



Keegan & Coppin  
COMPANY, INC.

FULTON MARKET PLACE  
FULTON ROAD & GUERNEVILLE ROAD  
SANTA ROSA CA

FOR LEASE

**RESTAURANT SPACE AVAILABLE**

Go beyond broker.

PRESENTED BY:

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







# PROPERTY DETAILS



FULTON MARKET PLACE  
FULTON ROAD & GUERNEVILLE ROAD  
SANTA ROSA, CA

RESTAURANT SPACE  
AVAILABLE FOR LEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

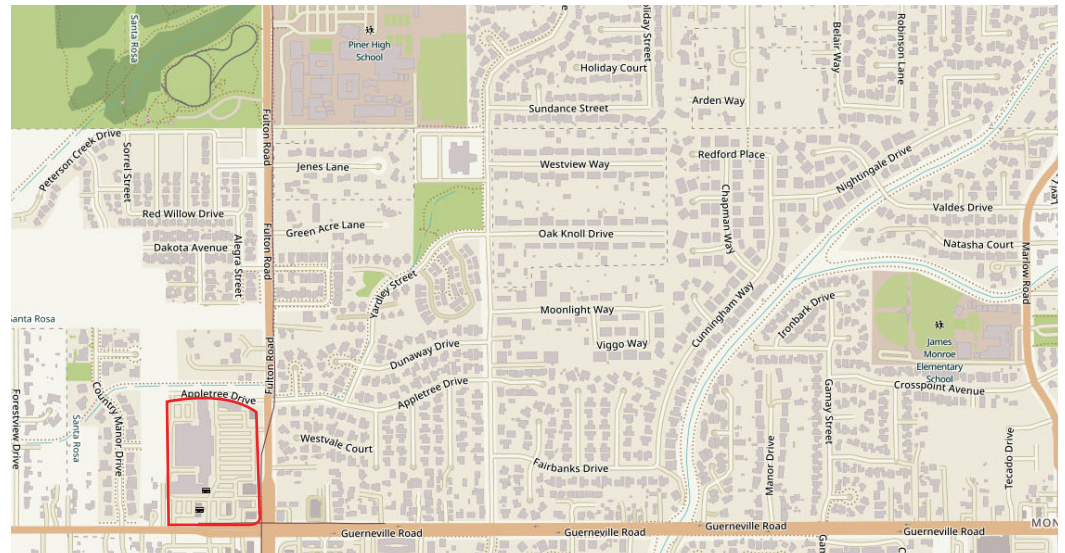
- 2,500+/- SF 2nd Generation Restaurant Space
- 2nd Generation Restaurant Space include - Hood Systems, Sinks, Walk-in, Grease Trap & Other Fixtures & Equipment
- Potential for Outside Seating Areas + Curbside Pick-up Zones
- Center is Anchored by Raley's (Remodeled), Ace Hardware, several retail & restaurants - 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



#### PRESENTED BY:

RHONDA DERINGER, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01206401 (707) 528-1400, EXT 267  
RDERINGER@KEEGANCOPPIN.COM

