



REDEVELOPMENT OPPORTUNITY

3575 CLEVELAND AVENUE

Santa Rosa, CA 95403



The Kase Group
Real Estate Investment Services



PROPERTY INFORMATION

PROPERTY SUMMARY

This is the opportunity to acquire a rare redevelopment site at 3575 Cleveland Avenue in Santa Rosa, California, featuring a ±20,460 SF freestanding retail building on ±1.61 acres. The property offers excellent freeway visibility and convenient access to Highway 101 with 111,162 vehicles per day, along with strong exposure along Cleveland Avenue with 14,408 vehicles per day. The site provides a unique redevelopment or ground lease opportunity ideal for high-volume retail, QSR, drive-thru, and car wash operators.

Located within a strong Santa Rosa retail corridor, the property benefits from proximity to major retailers, Coddington Shopping Mall, a nearby Kaiser Permanente campus with over 2,600 employees, and 499 new luxury residential units. Supported by strong demographics including 185,881 residents, \$138,612 average household income, and \$3.98 billion in retail expenditures within a five-mile radius, the property offers an attractive opportunity in a highly visible and growing market.

Seller is actively pursuing land use entitlements for a ±6,000 SF drive-thru restaurant and anticipates receiving discretionary approvals from the City of Santa Rosa by end of 2026. The conceptual site plan reflected herein has been prepared in support of that application. A buyer may acquire the site subject to, or upon completion of, the entitlement process, with closing timing structured to accommodate approvals.

PROPERTY HIGHLIGHTS

Seller has initiated the land use entitlement process with the City of Santa Rosa for a drive-thru restaurant use; conceptual site plan attached.



Redevelopment Opportunity



Ground Lease Availability



Drive-Thru Entitlements in Process



CG Zoning

PROPERTY SUMMARY

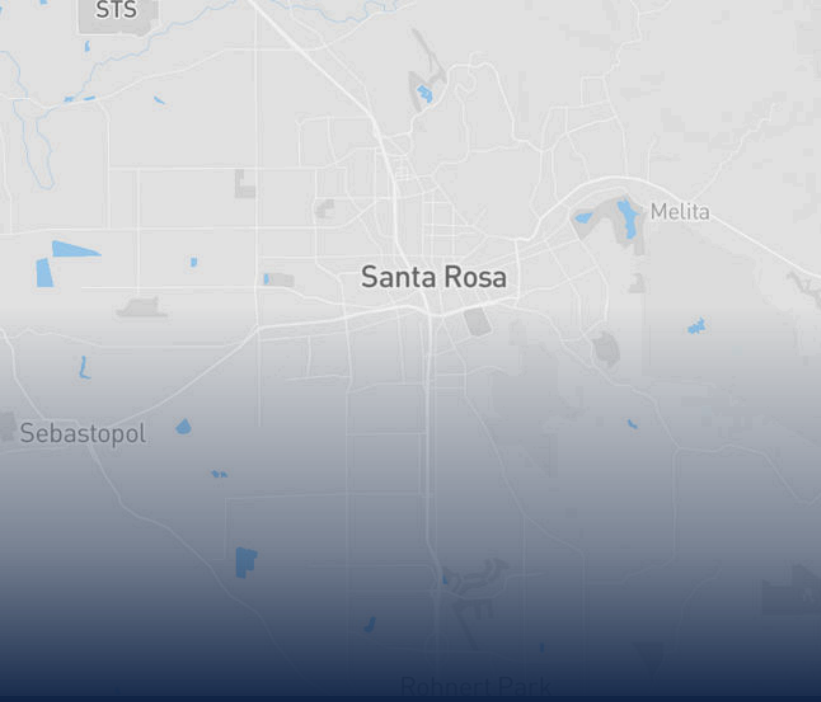
OFFERING SUMMARY

Address	3575 Cleveland Avenue, Santa Rosa, CA
Zip Code	95403
Offering Price	\$5,500,000
Building Size	20,460
Lot Size	1.61 AC
Zoning	CG (General Commercial)
Traffic Counts	Highway 101 111,162 ADT; Cleveland Avenue 14,408 ADT; Industrial Road 4,471 ADT



3575 CLEVELAND AVENUE
PHOTOS





LOCATION DESCRIPTION

SANTA ROSA, CA

Santa Rosa serves as the economic hub of Sonoma County, supported by a diverse economy driven by healthcare, technology, tourism, agriculture, and professional services. As the largest city in California's North Bay region, Santa Rosa benefits from a highly educated workforce, strong household incomes, and a growing consumer base. Major employment anchors such as Kaiser Permanente, which operates a significant medical campus in the market, provide stable, non-cyclical employment and contribute to the region's long-term economic resilience.

Strategically located approximately 55 miles north of San Francisco, Santa Rosa benefits from direct access to major transportation corridors, including U.S. Highway 101, the primary north-south route connecting Sonoma County with the greater Bay Area. This connectivity supports regional commerce, commuting patterns, and retail demand by providing access to a broad consumer base throughout the North Bay. The city's established retail infrastructure is highlighted by major shopping destinations including Coddington Shopping Mall, Montgomery Village, Santa Rosa Marketplace, and Santa Rosa Southside, attracting both local residents and surrounding communities.

Investment appeal is strengthened by Santa Rosa's affluent demographics and strong purchasing power, with a five-mile population of approximately 185,881 residents, average household income of \$138,612, and nearly \$3.98 billion in annual retail expenditures. The market continues to benefit from significant residential growth, including new luxury housing developments surrounding key commercial corridors. With a strong employment base, exceptional visibility along Highway 101, and sustained consumer demand, Santa Rosa provides an attractive environment for long-term retail investment and redevelopment opportunities.

