



Keegan & Coppin
COMPANY, INC.

FOR LEASE

465 STONY POINT ROAD
SANTA ROSA, CA

**RESTAURANT/RETAIL SPACE AT
GROCERY & DRUG STORE ANCHORED
STONY POINT CENTER**



Olvera
MARKETS

CVS pharmacy

SUBJECT

Go beyond broker.

PRESENTED BY:

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

ERLINA D'ARGENZIO, SENIOR REAL ESTATE ADVISOR
LIC # 01985519 (707) 528-1400, EXT 241
ERLINA.OTHMAN@KEEGANCOPPIN.COM



PROPERTY DETAILS



465 STONY POINT ROAD
SANTA ROSA, CA

**RESTAURANT/RETAIL
SPACE FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

Each building is separately owned, therefore able to duplicate uses in the shopping center. The space available is an end unit.

- 1,500+/- sf Restaurant/Retail Space
- Restaurant improvements: Tile Flooring, sinks, plumbing, electrical, private restroom and more
- Anchored by Oliver's Supermarket & CVS Pharmacy, Exchange Bank, Carl's Jr. & KFC
- Located Just Off Highway 12 at Stony Point & West 3rd & Occidental Road

Parking

Ample On-site Parking

Zoning

Commercial

LEASE TERMS

Rate

\$1.58 per sq ft NNN

Terms

3 - 5 year lease term preferred

C.A.M. Estimate: NNN's estimated @ \$.80 per square feet



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PROPERTY PHOTOS



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#465: 1,500+/- SF

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PROPERTY VICINITY



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DESCRIPTION OF AREA

Northwest Santa Rosa. Located just off Highway 12 and just west of Highway 101. The Stony Point Business Park is nearby. The center offers excellent visibility along Stony Point Road, West Third Street and Occidental Road.

