

# CAMPUS CENTER

Southeast Corner of Mendocino Avenue  
& Silva Avenue  
Santa Rosa, CA



## Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

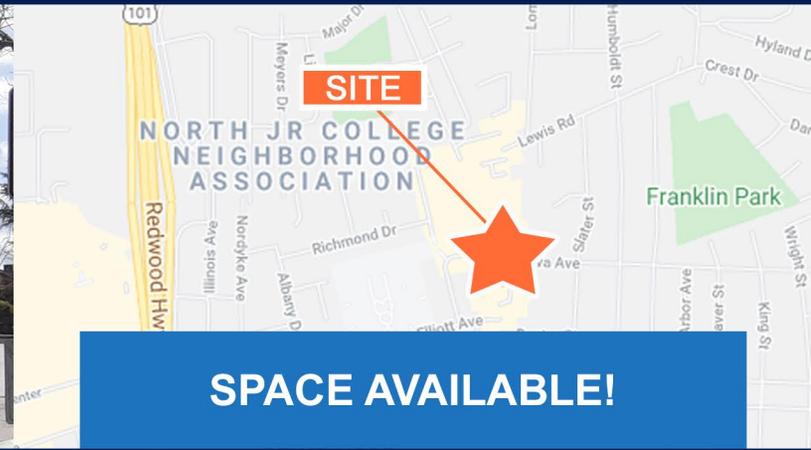
WILLIAM BETTENCOURT  
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

# CAMPUS CENTER



**SPACE AVAILABLE!**

This 16,699 square foot shopping center is conveniently located across from Santa Rosa Junior College (32,000 students annually) and Santa Rosa High School (1,448 students) with right and left turn-in access on Mendocino Avenue and Silva Avenue. Nearby Retailers include Safeway, CVS, Big Lots, Chick-fil-a, McDonalds, Chase, Panera Bread, Taco Bell, O'Reilly's, AAA, Panda Express, Starbucks, and Five Guys.

## DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
<b>17,198</b>	<b>59,546</b>	<b>131,569</b>
POPULATION		



1-Mile	2-Mile	3-Mile
<b>\$131,562</b>	<b>\$136,029</b>	<b>\$134,861</b>
AVG. HH INCOME		



CITY OF SANTA ROSA  
**175,981**  
POPULATION



CITY OF SANTA ROSA  
**66,078**  
EMPLOYEES

## TRAFFIC COUNTS



**30,025 ADT**  
INTERSECTION OF LEWIS RD.  
& MENDOCINO AVE.

## METRICS



Visitors over the last 12 months  
**703.4K** VISITS  
**161.8 K** CUSTOMERS

PRESENTED BY:



