



**Keegan & Coppin**  
COMPANY, INC.

FOR SUBLEASE

52 MISSION CIR. @ HWY 12, STE 205  
SANTA ROSA, CA

**EASTSIDE SANTA ROSA  
OFFICE SPACE**

Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
LIC # 01206401 (707) 528-1400, EXT 267  
[RDERINGER@KEEGANCOPPIN.COM](mailto:RDERINGER@KEEGANCOPPIN.COM)



# PROPERTY DETAILS



52 MISSION CIRCLE @ HWY 12  
SUITE 205  
SANTA ROSA, CA

## OFFICE SPACE FOR SUBLLEASE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Multi-tenant, Multi-building Shopping Center
- Excellent Signage on Corner Building & Visibility from Highway 12
- Located at Signalized Intersection with 65,000+/- ADT count
- Co-Tenants & Area Tenants: McDonald's, Burger King, Walgreens, Sarmentine French Artisan Boulanger, Windsor Fitness @ Mission, Chateau de Beauty, Dry Cleaners, Mexican Cuisine, One-to-One Learning Center, Fru-Ta, Verizon, Mission Car Wash, Medical & Dental Offices

#### SPACE

**Suite 205:** 855+/- rsf

#### DESCRIPTION

Office Space - 4 Private Offices, Waiting/Reception Area and Closet. 2nd Floor & Elevator Served.

**REMODELED OFFICE SPACE WITH NEW  
PAINT & FLOORING**

### SUBLEASE TERMS

#### Rate

\$1,600/Month

Modified Gross

#### Parking

Shared Unreserved

#### Zoning

C1 – PD



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# LOCATION DESCRIPTION



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### DESCRIPTION OF AREA

Prime neighborhood retail center located at key location on State Highway 12 and Mission Blvd.

Average daily traffic counts:

**State Highway 12 (Sonoma Hwy) - 37,500+/-**

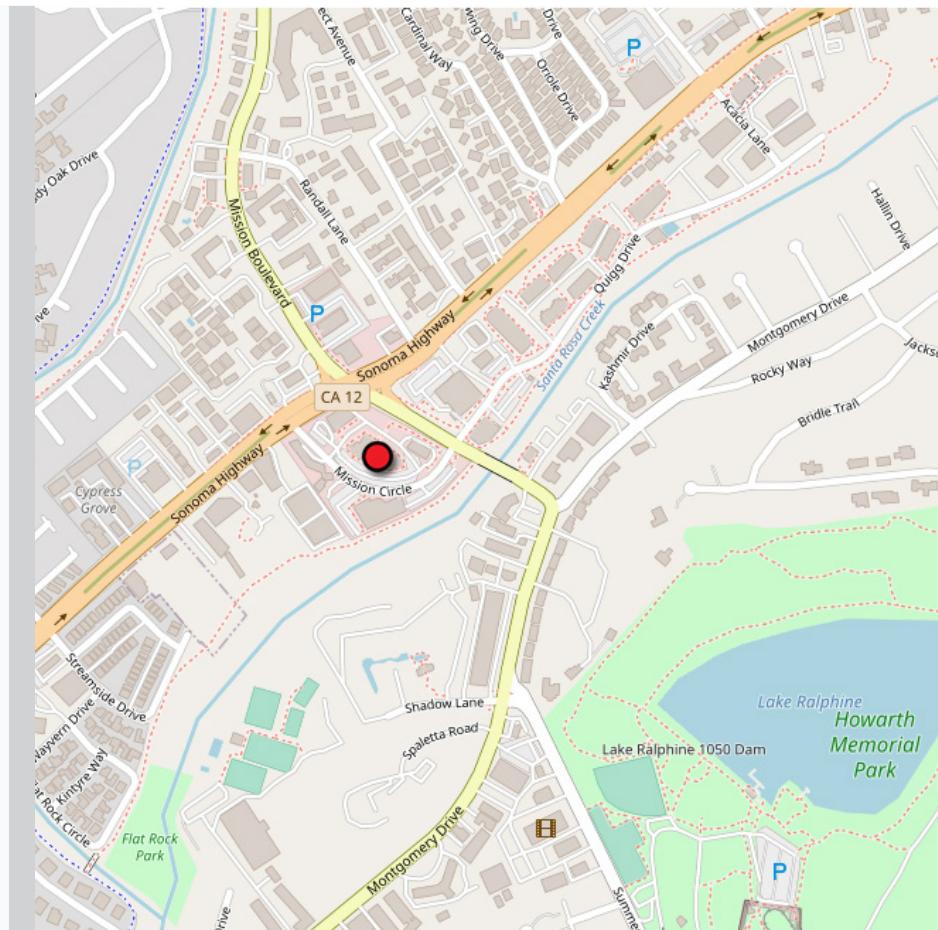
**Mission Blvd. - 23,938+/-**

Conveniently located between Rincon Valley and Bennett Valley and neighboring Spring Lake / Howarth Park and Annadel State Park makes Mission Plaza a prime retail location for any retail business owner.

