

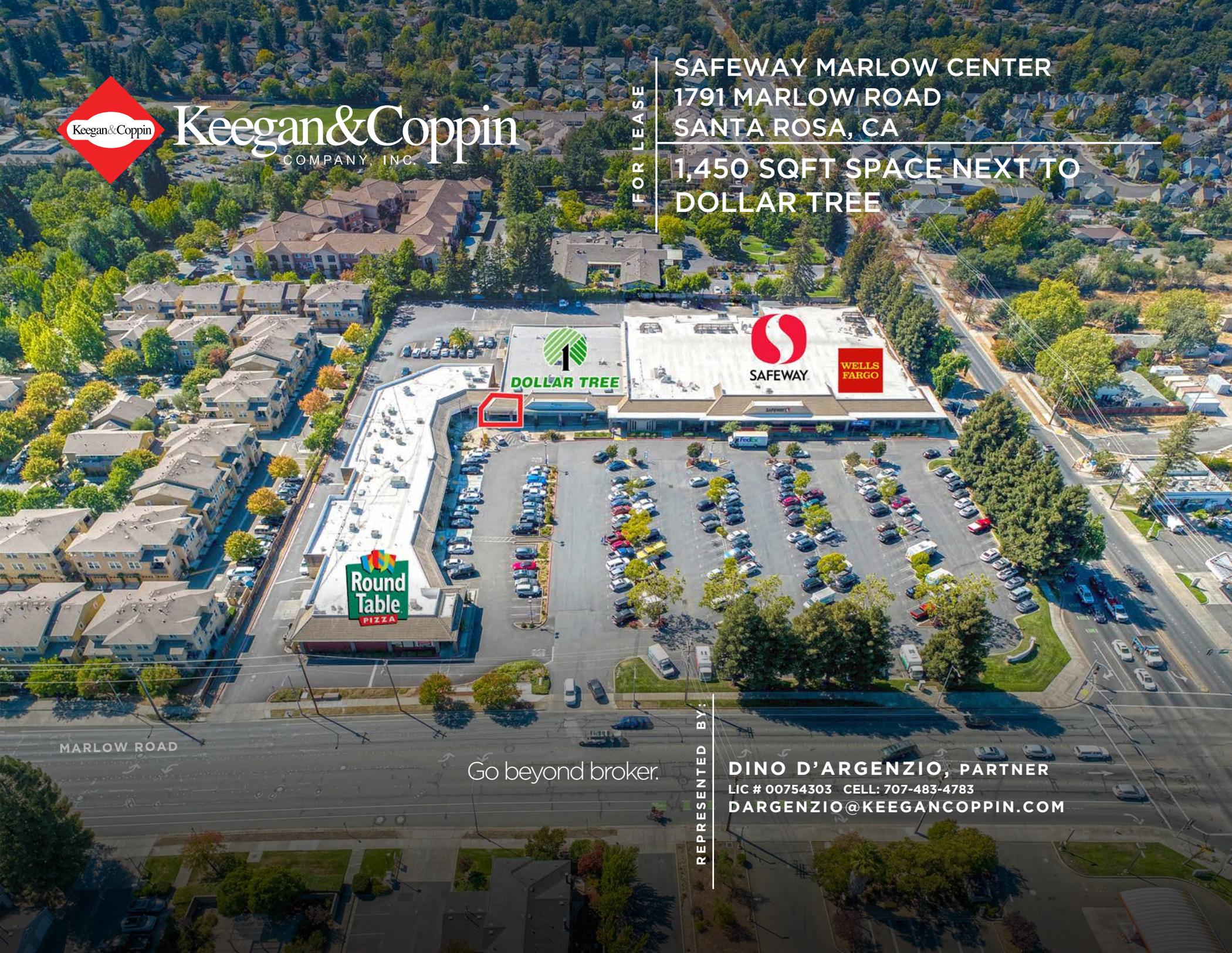


Keegan & Coppin
COMPANY, INC.

