

FOR LEASE - LAKESIDE SHOPPING CENTER

OFFICE BUILDINGS— 2,192+/- SQ. FT.

583 SUMMERFIELD RD, SANTA ROSA, CA 95405

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

Site

Access:	Multiple entry points from Summerfield & Montgomery Dr
Daily Traffic Count Summerfield Road:	16,000+/- DTC
Frontage:	570 LF on Summerfield Road
Parking:	200+/- Parking Spaces
Zoning:	CN - Commercial Neighborhood



UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	Est. CAM Mo.	TOTAL MO. COST
583	Office	2,192+/- Sq. Ft.	NNN	\$2,257.76 (\$1.03 Per Sq. Ft.)	\$1,359.04 (\$0.62 Per Sq. Ft.)	\$3,616.80 (\$1.65 per Sq. Ft.)

Located in East Santa Rosa, Lakeside Shopping Center offers excellent visibility and access along Summerfield Road, between Montgomery Drive and Sonoma Avenue. With 16,000± daily traffic counts, multiple entry points, strong pedestrian access, and abundant on-site parking, the center is easily accessible and well-trafficked. Positioned directly across the street from three of Santa Rosa's most popular outdoor destinations—Howarth Park (138± acres), Spring Lake Regional Park (320± acres), and Annadel State Park (5,000± acres)—the center benefits from a steady flow of both local residents and park visitors year-round. Neighboring tenants like Mary's Pizza, Paradise Sushi, Mr. Pickles Sandwich Shop, Yogurt Time, and East West Cafe, the center is a popular neighborhood destination. Zoned CN (Commercial Neighborhood), it's well-suited for a variety of uses.

583 Summerfield Rd

This space includes two detached office suites totaling approx. 2,192 sq. ft. The front suite features four private offices and two restrooms. The rear suite includes several spacious rooms along with a full bathroom—ideal for treatment rooms, offices, or flexible workspace.

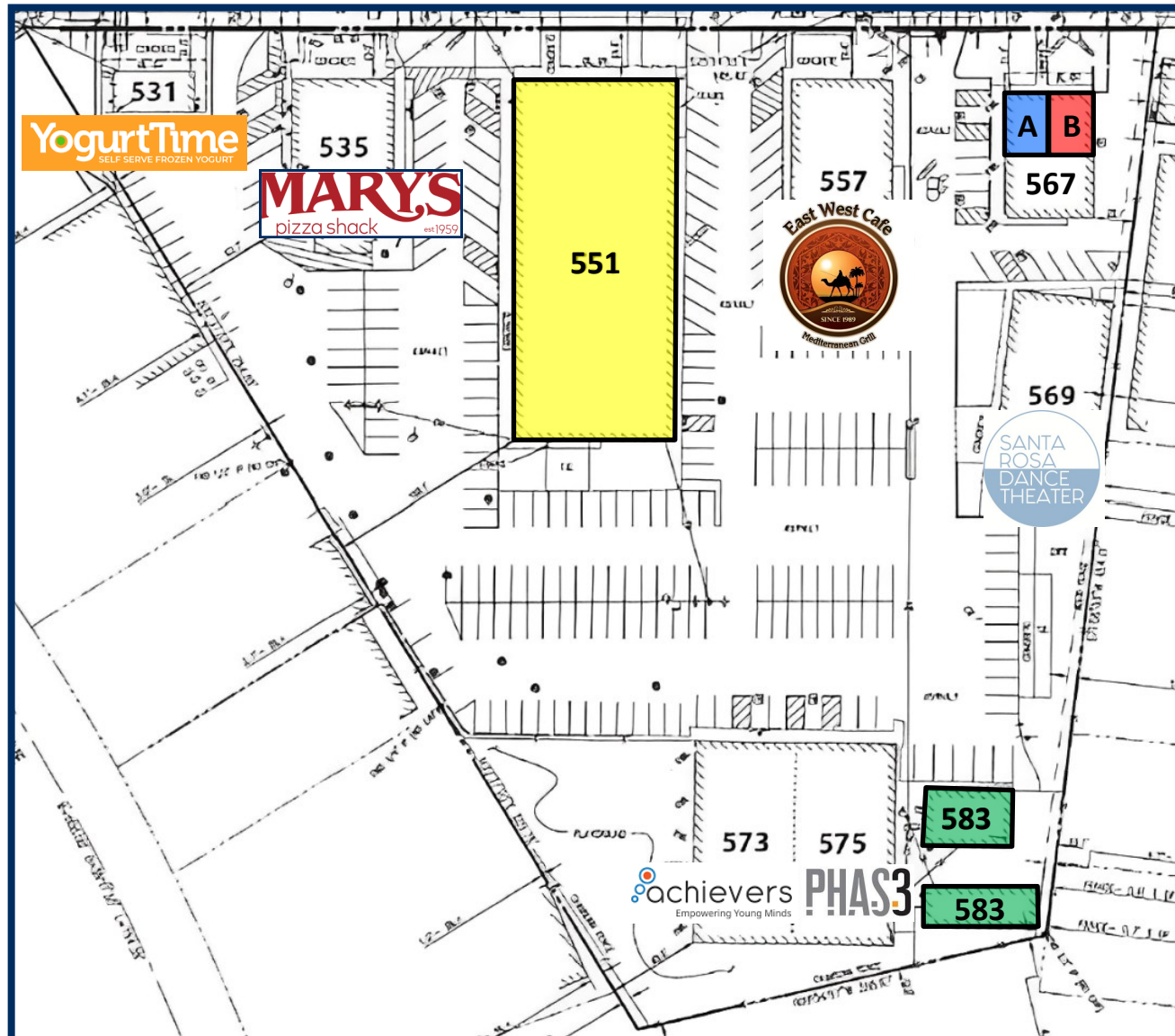
Between the two suites is a landscaped courtyard, offering a peaceful outdoor area that adds privacy and charm. A gated side entrance provides additional access and discretion for clients or staff. Rear Suite can be leased separately.

