

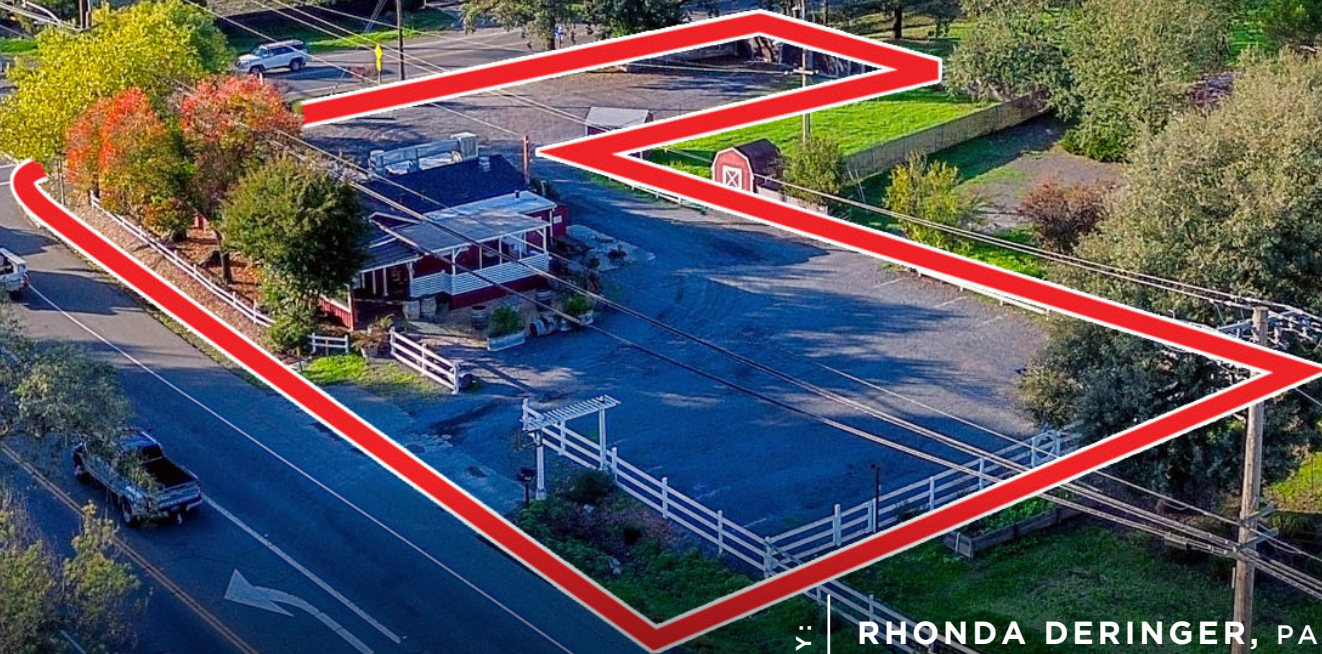


Keegan & Coppin
COMPANY, INC.

FOR LEASE

3535 GUERNEVILLE RD.
SANTA ROSA, CA

**SCENIC WINE COUNTRY
RESTAURANT AVAILABLE**



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
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PROPERTY DETAILS



3535 GUERNEVILLE RD.
SANTA ROSA, CA

SCENIC WINE COUNTRY RESTAURANT AVAILABLE FOR LEASE

Scenic wine country restaurant for lease.

3535 Guerneville Road is a freestanding building with ample on-site parking. Historically has housed some of the most well received restaurants, most recently, Walter Hansel Wine and Bistro and formerly Zazu.

- Restaurant Space with Improvements, Bar Area, Seating Area, 2 Restrooms, and Outside Seating Area.
- Commercial kitchen (Type 1 hood system), sinks, grease trap, walk-in refrigerator, and large dining area.
- Approximately 45 person occupancy plus 15 bar seating
- Approximately 1,370 SF - To be verified
- Exclusive garden use potential
- Scenic wine country location
- Freestanding restaurant with outdoor sheltered patio and extended patio
- Historical restaurant site
- FFE available for sale
- Monument sign on Guernville Rd. and second monument sign on corner at Willowside and Guernville Rd.



LEASE TERMS

Rate

\$5,000/Month/Modified Gross

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APN

034-072-049

ZONING

RRB 63, SR WH (Historic Restaurant Use)

TOTAL BUILDING S.F.