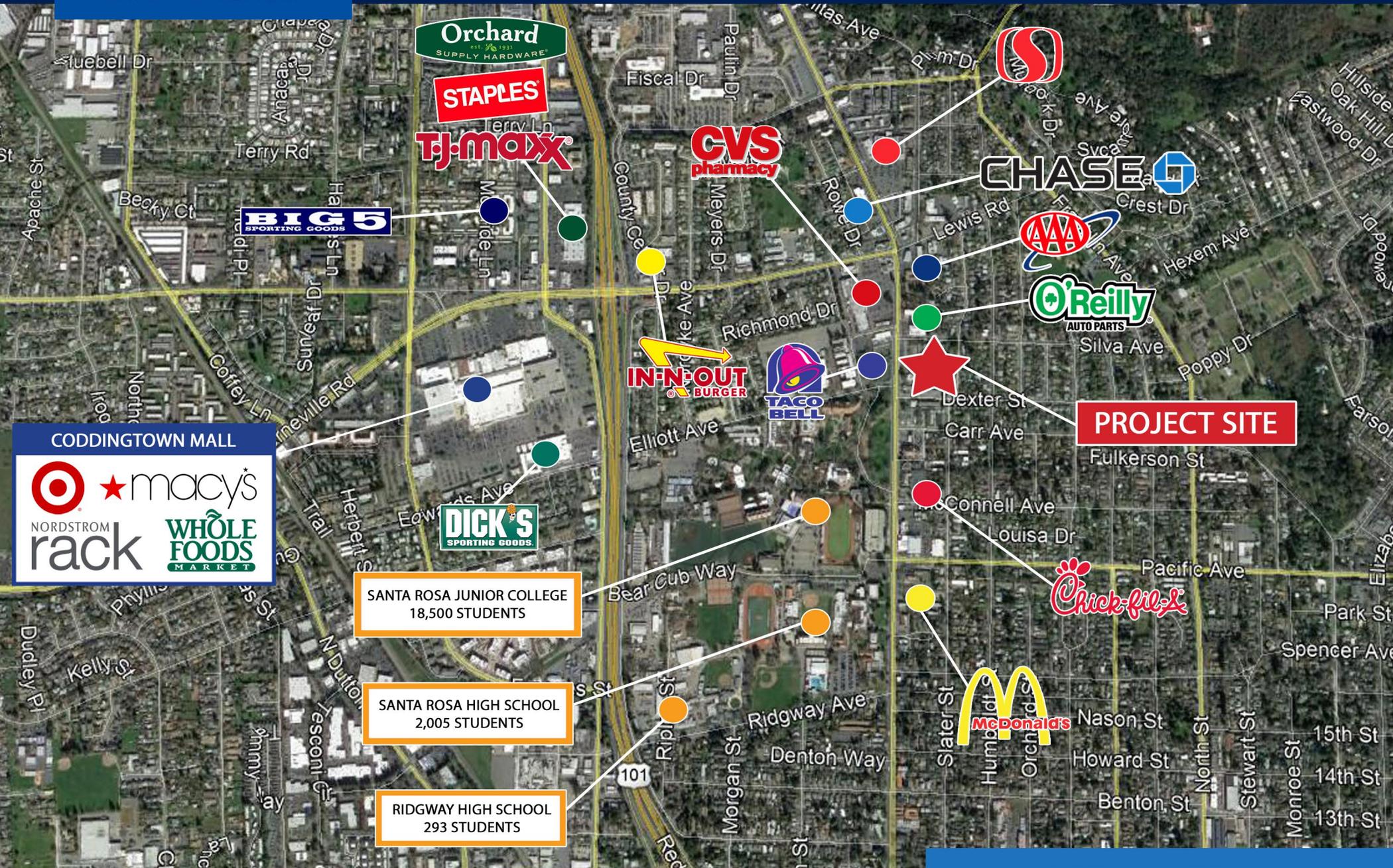
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# CAMPUS CENTER