Previously home to the Santa Rosa Birth Center, the space is well-suited for wellness, medical, or general office use. With ample parking, nearby destination tenants, and it's a versatile opportunity in a highly active area.



SITE PLAN

Summerfield Rd



Available Spaces:

- Unit 583**
Office Space: 2,192+/- Square Feet
- Unit 551**
Retail Space: 14,400+/- Square Feet
- Unit 567A**
Retail Space: 675+/- Square Feet
- Unit 567B**
Retail Space: 1,125+/- Square Feet



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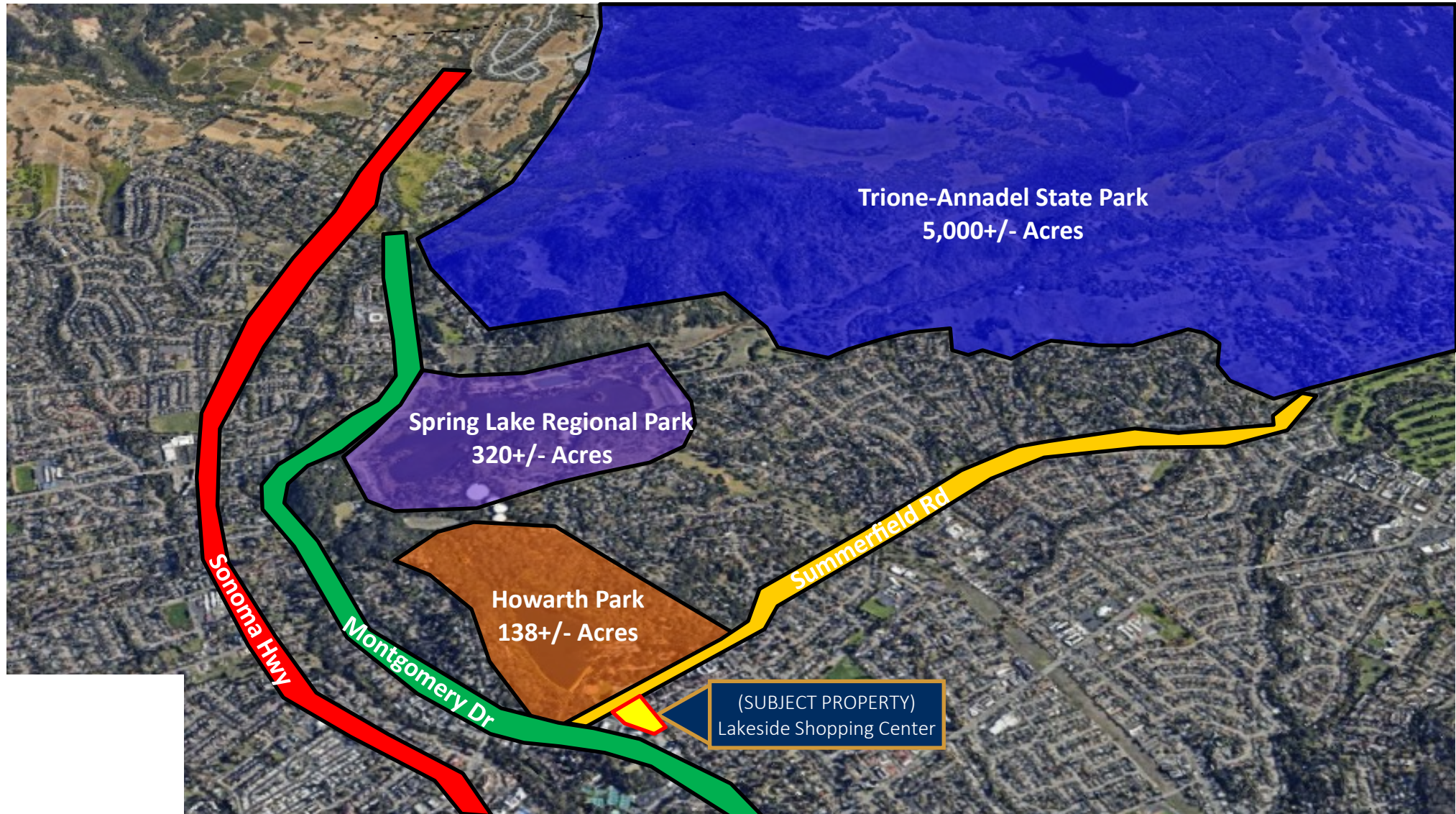
NEIGHBORHOOD AERIAL MAP