Co-Tenants & Area Tenants: McDonald's, Burger King, Walgreens, Sarmentine French Artisan Boulanger, Windsor Fitness @ Mission, Chateau de Beauty, Dry Cleaners, Mexican Cuisine, One-to-One Learning Center, Fru-Ta, Verizon, Mission Car Wash, Medical & Dental Offices

Ideally located at the signalized intersection of Highway 12 (Sonoma Hwy) and Mission Blvd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,935	85,686	184,442
Est. Avg. HH Income	\$91,065	\$92,705	\$83,574



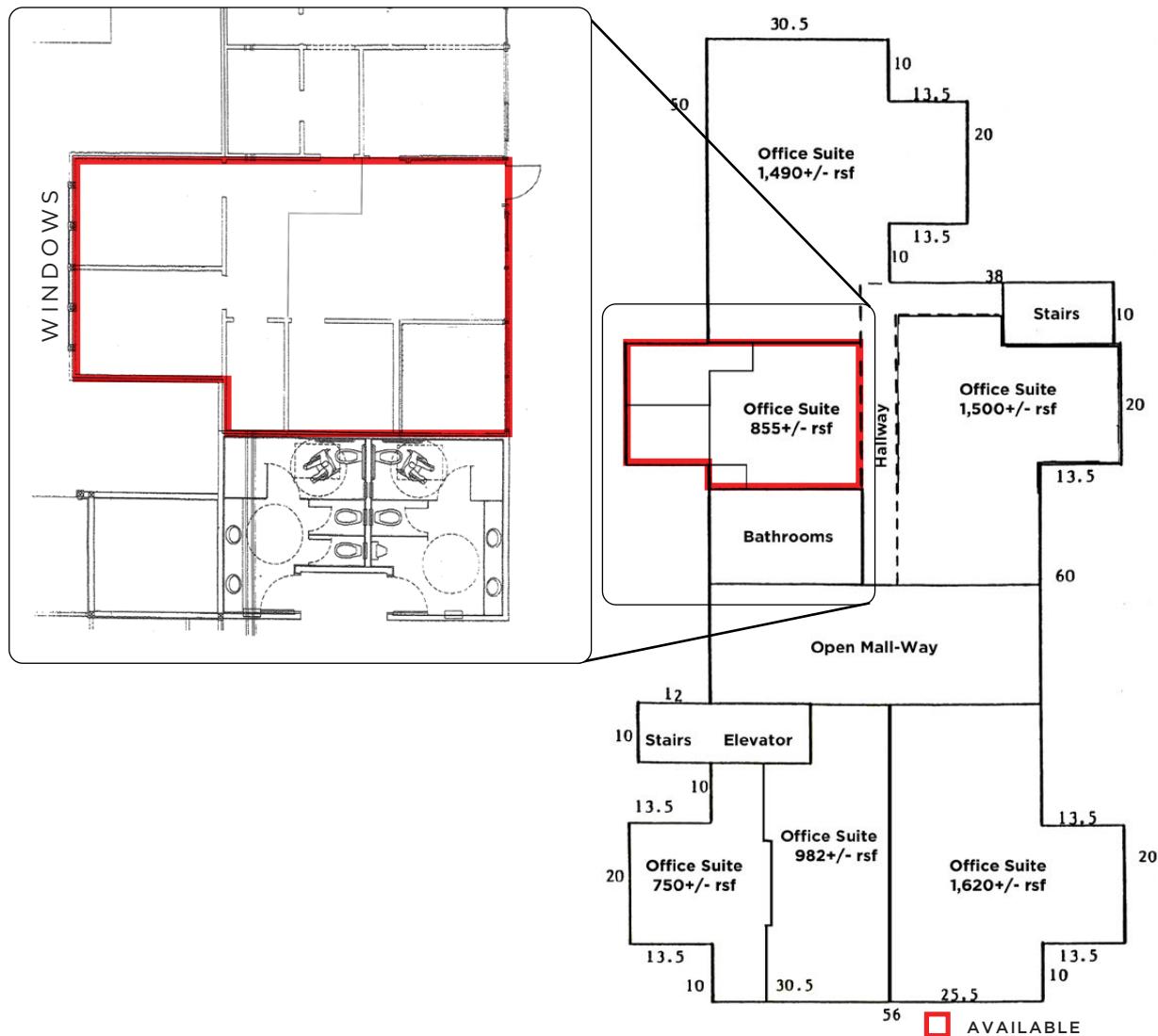
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# FLOOR PLAN