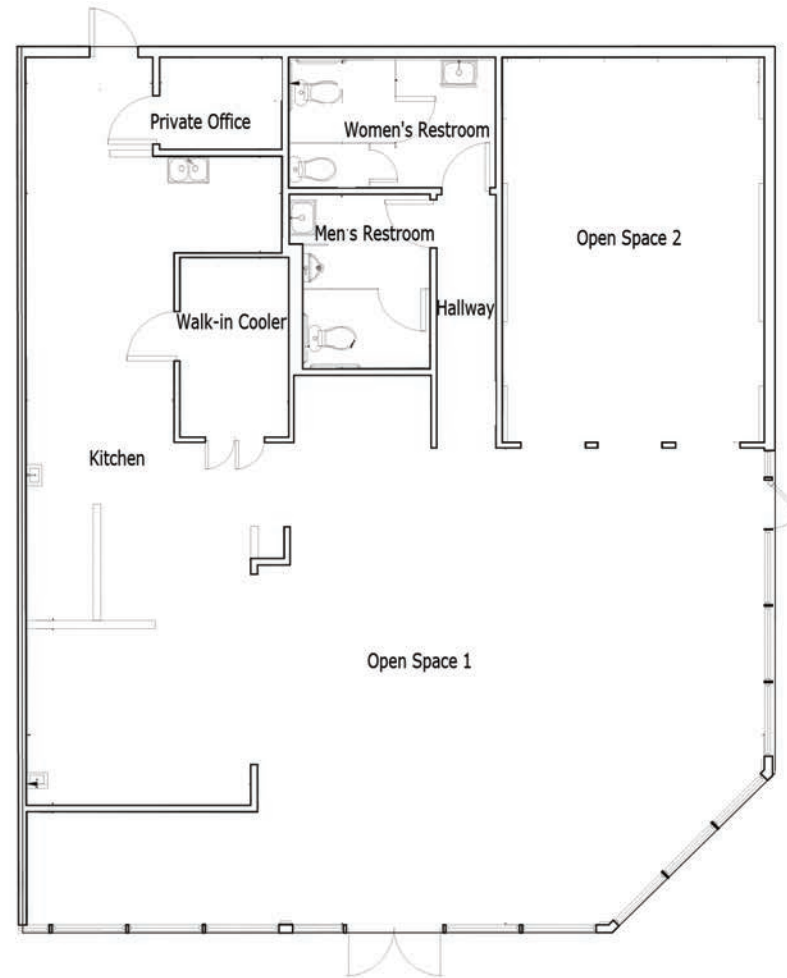


# FLOOR PLANS



FULTON MARKET PLACE  
FULTON ROAD & GUERNEVILLE ROAD  
SANTA ROSA, CA

RESTAURANT SPACE  
AVAILABLE FOR LEASE



**SUITE 7**

**PRESENTED BY:**

**RHONDA DERINGER, PARTNER**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 01206401 (707) 528-1400, EXT 267  
RDERINGER@KEEGANCOPPIN.COM



# SITE PLAN



FULTON MARKET PLACE  
FULTON ROAD & GUERNEVILLE ROAD  
SANTA ROSA, CA

RESTAURANT SPACE  
AVAILABLE FOR LEASE



 RESTAURANT SPACE AVAILABLE

## FULTON MARKET PLACE

2	Village Pets	1,600 SF
3	May Garden Chinese Restaurant	1,448 SF
4	Available	1,467 SF
5	Great Clips	1,287 SF
6	La Mexicana Ice Cream Shop	1,186 SF
7	Available (Former Restaurant)	2,500 SF
8	HOTWORX	2,309 SF
9	Jewelry Sales & Repair	900 SF
10	Available	1,200 SF
11	The UPS Store	1,200 SF
12	Park Place Cleaners	1,600 SF
13	Raley's	60,913 SF
14	West Coast Sourdough	1,000 SF
15	Available	984 SF
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
26	Available	1,920 SF

### PRESENTED BY:

RHONDA DERINGER, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01206401 (707) 528-1400, EXT 267  
RDERINGER@KEEGANCOPPIN.COM





