



**Keegan & Coppin**  
COMPANY, INC.

FULTON MARKET PLACE  
FULTON ROAD & GUERNEVILLE ROAD  
SANTA ROSA CA

**RESTAURANT SPACE AVAILABLE**

FOR LEASE

Go beyond broker.

PRESENTED BY:

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

MANAGED BY AN AFFILIATE OF  
**KIMCO**  
REALTY



# PROPERTY DETAILS



FULTON MARKET PLACE  
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## PROPERTY INFORMATION

### HIGHLIGHTS

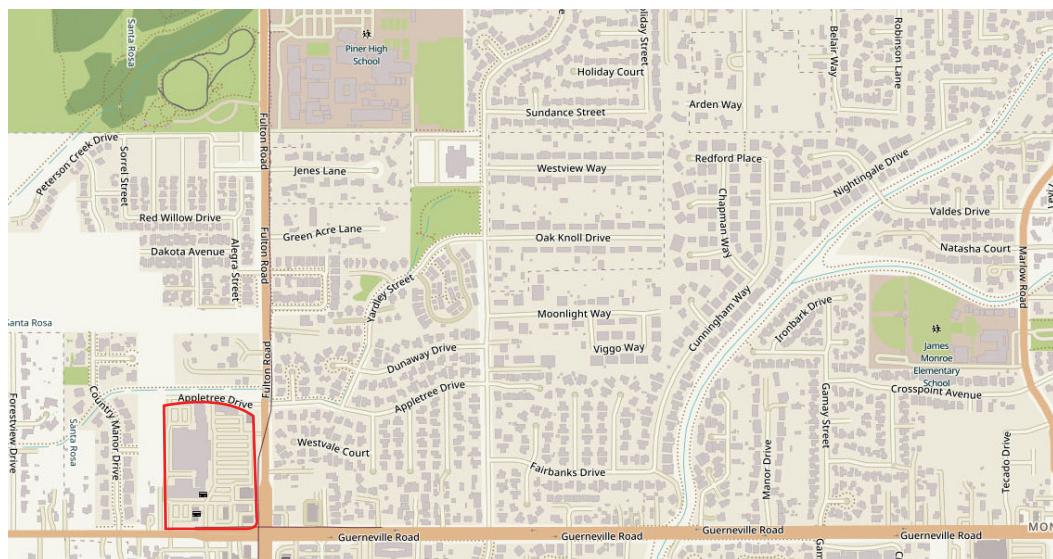
- 2,500+/- SF 2nd Generation Restaurant Space
- 2nd Generation Restaurant Space include - Hood Systems, Sinks, Walk-in, Grease Trap & Other Fixtures & Equipment
- Potential for Outside Seating Areas + Curbside Pick-up Zones
- Center is Anchored by Raley's (Remodeled), Ace Hardware, several retail & restaurants - Pad Sites Anchored by Starbucks Coffee, McDonald's, Taco Bell & IHop
- Northwest Santa Rosa - Near Piner High School - Easy Access with 2 Signalized Intersections to Shopping Center

### LEASE TERMS

#### Rate

Negotiable - Inquire With Agent

| DEMOGRAPHICS        | 1 MILE    | 3 MILES  | 5 MILES   |
|---------------------|-----------|----------|-----------|
| Est. Population     | 10,733    | 80,814   | 166,897   |
| Daytime Population  | 6,535     | 123,730  | 209,133   |
| Est. Avg. HH Income | \$113,307 | \$99,925 | \$102,942 |



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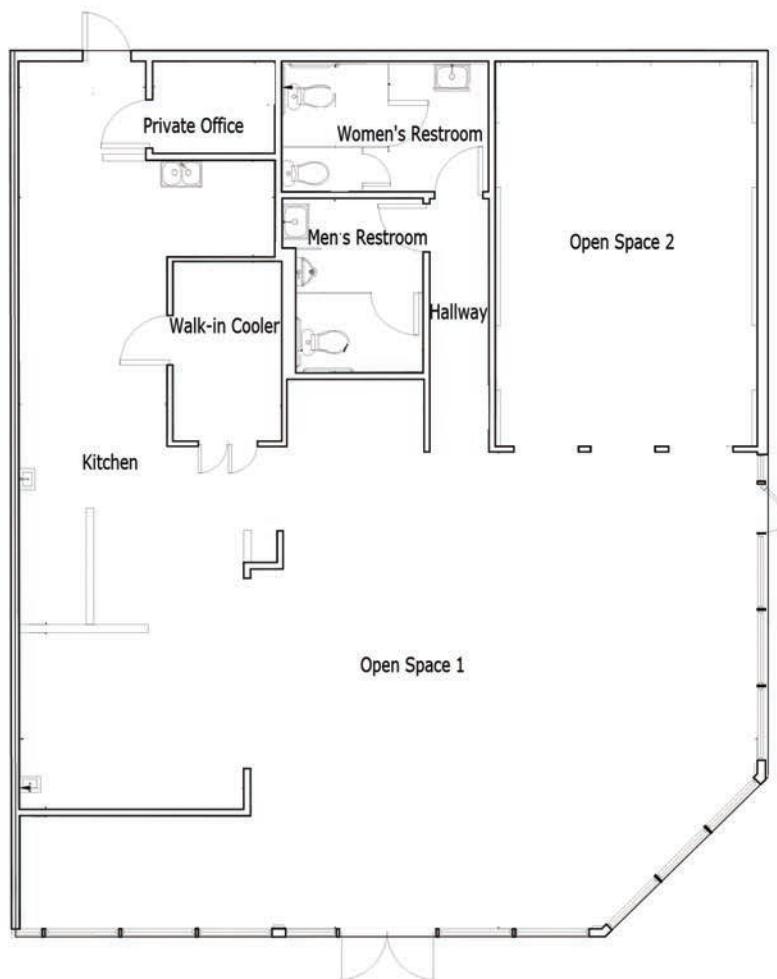