3575 CLEVELAND AVENUE AREA MAP



3575 CLEVELAND AVENUE AREA MAP



3575 CLEVELAND AVENUE LOW AERIAL



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CONCEPTUAL DRIVE-THRU PLAN



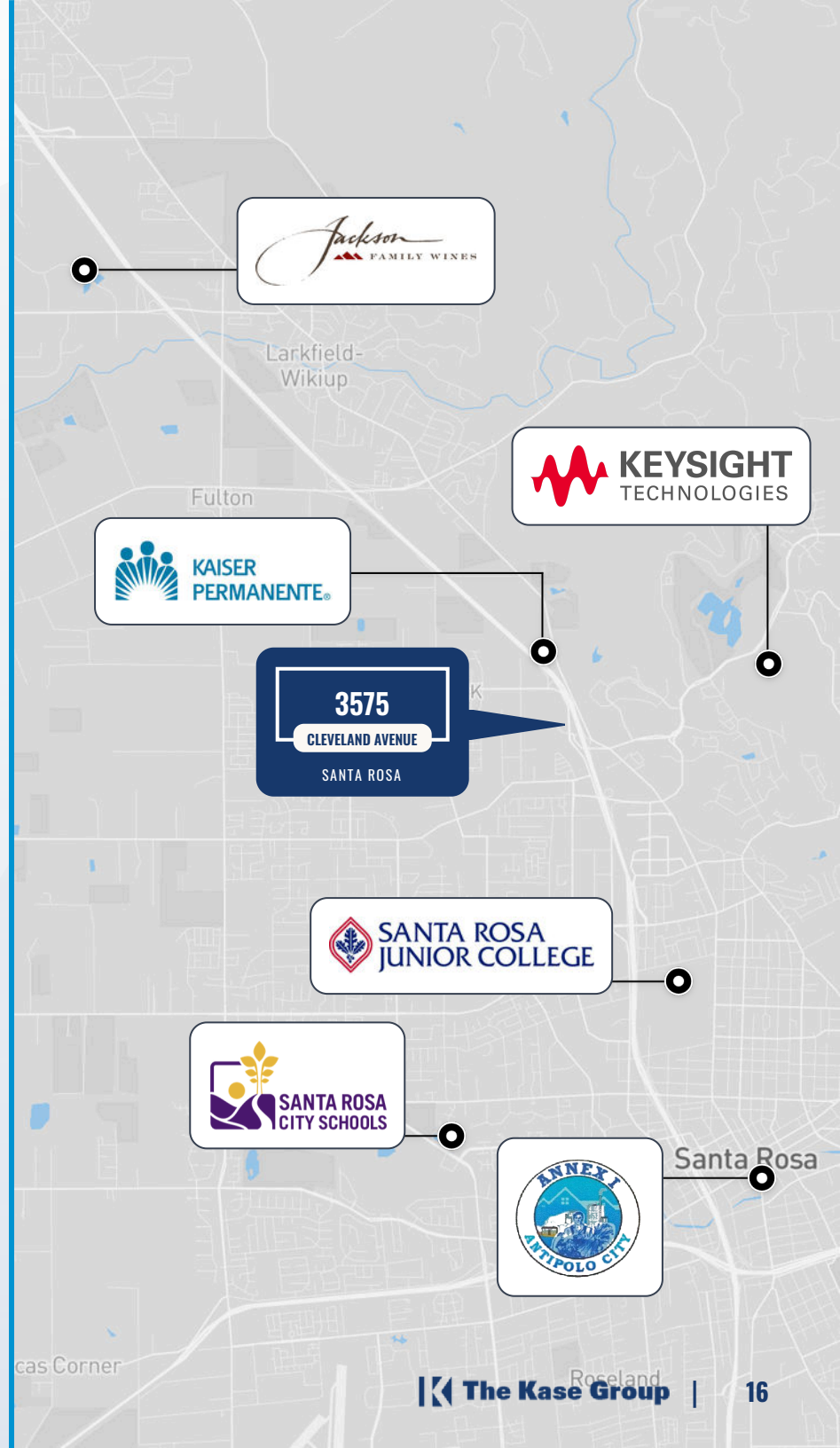
3575 CLEVELAND AVENUE
SITE MAP



MAJOR EMPLOYERS

The employment landscape surrounding 3575 Cleveland Avenue, Santa Rosa, CA is anchored by the adjacent Kaiser Permanente Santa Rosa Medical Center campus, which employs 2,600+ staff and is the dominant daytime-traffic driver for the site. A five-mile daytime population of 57,507 supports lunch and commuter dayparts for a drive-thru, car wash, or QSR user. Sonoma County's economic diversity is reflected across government, education, and the wine industry, with the City of Santa Rosa, Santa Rosa Junior College, and Jackson Family Wines among the area's largest employers. Complementary demand is provided by 499 new luxury residential units immediately adjacent (Emblem Renata and Villa Rotonda) and Highway 101's 111,162 average daily trips.

Employer	Industry	Employees	Distance
Kaiser Permanente Santa Rosa Medical Offices	Healthcare	2,600+	Adjacent
Santa Rosa Junior College	Education	3,000	1.6 mi
Providence Santa Rosa Memorial Hospital	Healthcare	2,400	2.9 mi
Santa Rosa City Schools	Education	1,700	2.0 mi
Keysight Technologies	Technology	1,500	1.2 mi
City of Santa Rosa / City Hall Annex	Government	1,300	4.1 mi
Jackson Family Wines	Beverage / Wine	1,000	3.8 mi



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