FOR LEASE

SAFeway MARLOW CENTER
1791 MARLOW ROAD
SANTA ROSA, CA

1,450 SQFT SPACE NEXT TO
DOLLAR TREE



MARLOW ROAD

Go beyond broker.

REPRESENTED BY:

DINO D'ARGENZIO, PARTNER
LIC # 00754303 CELL: 707-483-4783
DARGENZIO@KEEGANCOPPIN.COM



PROPERTY DETAILS

HIGHLIGHTS

- **150,000 Customers/Month Draw at Location**
- 58,000+/- Cars/Day - At Intersection
- 85,000 Business & Residential Customers Within 1-1/2 Miles
- 117,000 Residential Customers Within 3 Miles of Site
- Co-tenancy with Safeway, Round Table Pizza, H&R Block, since 1985 Wells Fargo, Orthodontist, Hair Salon, Nail Salon, Mexican & Chinese Foods, Cafe Des Croissant, iPhone Repair Store, and Tanning Salon
- 360 On-site Parking
- Well Established Business District near Office Park

DETAILS

USER SPACES

- **1B:** 1,715+/- sf
- **1C:** 1,450+/- sf (next to Dollar Tree; 3,000 customers/day)

PARKING

330 On-site parking (1:250 s.f.)

TOTAL CENTER S.F.

82,000+/- s.f.

DESCRIPTION OF PREMISES

Prior uses include Yogurt (10 years). Tile floors and FRP walls are food/health department improvements (no equipment). This opportunity is located in a high-traffic center anchored by a very successful Safeway Marketplace includes, Dollar Tree, Round Table Pizza, H&R Block, and Wells Fargo. The center is anchored by the Number #2 Volume/Sales Safeway in Sonoma County.

Dollar Tree traffic approximately 3,000 customers per day.



SAFEWAY MARLOW CENTER
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The space offers very good street access & visibility, abundant parking and signage.

Customer draw to this Center is approximately 150,000 customers per month as reported by Safeway and Rite Aid.

Additional CAM cost is \$0.85 PSFT/Year which pays for real estate taxes, insurance, common utilities (irrigation water), outside maintenance day porting. Inside PG&E and water use utility costs are in addition to the CAM cost.

LEASE TERMS

RATE

1791 Marlow Road

- 1-B: \$1.25/SFT/NNN/MO.
CAM cost is \$.85 psft/NNN/Month; plus utilities
- 1-C: \$1.65 SFT/NNN/MO.
CAM/NNN cost is \$.85 PSFT/MO.; plus utilities



150,000 CUSTOMERS/MONTH SHOP AT SAFEWAY

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RETAIL & FOOD SERVICE LEASE COMPS



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Address	City	Use Type	Size PSF	Lease Rate	Lease Type	Tenant	Lease Execution Date
1414 4th Street #102	Santa Rosa	Retail/Fitness	1,550	\$1.95	NN	Dynamic Fitness Supply	4/22/2021
1422 4th Street	Santa Rosa	Retail/Café	1,135	\$1.95	NNN	Dierk's Inc.	4/20/2021
315 D Street	Santa Rosa	Office	800	\$1.65	NNN	Nancy Ramos-Gonzales	3/17/2021
527 4th Street/CBD	Santa Rosa	Retail/Food	4,700	\$1.50	NNN	Warike Corporation	11/23/2020
1049 4th Street	Santa Rosa	Hair/Beauty	650	\$1.95	MG	Cindy Mills	10/3/2020
50 Santa Rosa Ave/CBD	Santa Rosa	Office/Banking	3,941	\$2.36	MFS	Bank of Marin	5/20/2020
1404 4th Street	Santa Rosa	Photo/Design	1,250	\$2.00	NN	Tamara Donohue Bella Photo & Design	4/5/2020
1414 4th Street #103	Santa Rosa	Retail	2,650	\$2.05	NN	Urban Garden & Home	9/1/2021
100 B Street/CBD	Santa Rosa	Office/Banking	2,976	\$1.85	MFS	Poppy Bank	4/27/2021
1404 4th Street	Santa Rosa	Retail	1,200	\$2.05	MG	One on One Fitness	6/1/2020
1925 Mendocino Avenue	Santa Rosa	Beauty	540	\$2.15	NNN	Hair & Fox	8/1/2021
1301-B Cleveland Avenue	Santa Rosa	Coffee/Retail	2,150	\$1.45	NNN	Land & Water Coffee Co.	1/1/2021
804 4th St.	Santa Rosa	Office	6,400	\$1.95	NNN	Birkshire Hathaway RE	2/2021
601 Mendocino Ave	Santa Rosa	Beauty care	2,450	\$1.85	NNN	Tattoo Salons	2/2022
1226 4th St.	Santa Rosa	Retail/ Dispensary	1,100	\$4.00	NNN	Dispensary	5/2022
1049 4th St	Santa Rosa	Retail/Beauty	1,100	\$1.95	MG	Health Beauty	2/2022