# RETAIL AERIAL

CAMPUS CENTER



MENDOCINO  
MARKETPLACE

REDWOOD PLAZA  
SHOPPING CENTER

CAMPUS CENTER

CVS pharmacy

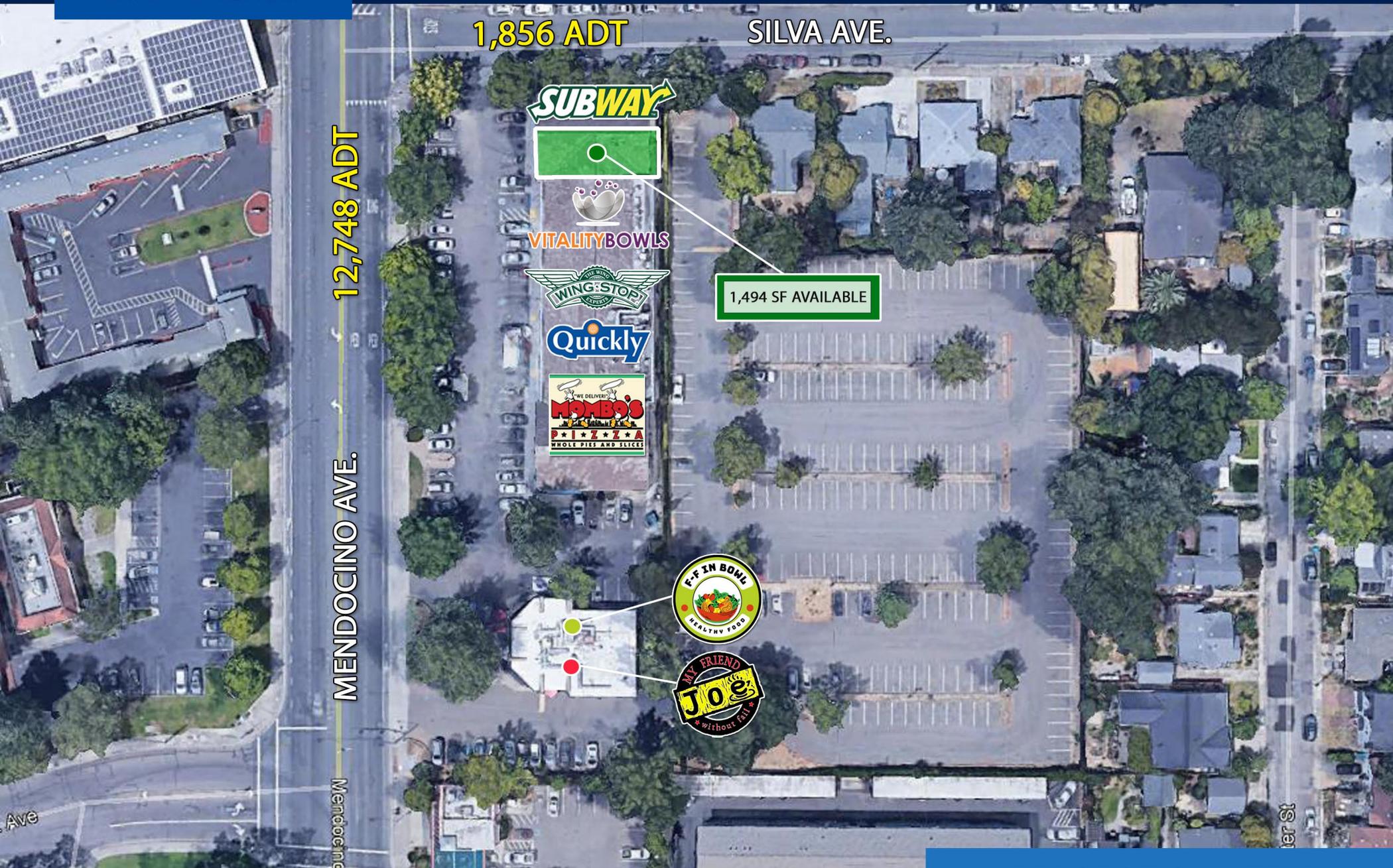
STUDENT & STAFF  
PARKING



SANTA ROSA  
JUNIOR COLLEGE

LOW FLIGHT AERIAL

CAMPUS CENTER



1,856 ADT

SILVA AVE.

12,748 ADT

MENDOCINO AVE.

