



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2770 SANTA ROSA AVENUE
SANTA ROSA, CA

5,100 SF RETAIL END CAP

YOUR NAME HERE

Go beyond broker.

PRESENTED BY:

TOM LAUGERO, PARTNER
LIC # 00473264 (707) 528-1400, EXT 251
TLAUGERO@KEEGANCOPPIN.COM

ERLINA D'ARGENZIO, SENIOR AGENT
LIC # 01985519 (707) 528-1400, EXT 241
ERLINA.OTHMAN@KEEGANCOPPIN.COM



PROPERTY DETAILS



2770 SANTA ROSA AVENUE
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PROPERTY DESCRIPTION

5,100+/- SF on the hard corner and fully signalized corner of Santa Rosa Ave. @ Burt St. Across the street from Santa Rosa Town Center (Smart & Final, Ross, Micheal's Petco, and Mattress Firm) and the Southside center (REI, Total Wine, Planet Fitness, Cost Plus, and DSW).

Available Space

5,100+/- SF

Parking

Parked @ 4/1,000+/- SF

Lease Rate

Contact Agent

Lease Terms

5-10 Years

PROPERTY HIGHLIGHTS

- Located within Sonoma County regional Retail Corridor with over 1,000,000 SF of national and regional retail tenants.
- High traffic
- Excellent demographics
- Hard corner building and signage fronting Burt St. and Santa Rosa Ave.
- Zone CG

DESCRIPTION OF AREA

This centralized space is positioned at a strategic junction on Santa Rosa Avenue offers high visibility and foot traffic, thanks to easy access routes for drivers.

Dynamic Retail Mix: Be in good company with a diverse array of neighboring businesses, including Starbucks, 7/11 Gas station, Jersey Mike's Subs, Planet Fitness, Total Wine & More, REI, Dunkin' Donuts, Michaels, Petco, and Jack in the Box.



TRAFFIC COUNTS	
Santa Rosa Ave. @ Burt St. (S)	25,964

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	18,126	91,773	203,256
Est. Median Age	35.6	38.7	40.4
Est. Avg. HH Income	\$85,359	\$97,450	\$109.311

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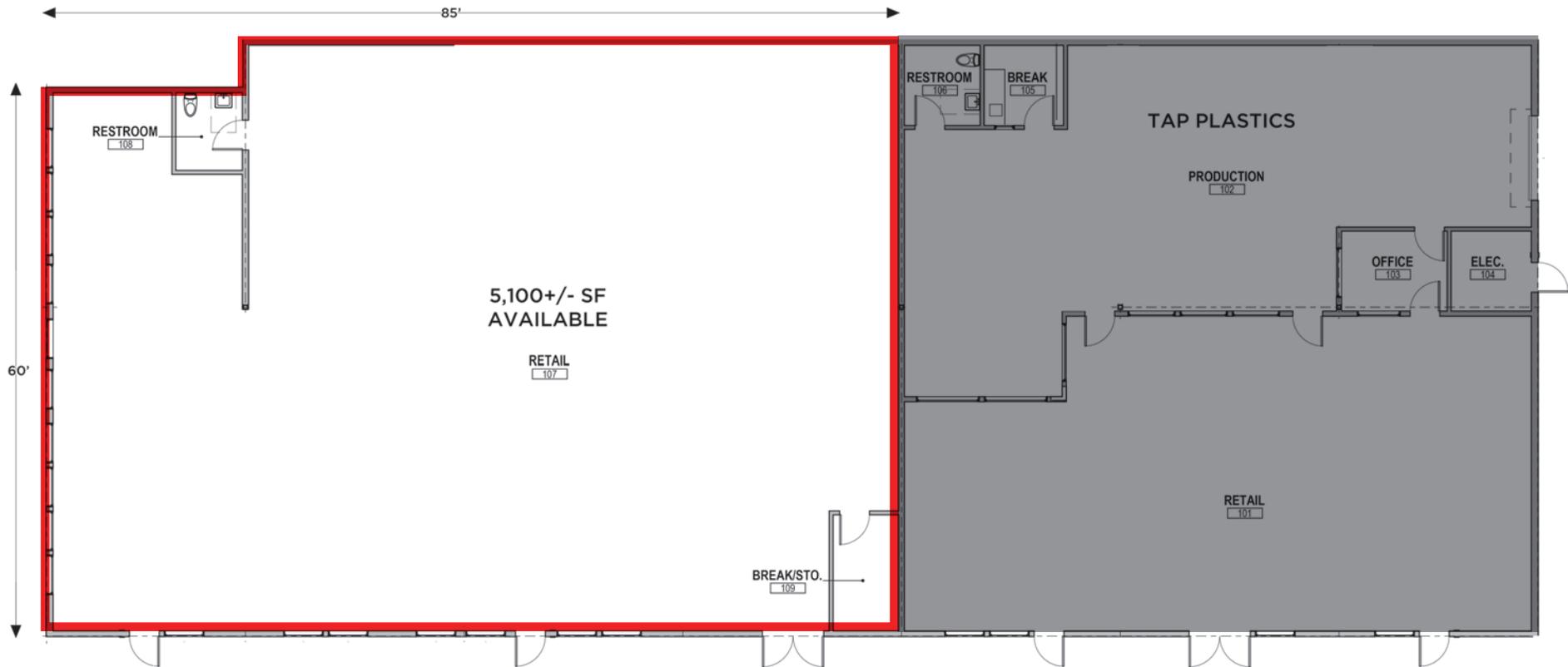


