



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



PROPERTY DETAILS



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

OFFICE SPACE FOR SUBLEASE

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

SUBLEASE TERMS

Rate

\$1,600/Month

Modified Gross

Parking

Shared Unreserved

Zoning

C1 - PD

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**



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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+/-

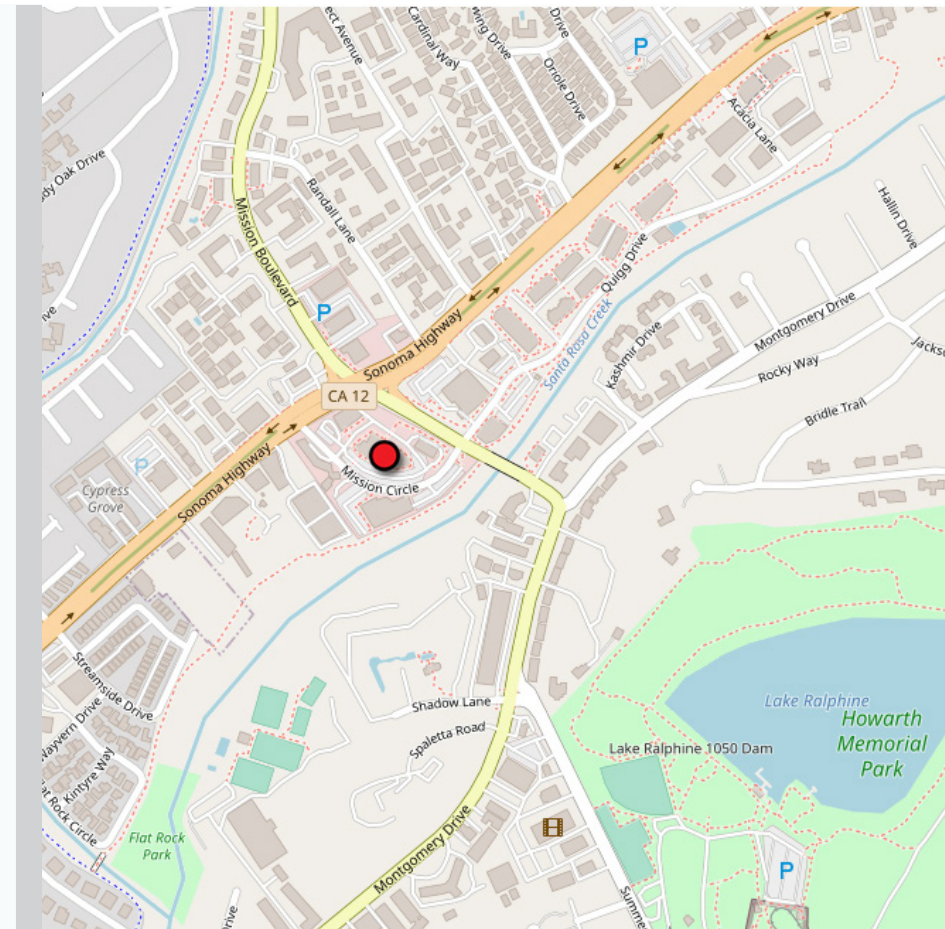
Mission Blvd. - 23,938+/-

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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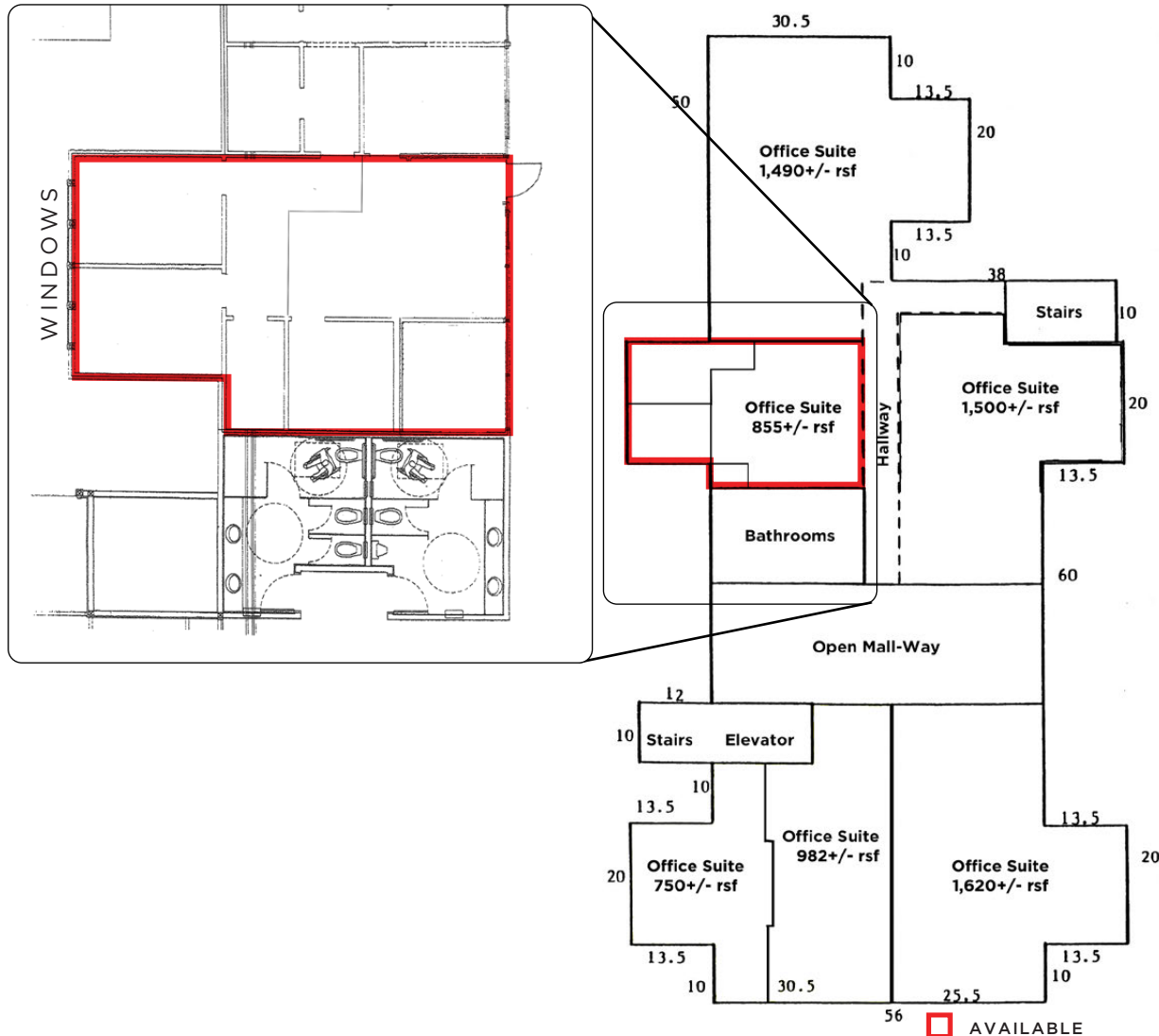
FLOOR PLAN