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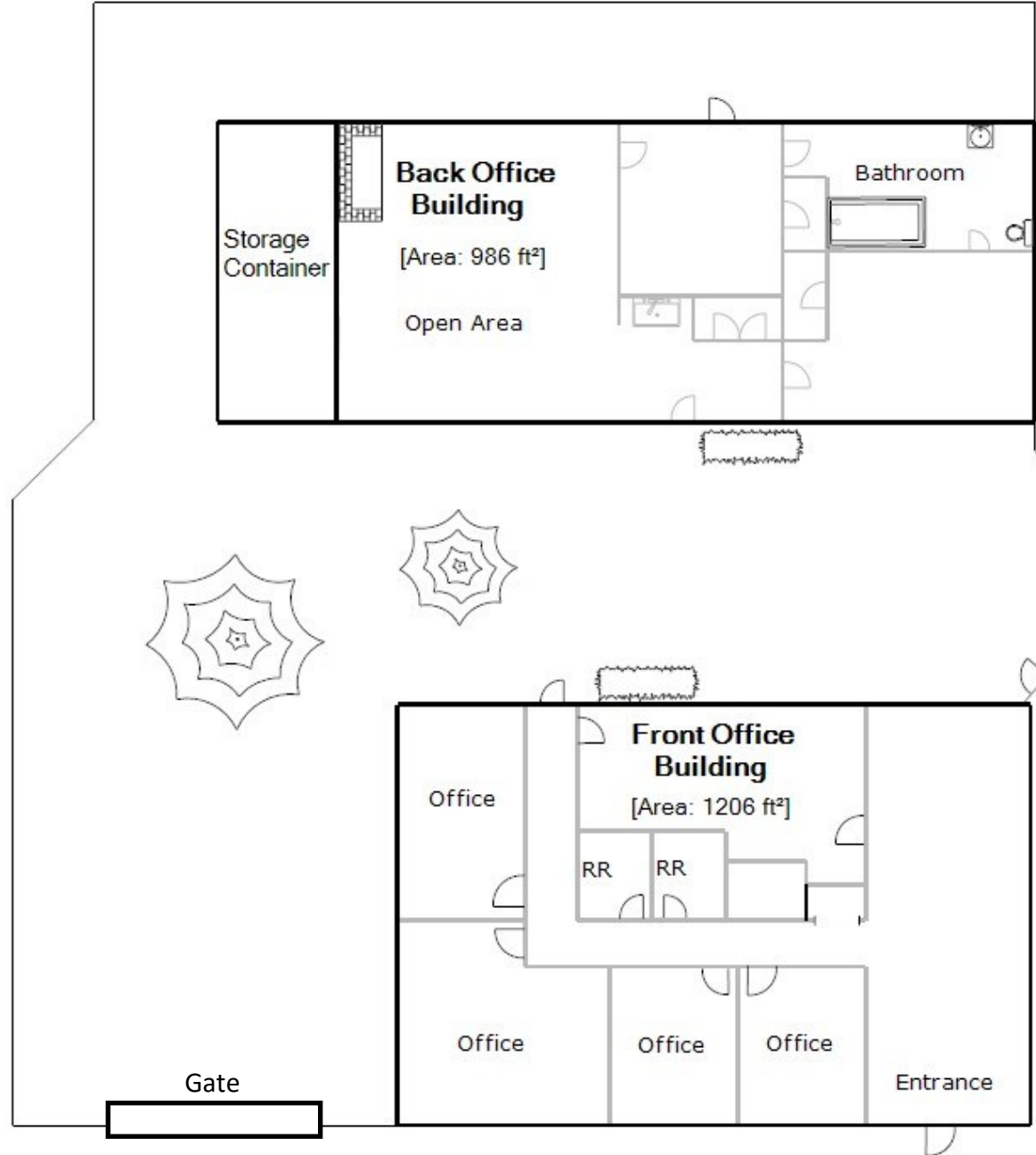