FLOOR PLAN



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- AVAILABLE
- NOT AVAILABLE

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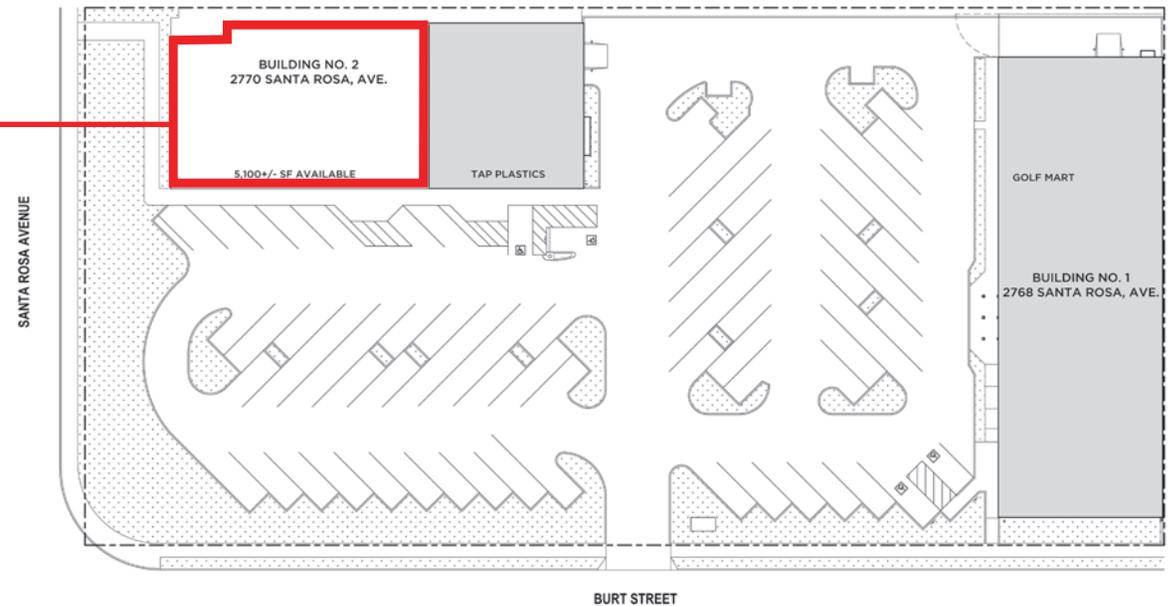
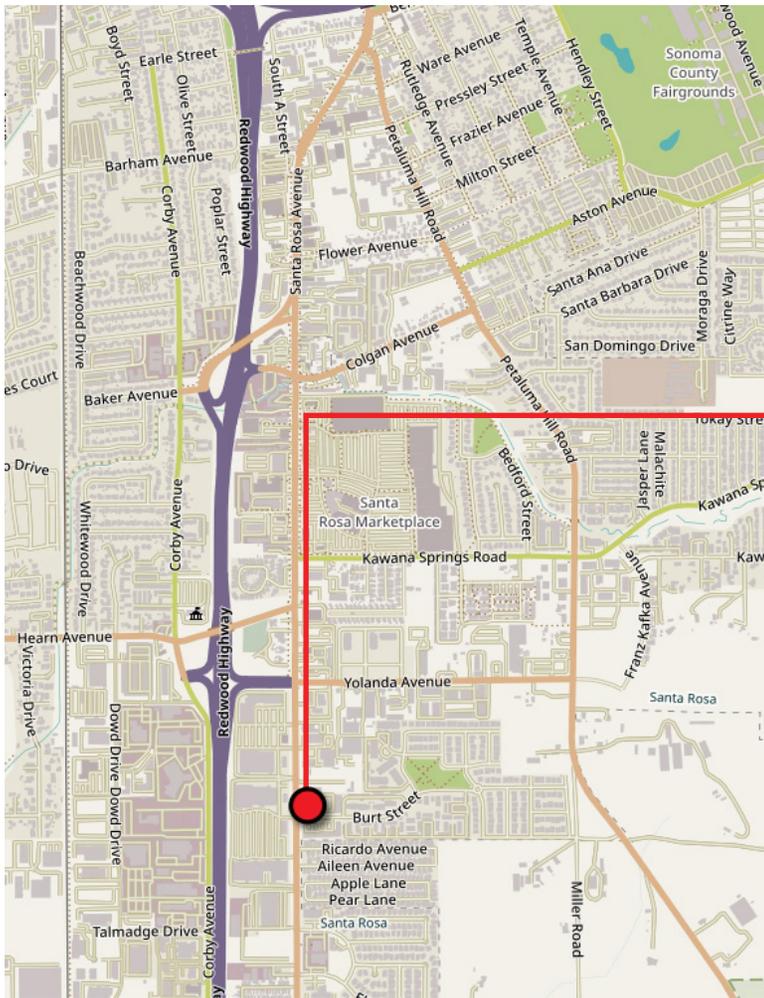


MAP & SITE PLAN



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PROPERTY PHOTOS



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PROPERTY AERIAL



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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(707) 528-1400

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