SUITE 205



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PROPERTY PHOTOS

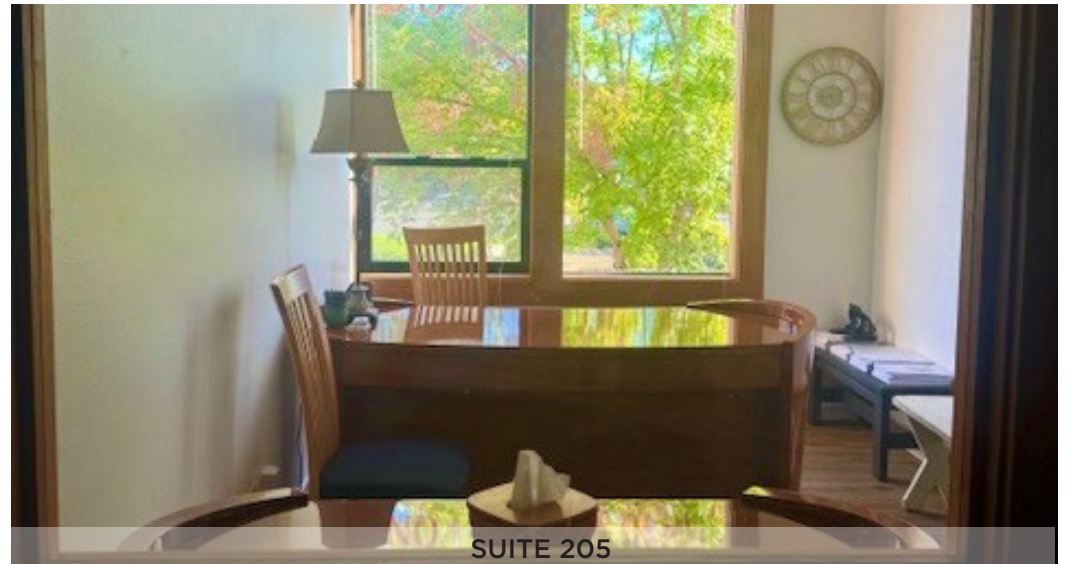


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VICINITY MAP



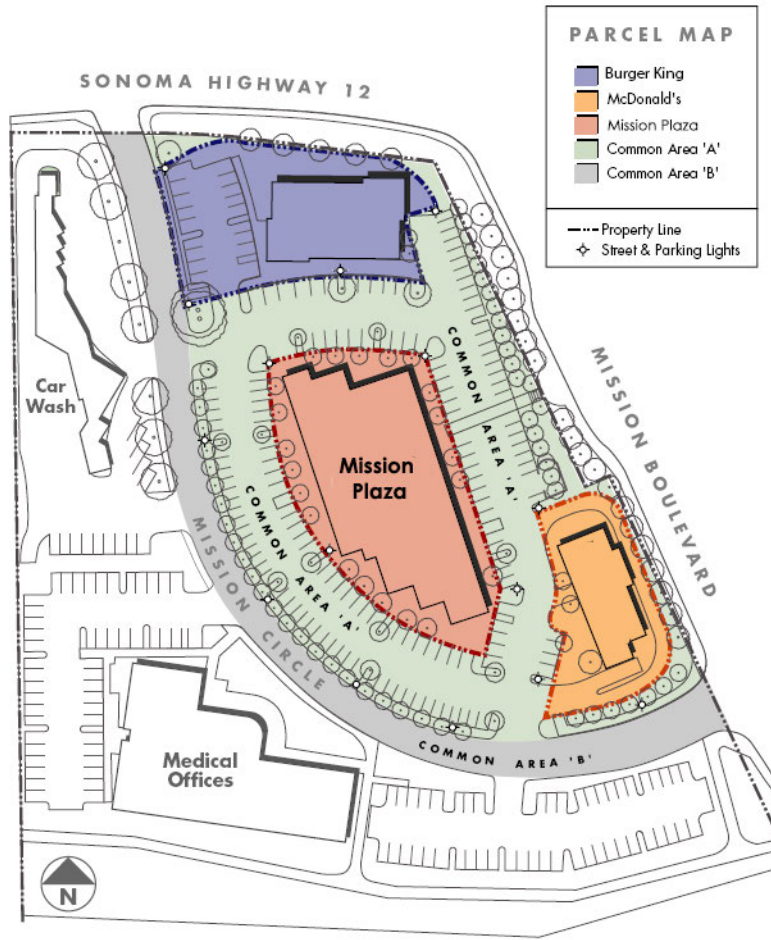
52 MISSION CIRCLE @ HWY 12
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RETAIL & OFFICE
SPACE





VICINITY MAP



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

OFFICE SPACE
FOR SUBLEASE



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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.

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