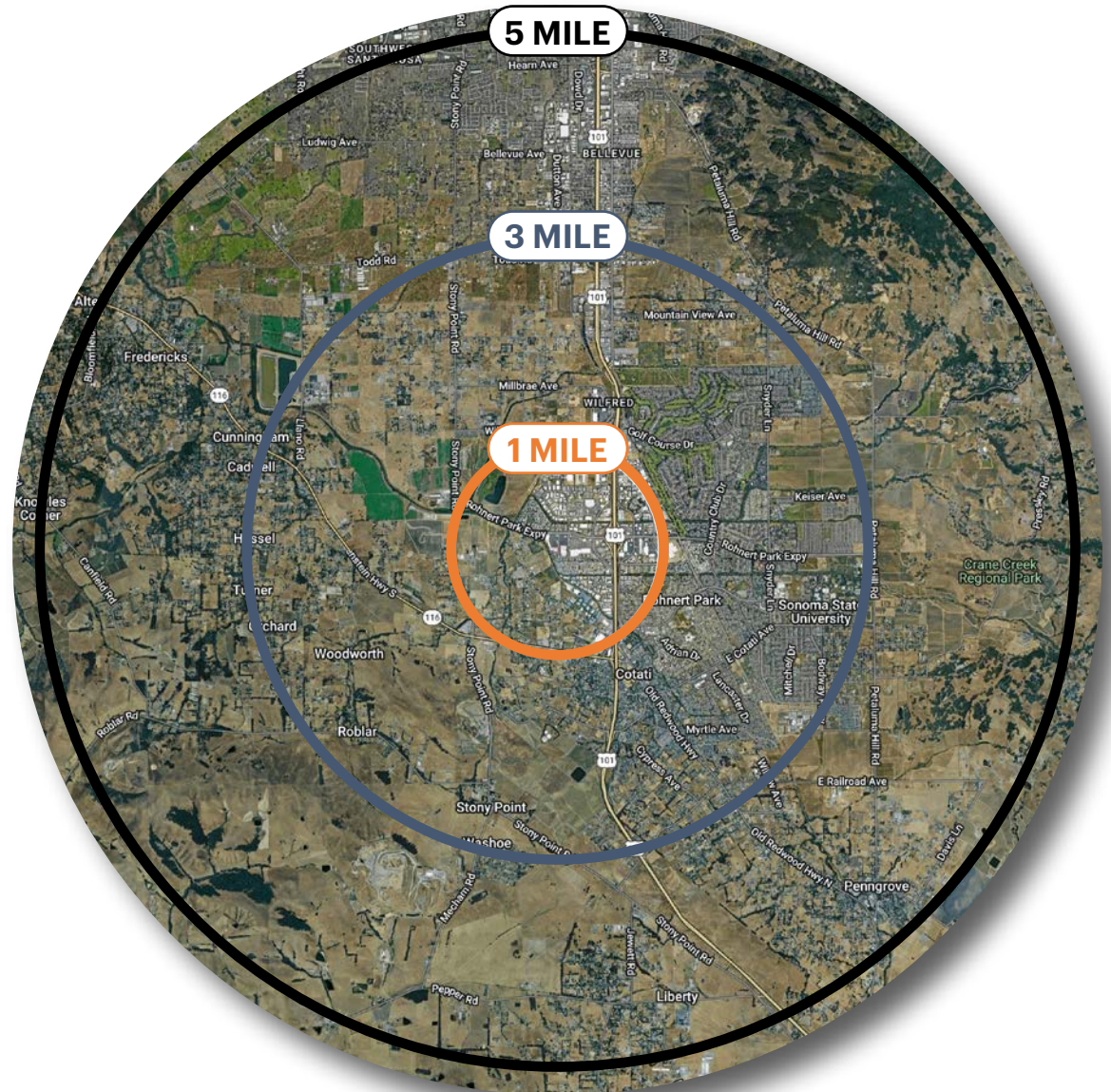
## BACHELOR DEGREE OR HIGHER

25.1%	32.4%	30.5%
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## TOTAL RETAIL ANNUAL EXPENDITURES

\$123.14 M	\$1.24 B	\$1.93 B
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\*Demographics Source: Regis USA 03.13.26

