



Property Description

High-Visibility Location, situated in a high-traffic area with excellent signage potential. Mostly Open Layout, ideal for retail floor, showroom, or collaborative workspace. Two Private Offices, perfect for management, consultations, or treatment rooms. Storage Area, helps maintain an organized, professional environment. Two Restrooms, convenient for both staff and customers. Front & Rear Parking, easy access for clients and employees

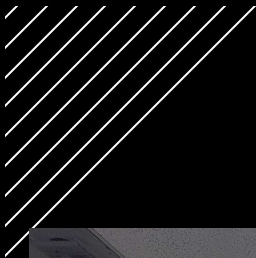
Location Description

Position your business for success with this 1,695 sq ft commercial storefront space, surrounded by a diverse mix of national retailers and local businesses that include retail, service, medical, or office use. Fast food and sit-down restaurants, automotive repair shops, and personal service providers — creating a steady stream of local and destination traffic throughout the day. 845 Redwood St is located between the Sonoma Blvd. corridor and Couch St.

OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
Available SF:	1,695 SF
Lot Size:	16,278 SF
Building Size:	3,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	394	1,496	7,026
Total Population	928	3,822	18,887
Average HH Income	\$69,907	\$82,052	\$89,374





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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.