**SUBWAY**



VITALITY BOWLS



Quickly



1,494 SF AVAILABLE



INTERSECTION AERIAL

# CAMPUS CENTER

FORMER BARBER  
SHOP SPACE



1,494  
square feet



IPPONN  
UDON

SILVER  
MOON



CAMPUS  
MARKET



Common  
Parking

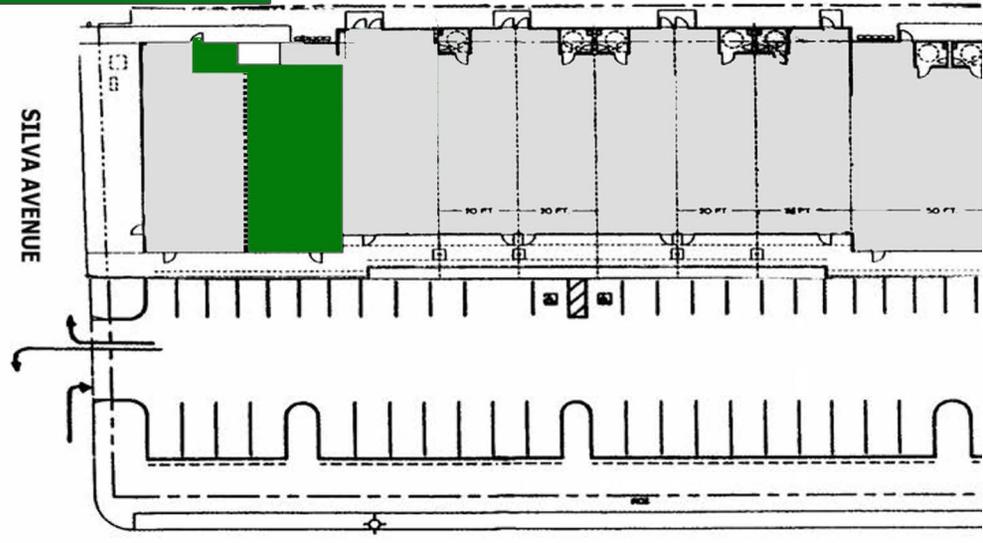
MENDOCINO AVENUE

SITE PLAN

# CAMPUS CENTER



**1,494 sf AVAILABLE**  
**Former Barber Shops Space**

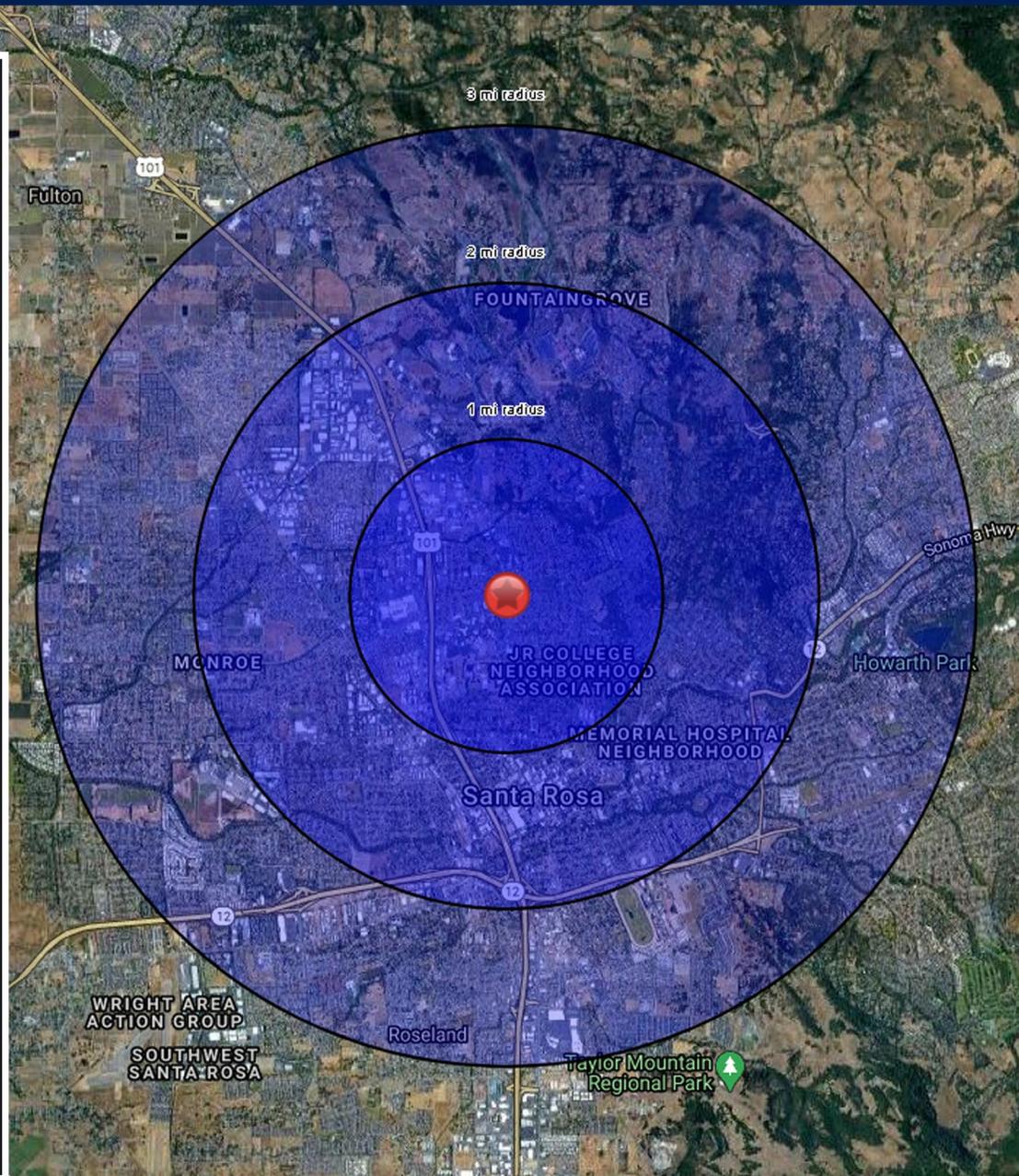


# SHOP SPACE

# CAMPUS CENTER

## SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	17,198	59,546	131,569
2030 Projected Population	16,836	59,409	132,180
2020 Census Population	17,702	60,864	134,490
2010 Census Population	17,589	61,861	134,210
Projected Annual Growth 2025 to 2030	-0.4%	-	-
Historical Annual Growth 2010 to 2025	-0.1%	-0.2%	-0.1%
2025 Median Age	39.7	40.2	40.0
<b>Households</b>			
2025 Estimated Households	7,418	23,707	50,282
2030 Projected Households	7,380	24,067	51,265
2020 Census Households	7,639	23,711	49,896
2010 Census Households	7,611	23,963	49,785
Projected Annual Growth 2025 to 2030	-0.1%	0.3%	0.4%
Historical Annual Growth 2010 to 2025	-0.2%	-	-
<b>Race and Ethnicity</b>			
2025 Estimated White	61.7%	60.8%	60.1%