## SUITE 205



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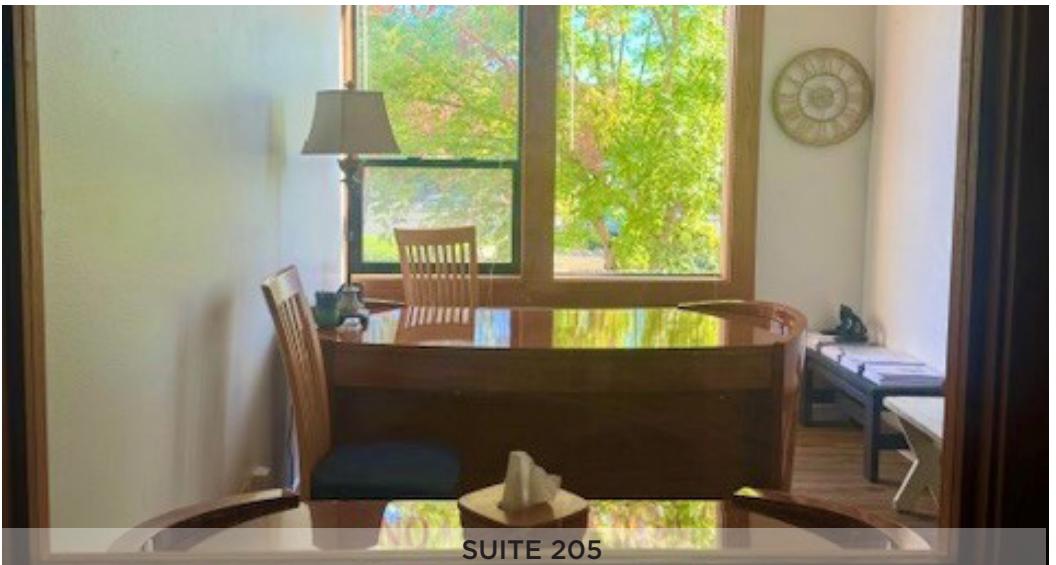
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# PROPERTY PHOTOS



SUITE 205



SUITE 205



SUITE 205



SUITE 205

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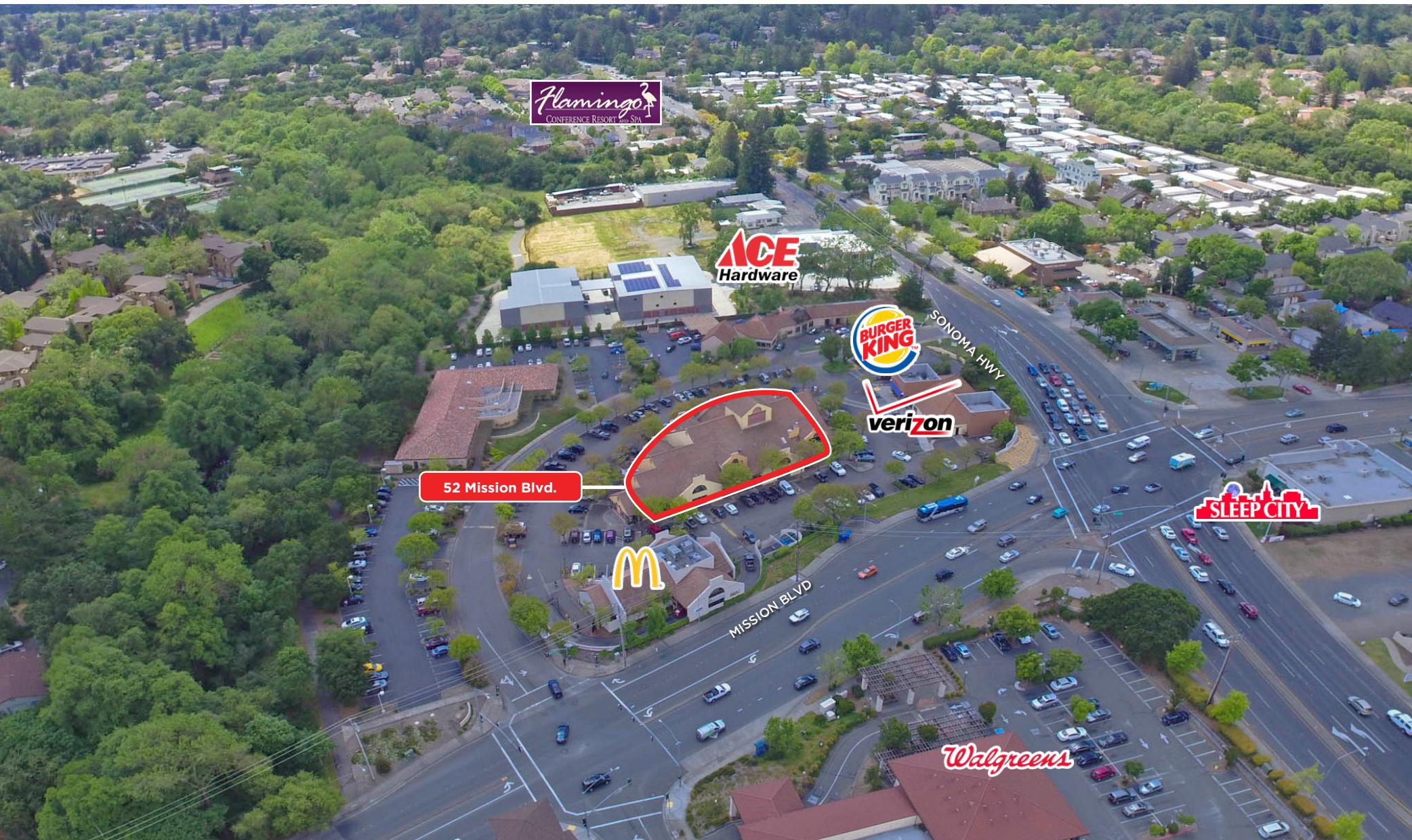