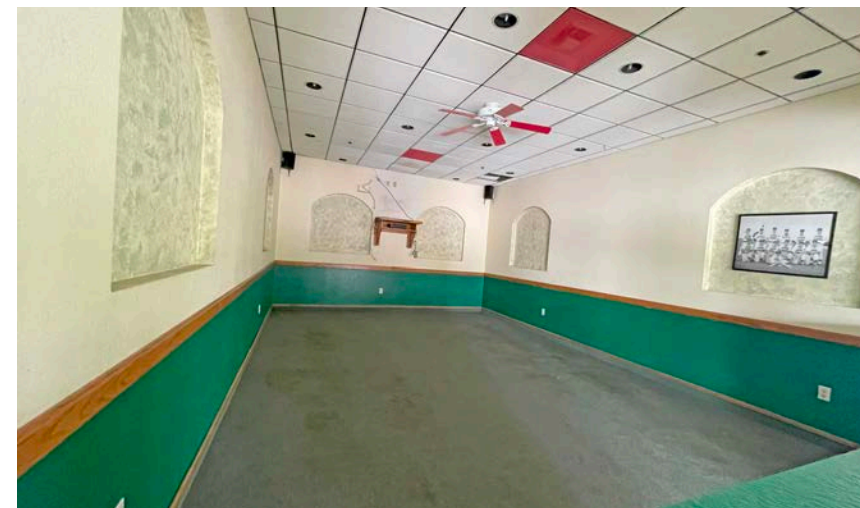
# PROPERTY PHOTOS

## SUITE 7



FULTON MARKET PLACE  
FULTON ROAD & GUERNEVILLE ROAD  
SANTA ROSA, CA

RESTAURANT SPACE  
AVAILABLE FOR LEASE



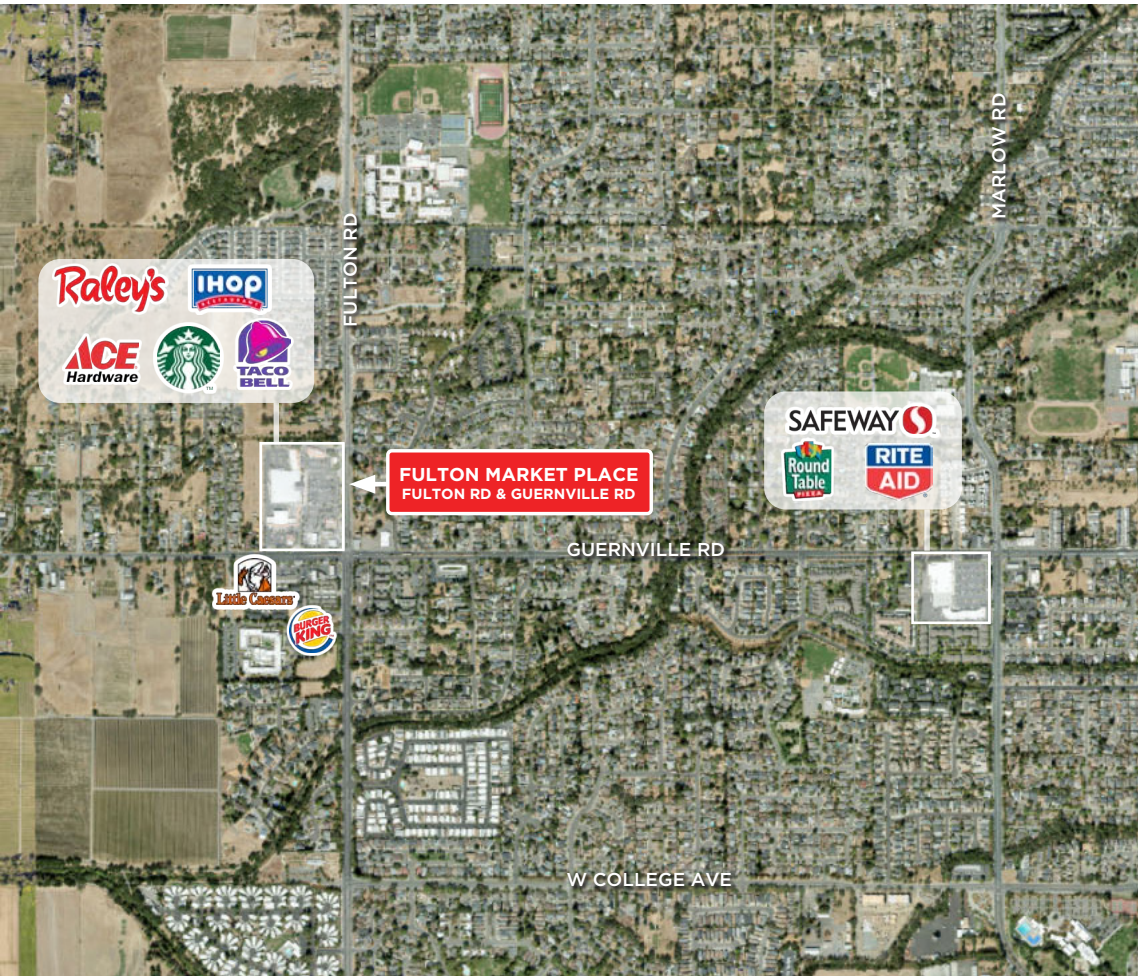
PRESENTED BY:

RHONDA DERINGER, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01206401 (707) 528-1400, EXT 267  
RDERINGER@KEEGANCOPPIN.COM





## VICINITY AERIAL



FULTON MARKET PLACE  
FULTON ROAD & GUERNEVILLE ROAD  
SANTA ROSA, CA

RESTAURANT SPACE  
AVAILABLE FOR LEASE



Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(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.

REPRESENTED BY:

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