2025 Estimated Black or African American	3.5%	3.1%	3.0%
2025 Estimated Asian or Pacific Islander	5.8%	5.9%	6.3%
2025 Estimated American Indian or Native Alaskan	1.8%	1.8%	1.9%
2025 Estimated Other Races	27.2%	28.4%	28.7%
2025 Estimated Hispanic	31.0%	33.0%	33.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$131,562	\$136,029	\$134,861
2025 Estimated Median Household Income	\$100,481	\$104,918	\$105,170
2025 Estimated Per Capita Income	\$56,948	\$54,401	\$51,744
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	5.5%	9.5%	8.9%
2025 Estimated Some High School (Grade Level 9 to 11)	6.2%	6.0%	6.7%
2025 Estimated High School Graduate	18.0%	19.5%	20.9%
2025 Estimated Some College	19.8%	20.4%	21.1%
2025 Estimated Associates Degree Only	11.9%	9.2%	9.2%
2025 Estimated Bachelors Degree Only	22.9%	21.1%	20.2%
2025 Estimated Graduate Degree	15.7%	14.4%	12.9%
<b>Business</b>			
2025 Estimated Total Businesses	1,092	4,704	6,800
2025 Estimated Total Employees	12,464	40,621	55,279
2025 Estimated Employee Population per Business	11.4	8.6	8.1
2025 Estimated Residential Population per Business	15.7	12.7	19.3



# DEMOGRAPHICS