# FLOOR PLANS



FULTON MARKET PLACE  
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**SUITE 7**

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# SITE PLAN

GUERNVILLE ROAD - ADT - 15,701



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## FULTON MARKET PLACE

|           |                                      |                 |
|-----------|--------------------------------------|-----------------|
| 2         | Village Pets                         | 1,600 SF        |
| 3         | May Garden Chinese Restaurant        | 1,448 SF        |
| <b>4</b>  | <b>Available</b>                     | <b>1,467 SF</b> |
| 5         | Great Clips                          | 1,287 SF        |
| 6         | La Mexicana Ice Cream Shop           | 1,186 SF        |
| <b>7</b>  | <b>Available (Former Restaurant)</b> | <b>2,500 SF</b> |
| 8         | HOTWORX                              | 2,309 SF        |
| 9         | Jewelry Sales & Repair               | 900 SF          |
| <b>10</b> | <b>Available</b>                     | <b>1,200 SF</b> |
| 11        | The UPS Store                        | 1,200 SF        |
| 12        | Park Place Cleaners                  | 1,600 SF        |
| 13        | Raley's                              | 60,913 SF       |
| <b>14</b> | West Coast Sourdough                 | 1,000 SF        |
| <b>15</b> | <b>Available</b>                     | <b>984 SF</b>   |
| 16        | Wingstop                             | 1,560 SF        |
| 17        | Emma's Barber Shop                   | 624 SF          |
| 18        | Red Nail Spa                         | 1,259 SF        |
| 19        | Ace Hardware                         | 12,100 SF       |
| 20        | Village Cafe                         | 1,500 SF        |
| 21        | Launderland                          | 1,621 SF        |
| 25        | Community First Credit Union         | 2,300 SF        |
| <b>26</b> | <b>Available</b>                     | <b>1,920 SF</b> |



# PROPERTY PHOTOS

## SUITE 7



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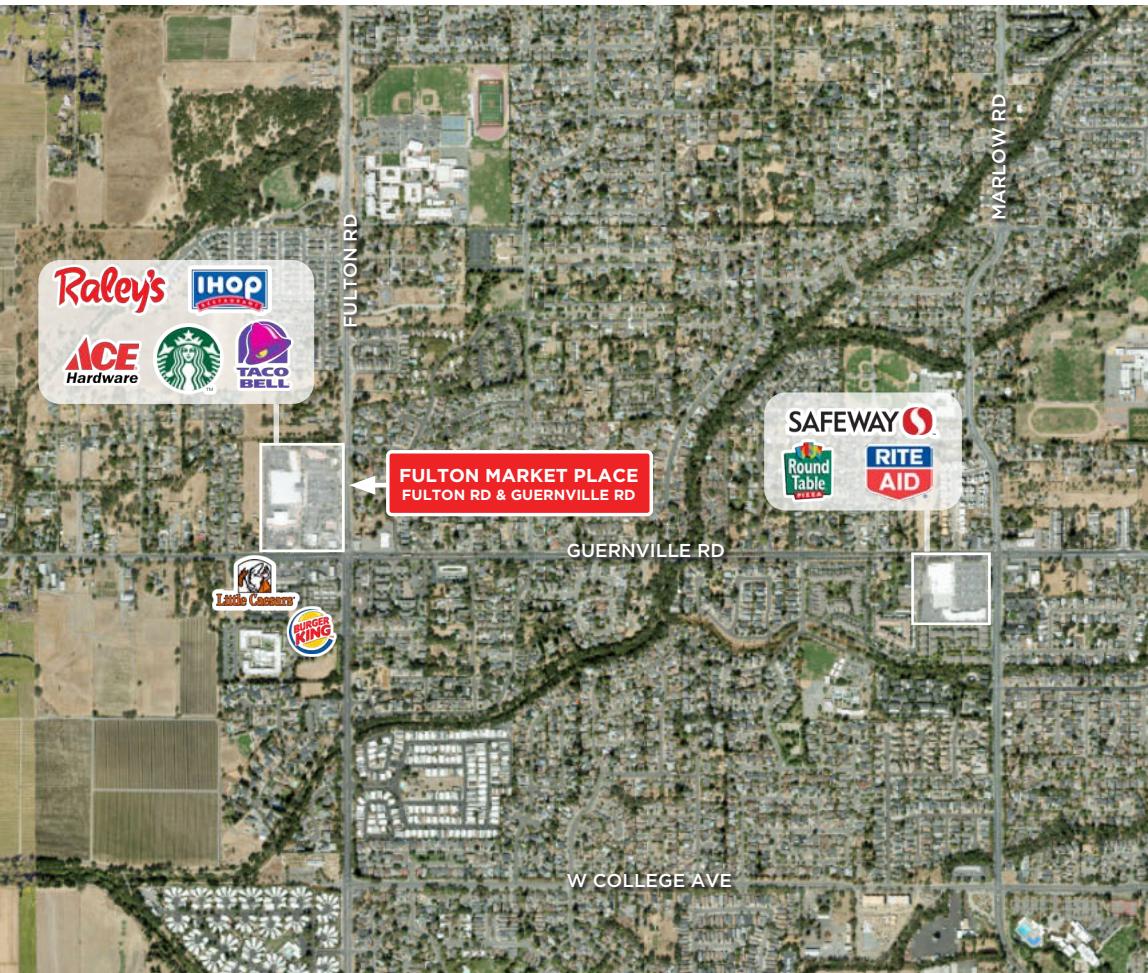
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## VICINITY AERIAL



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(707) 528-1400



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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