NEIGHBORHOOD AERIAL MAP





583 SUMMERFIELD FLOOR PLAN



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583 SUMMERFIELD PHOTOS



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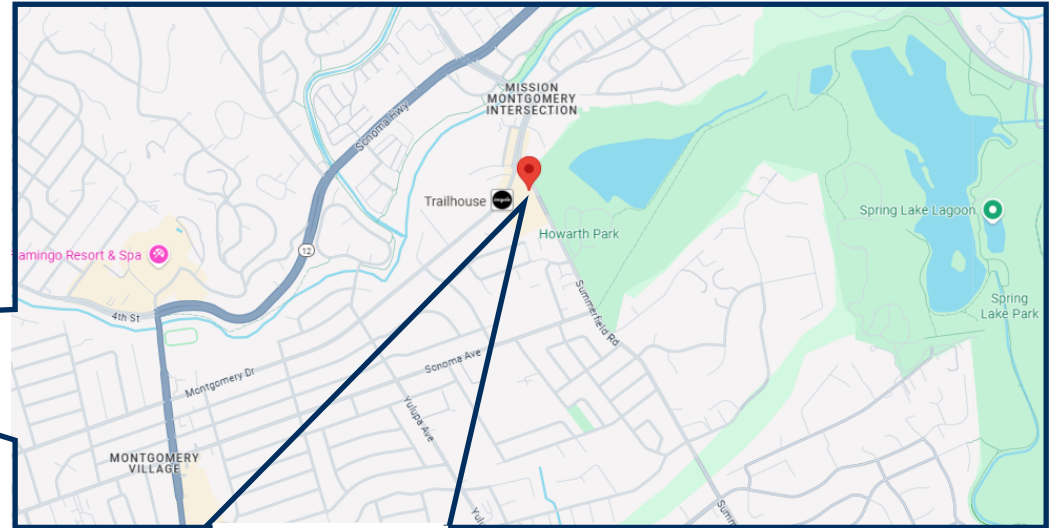
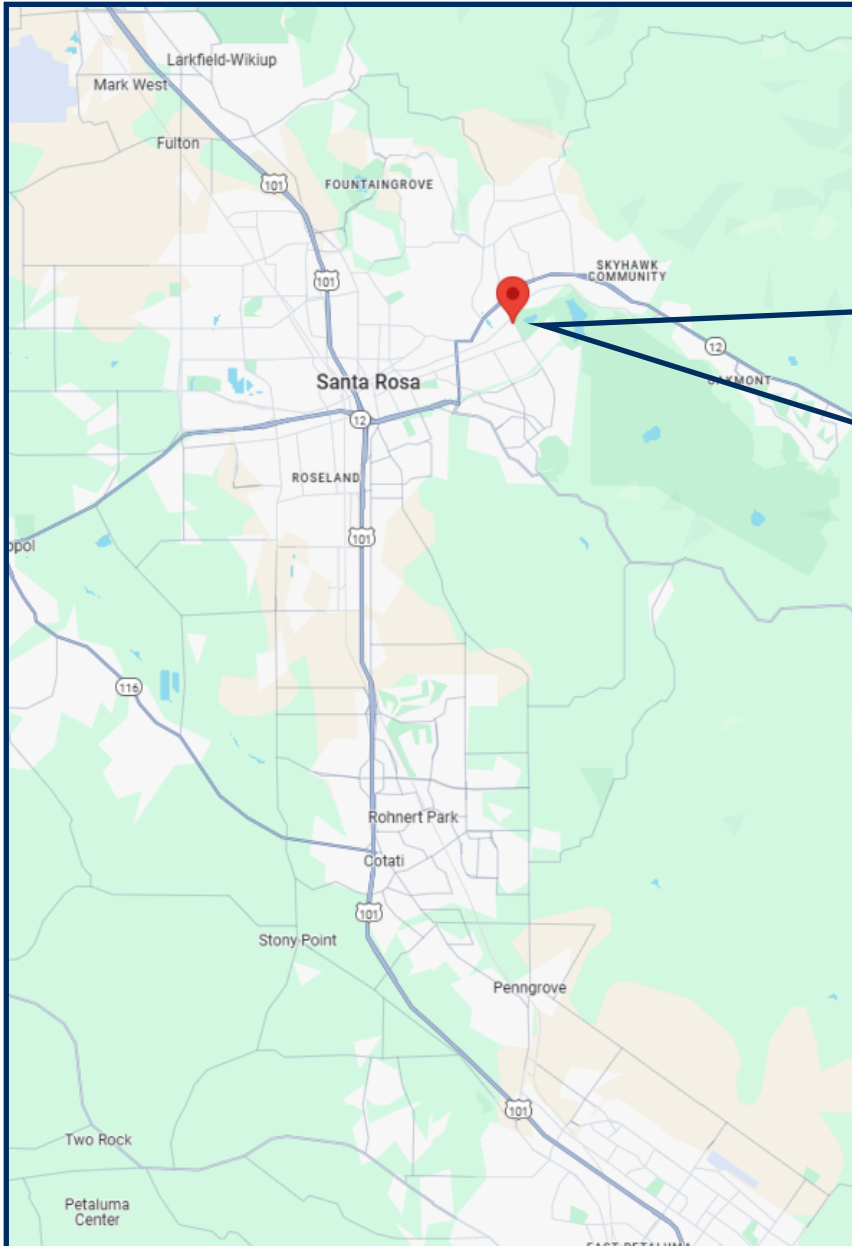
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MAPS