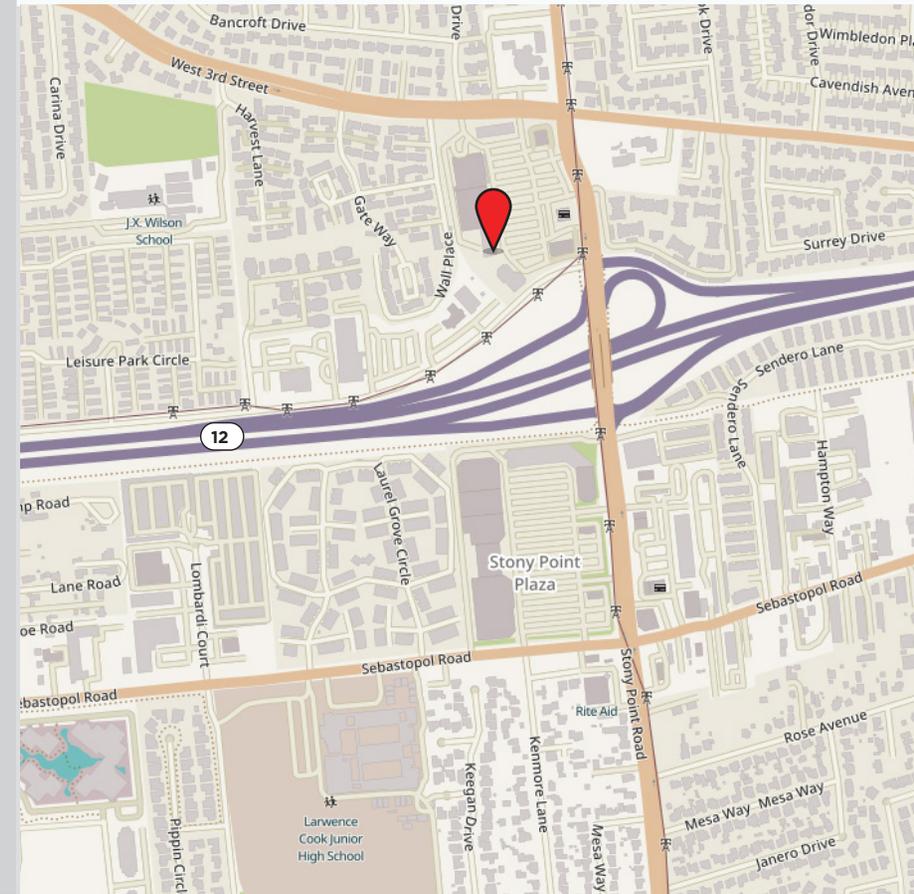
NEARBY AMENITIES

- Anchored by Oliver's Supermarket
- Less than 10 minutes to downtown Santa Rosa

TRANSPORTATION ACCESS

- Easy access to route 12 and Highway 101
- Easy access to public transportation

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	21,595	114,511	174,250
Est. Avg. HH Income	\$62,270	\$67,617	\$76,344



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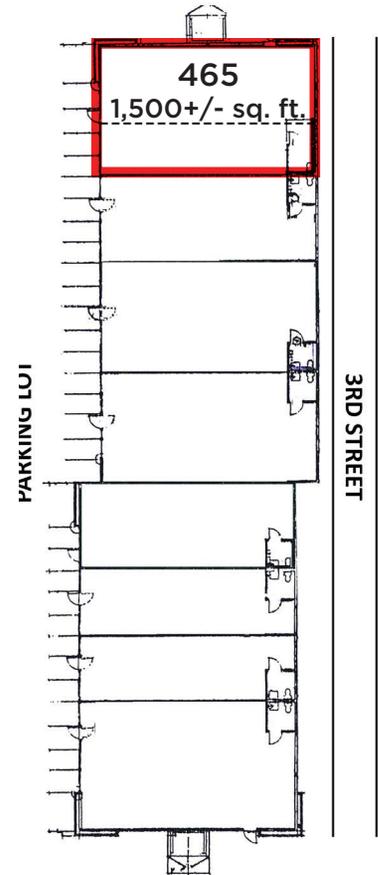


