



Retail Space For Sublease

2076 ARMORY DRIVE
SANTA ROSA, CA 95401



STEPHEN SKINNER

707.591.0570

SSKINNER@WREALESTATE.NET

CALDRE #02020207

COOPER FOX

707.570.9844

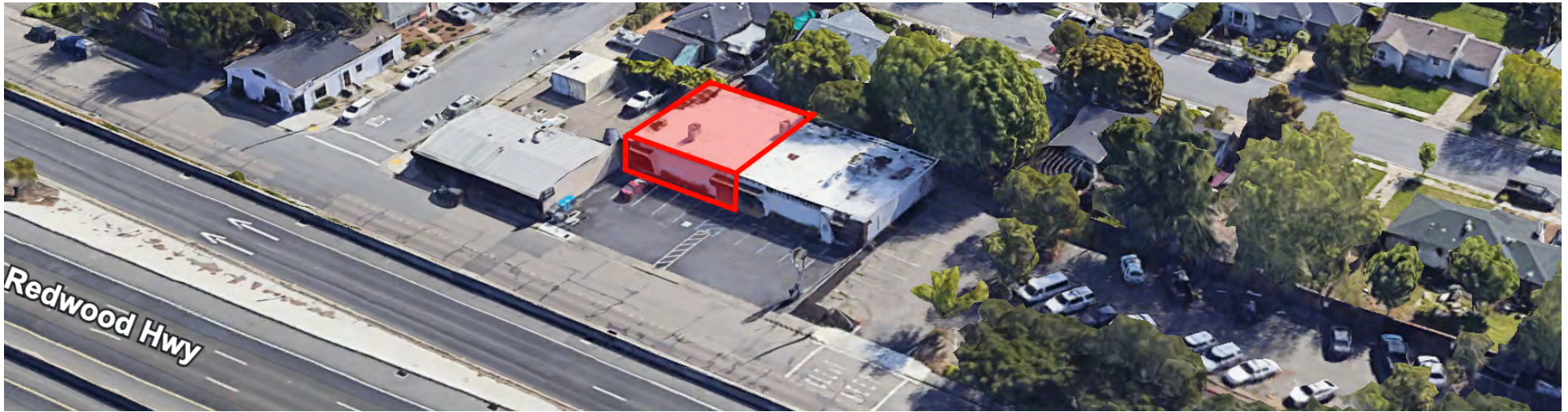
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CALDRE #02208039

2076 ARMORY DRIVE

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RETAIL PROPERTY FOR SUBLEASE



PROPERTY DESCRIPTION

W Commercial presents a prime sublease offer for a 2400 SF retail space at 2074-2076 Armory Dr. Located in a newly remodeled strip center, this endcap unit provides ample excellent visibility and easy access from Hwy 101. With close proximity to SRJC, and Jane Dispensary as a co-tenant, this location provides steady foot traffic. Ideal location for any retail operation or service-based user.

OFFERING SUMMARY

Sublease Rate:	\$2.00 NNN
Available SF:	2,400 SF
Sublease Term:	Through November, 2026
Availability:	Now
Zoning:	CG
Parking	2:1,000



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PROPERTY HIGHLIGHTS

- Excellent Signage
- Highway 101 Visibility
- General Commercial Zoning (CG)
- APN: 180-270-044
- Traffic Count: Armory Dr | 9,073 ADT
- Traffic Count: 101 FWY | 137,409 ADT
- End Cap Space
- ADA Restroom
- Warm Vanilla Shell
- Sublease Term: Through November, 2026