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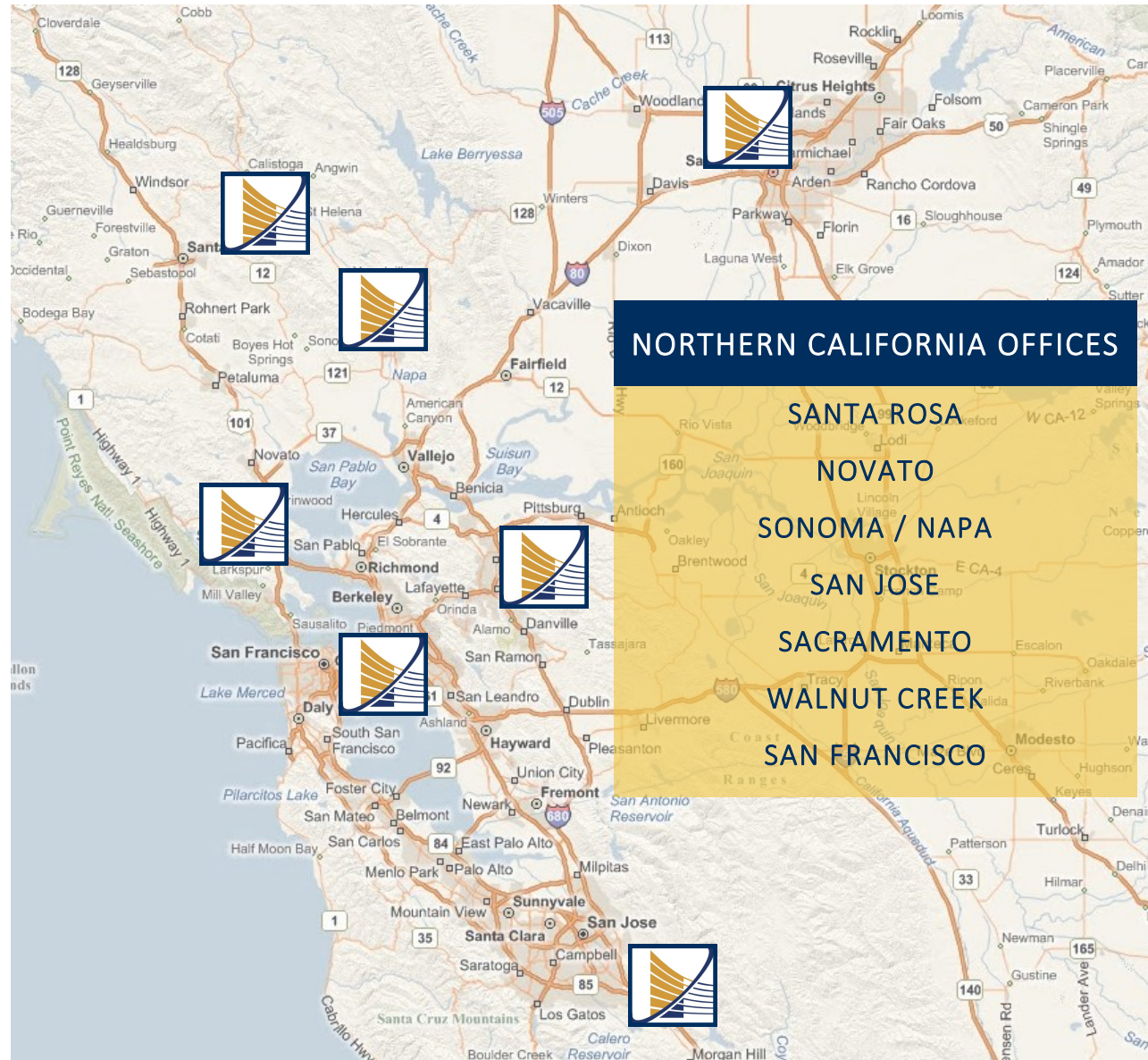
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