1,370+/- SF (To be verified), plus outside patio area

STORIES

1

PARKING

Ample on-site

SPECIAL FEATURES

- Potential use of garden area
- Potential to add small storage building

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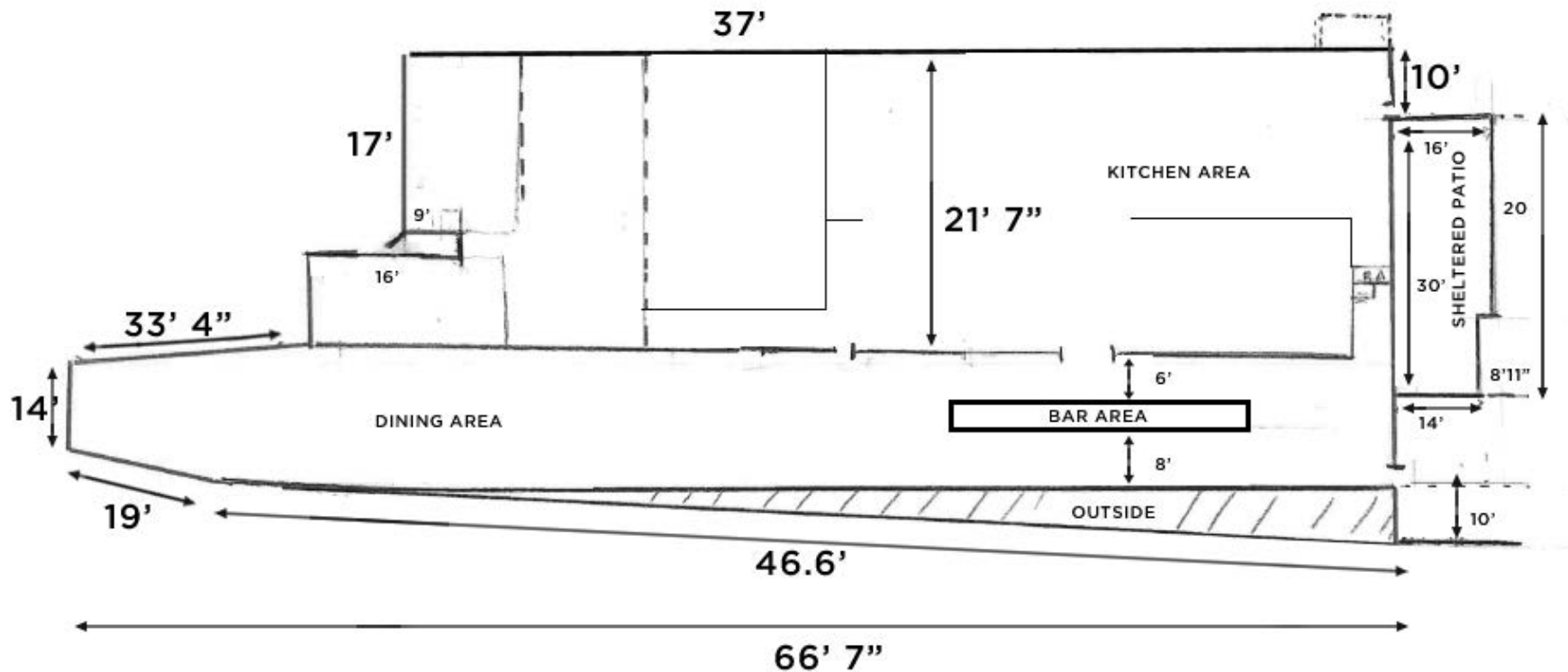


FLOOR PLAN



3535 GUERNEVILLE RD.
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Not to scale.
Approximate measurements to be verified.