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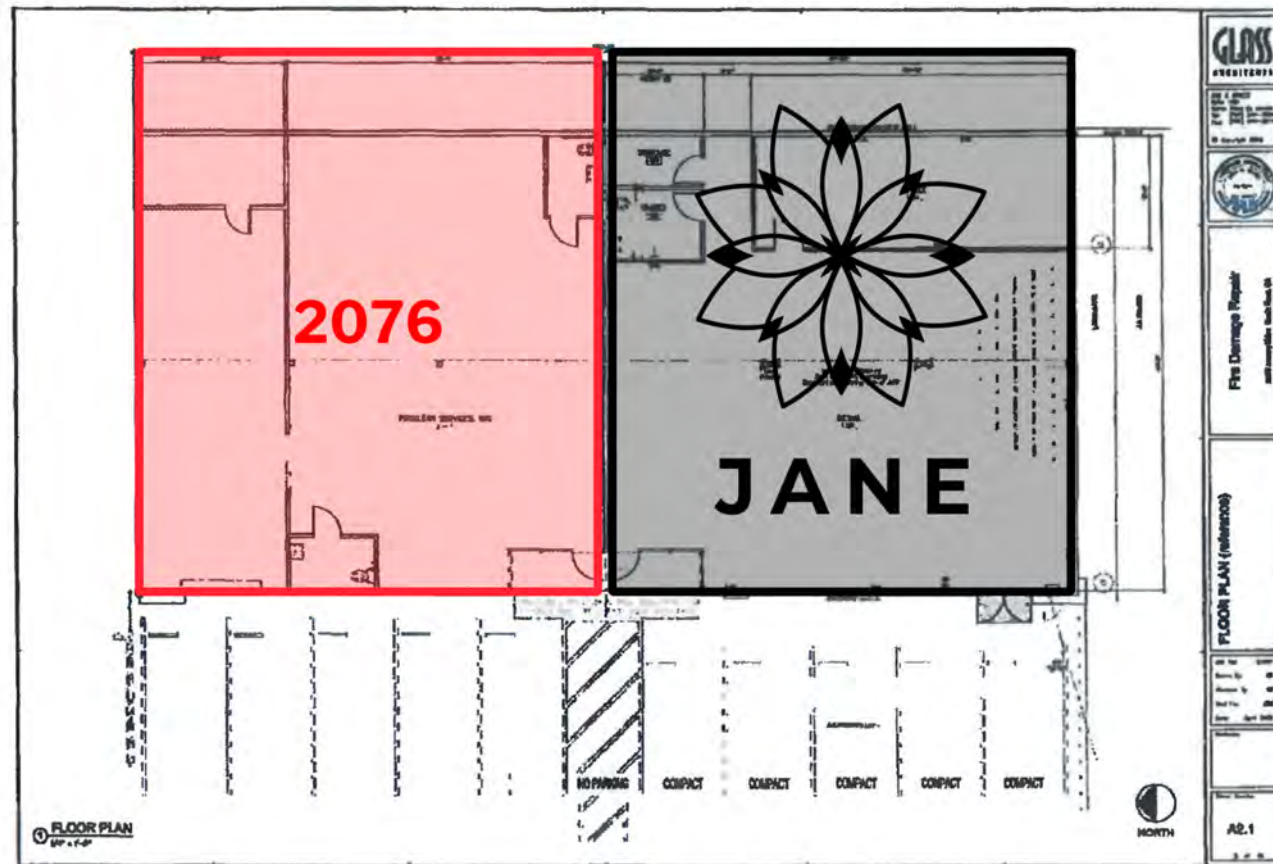
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FLOOR PLAN