SITE PLAN



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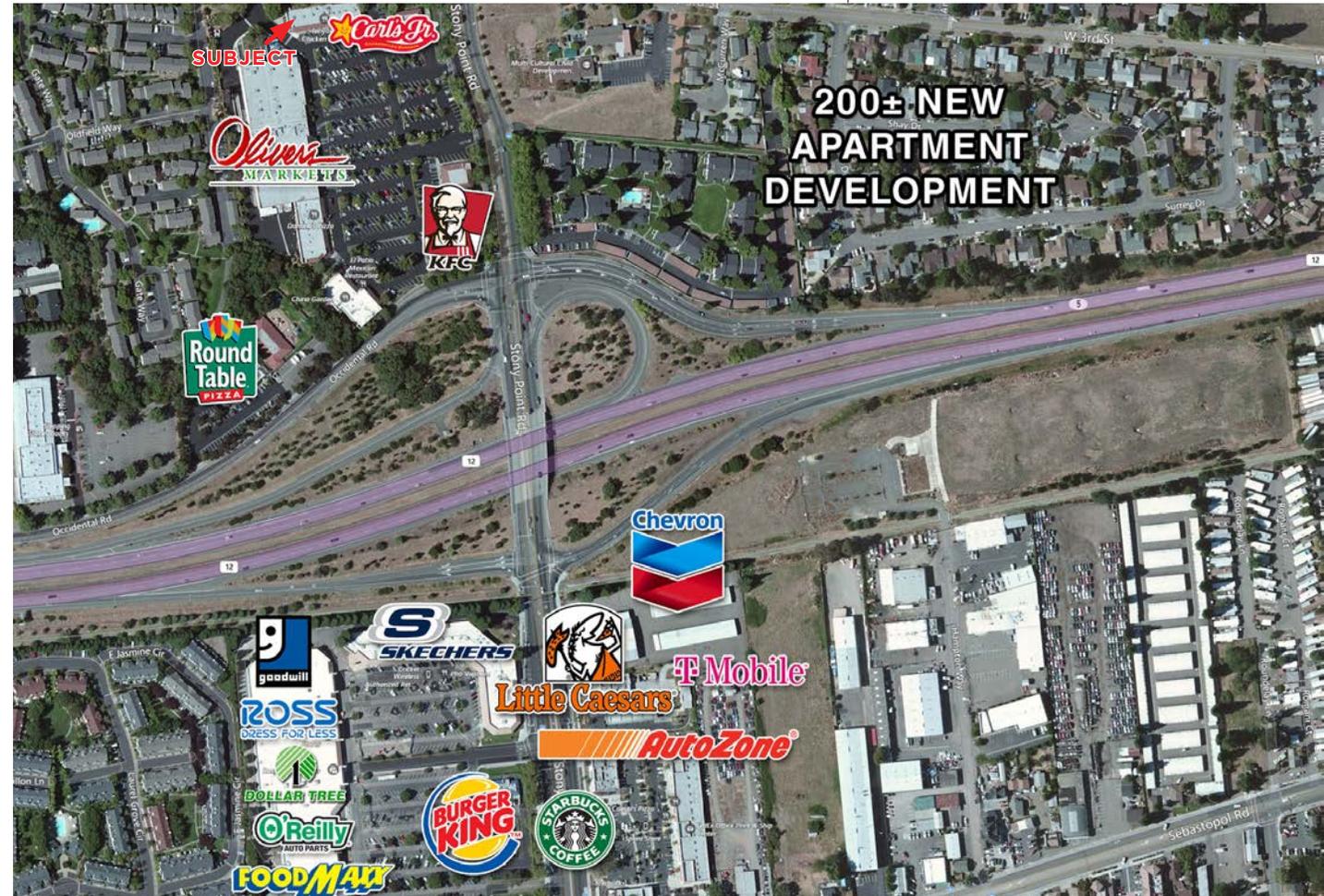
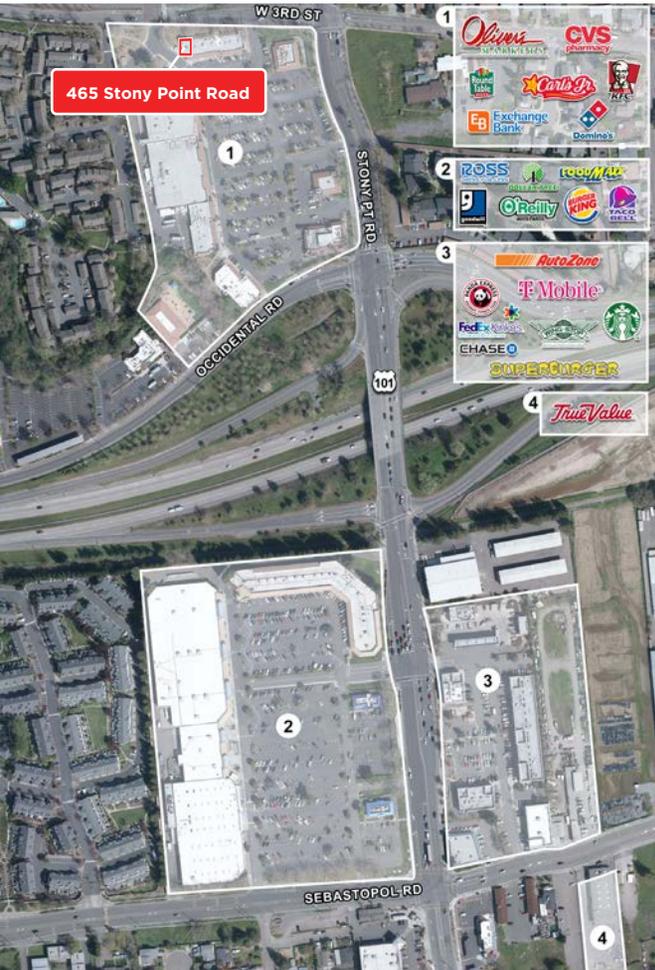


VICINITY MAP



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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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