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AREA DESCRIPTION



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DESCRIPTION OF AREA

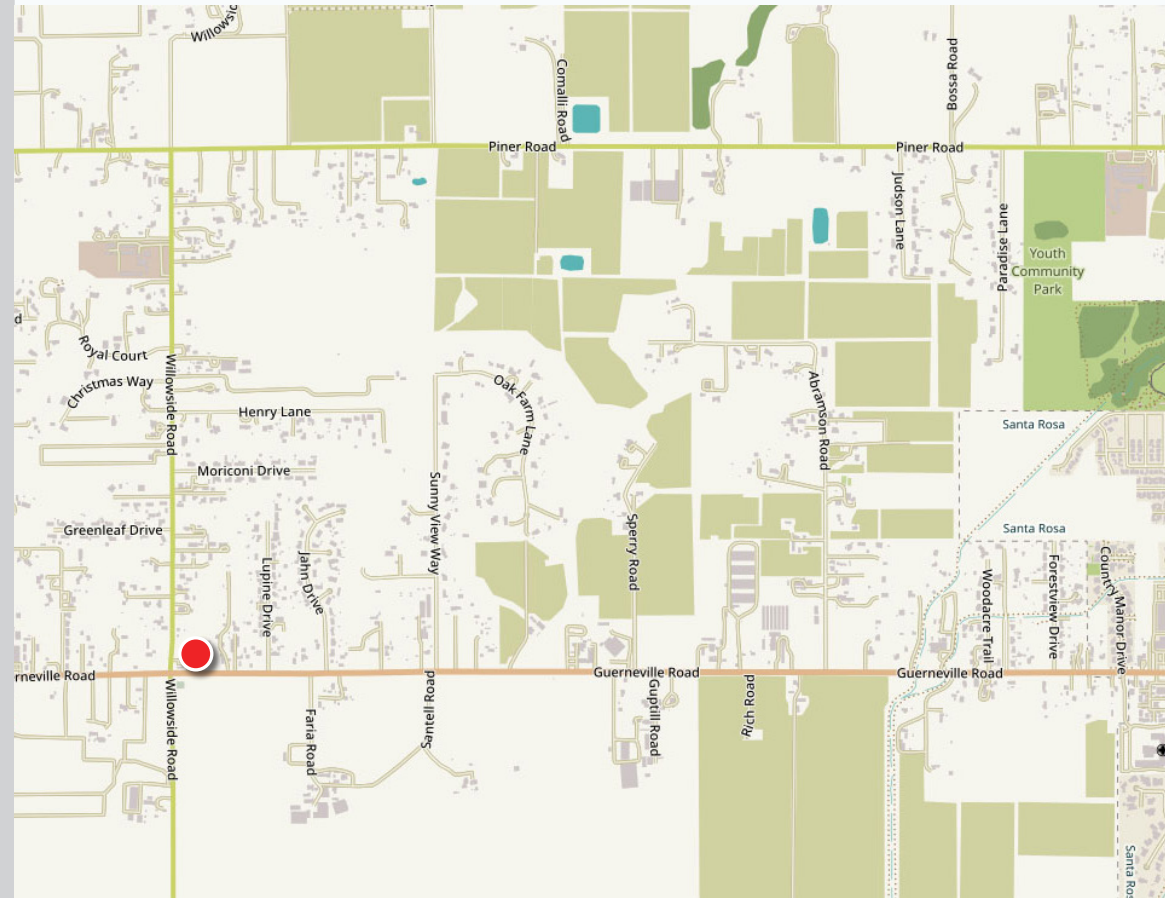
Conveniently located between Santa Rosa and neighboring Sebastopol/ Graton/Forestville communities makes this a unique wine country location with views of the countryside and vineyards.

Ideally located at the signalized intersection of Guerneville Road and Willowside Road.

Guerneville Road is a busy thoroughfare with strong vehicle counts, which supports retail and commercial exposure.

TRANSPORTATION ACCESS

- Main traffic arteries via Guerneville Rd
- Nearby Gravenstein Rd (Rt. 116) and Hwy 101



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PROPERTY PHOTOS



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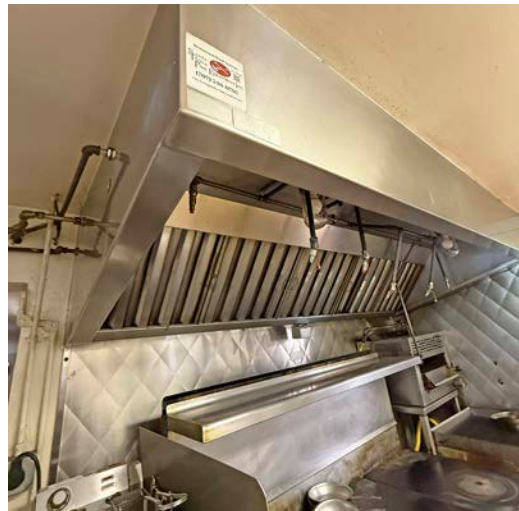


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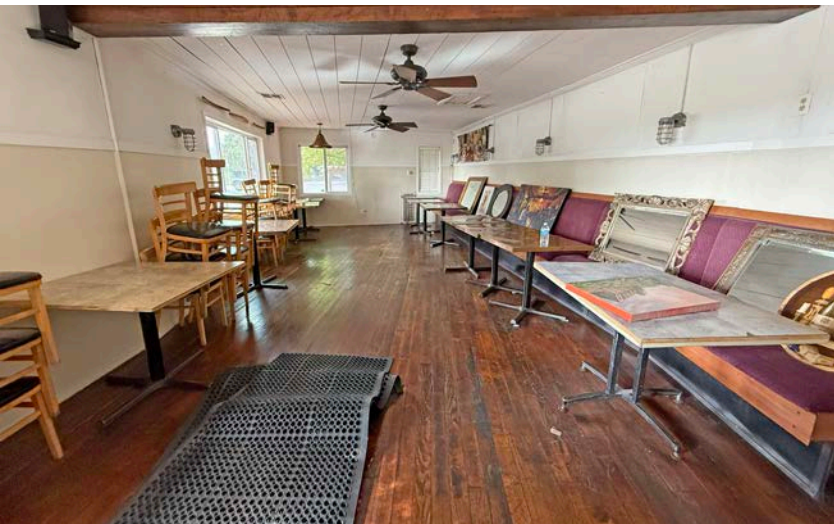


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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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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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