## VICINITY MAP



52 MISSION CIRCLE @ HWY 12  
SANTA ROSA, CA

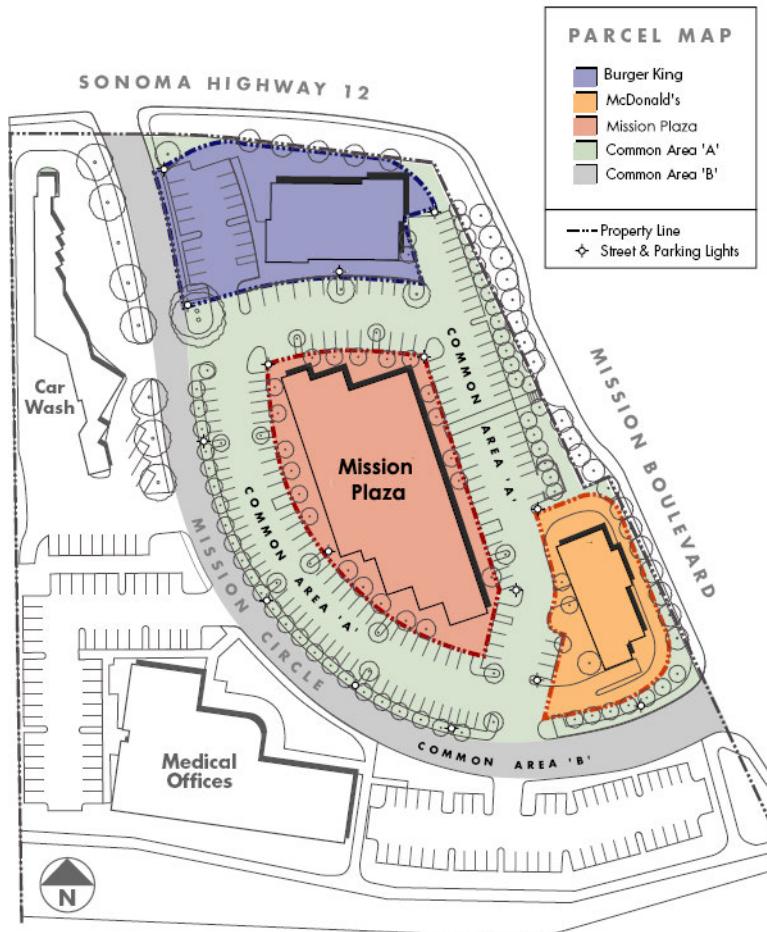
RETAIL & OFFICE  
SPACE



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# VICINITY MAP



Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 528-1400

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