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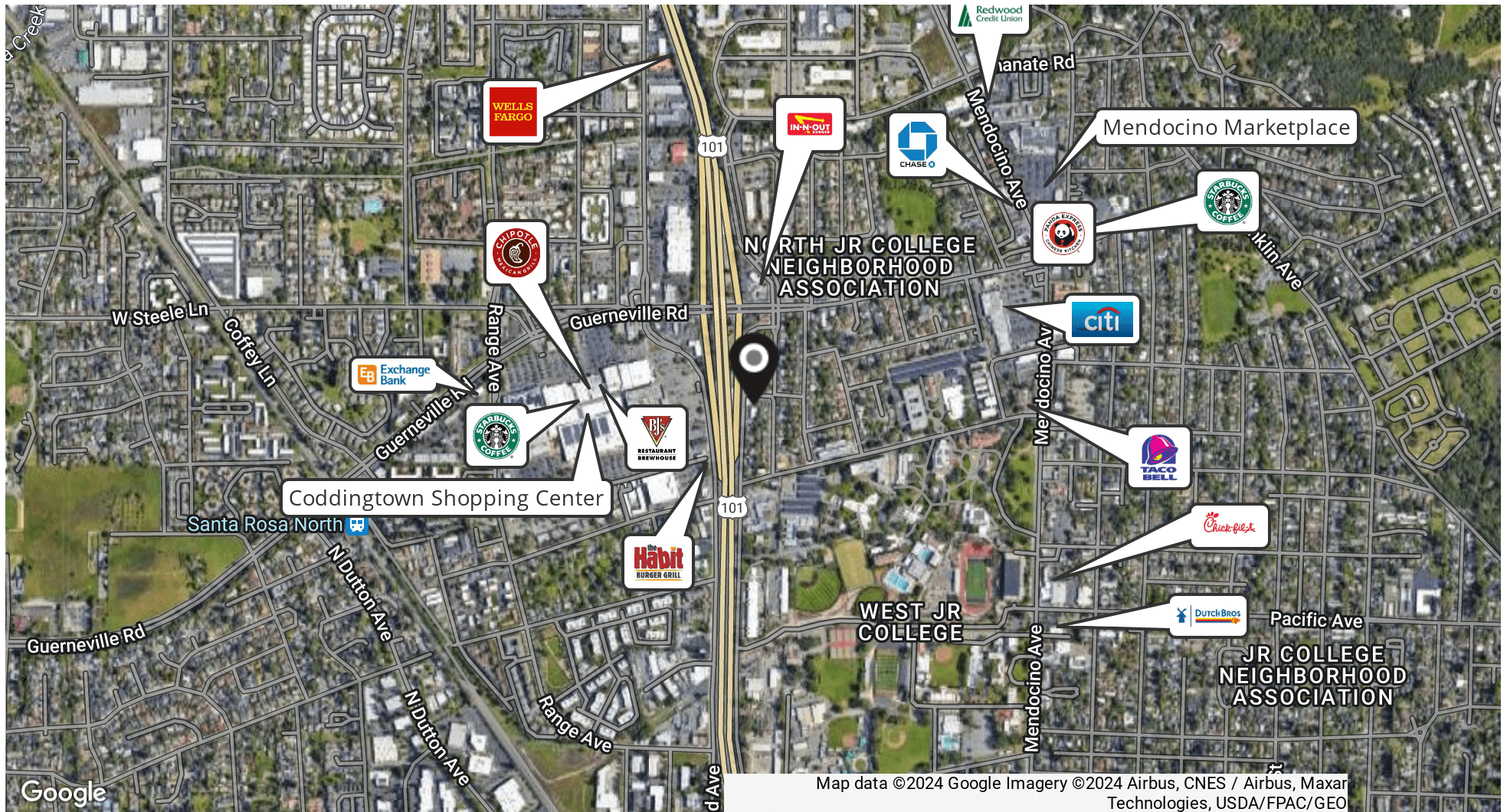
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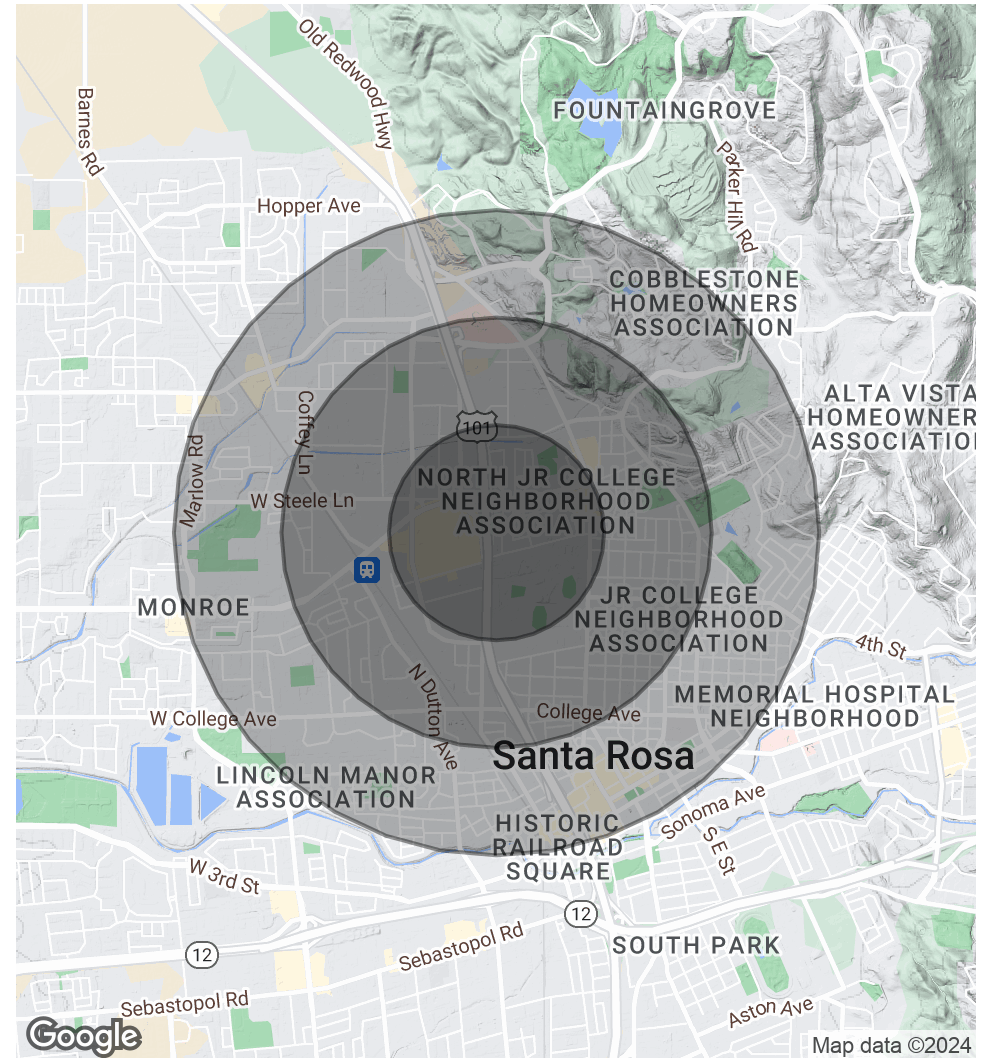
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DEMOGRAPHIC DATA

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,732	20,964	40,884
Average Age	33.9	35.6	37.0
Average Age (Male)	33.9	34.1	35.6
Average Age (Female)	32.8	37.1	38.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,012	8,685	16,375
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$64,120	\$74,155	\$81,389
Average House Value	\$193,820	\$369,631	\$445,473

* Demographic data derived from 2020 ACS - US Census



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SANTA ROSA INFORMATION



SANTA ROSA, CALIFORNIA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



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OFFICE BUILDING FOR SALE

SANTA ROSA, CA 95401

ABOUT W COMMERCIAL REAL ESTATE



W COMMERCIAL REAL ESTATE

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

500 Bicentennial Way, Ste 310, Santa Rosa, CA 95403. | www.wcommercialre.com. | O: 707.591.0570 | F: 707.591.0576



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RETAIL PROPERTY FOR LEASE



DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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