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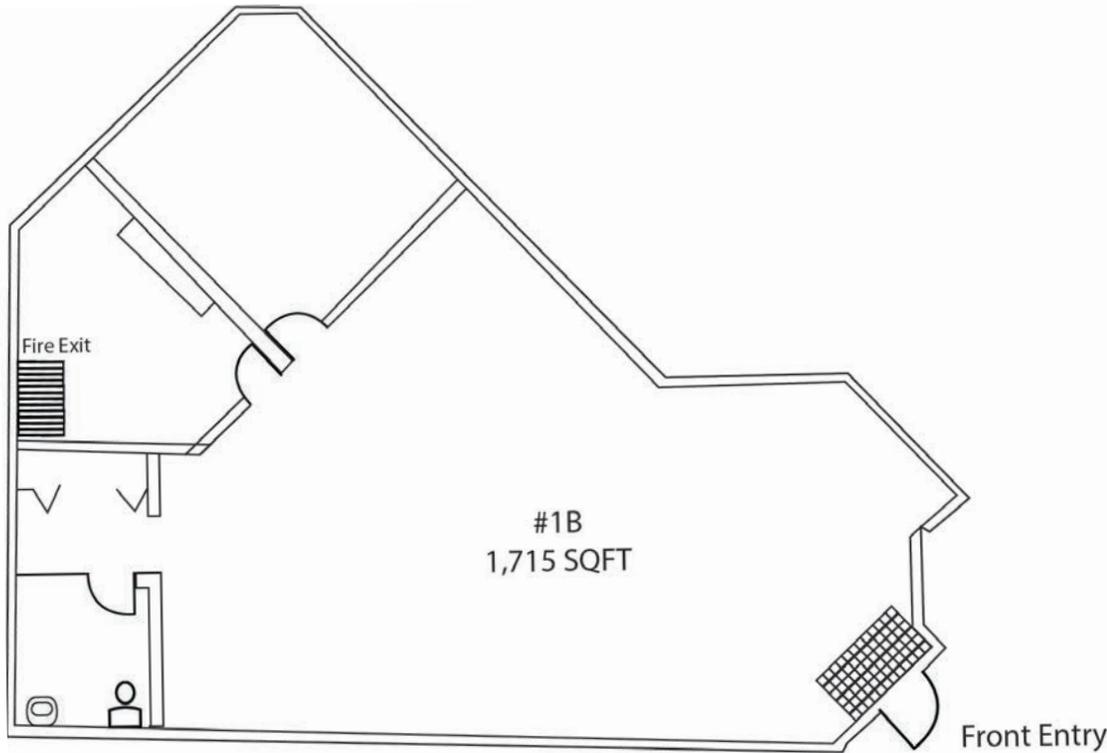
FLOOR PLAN



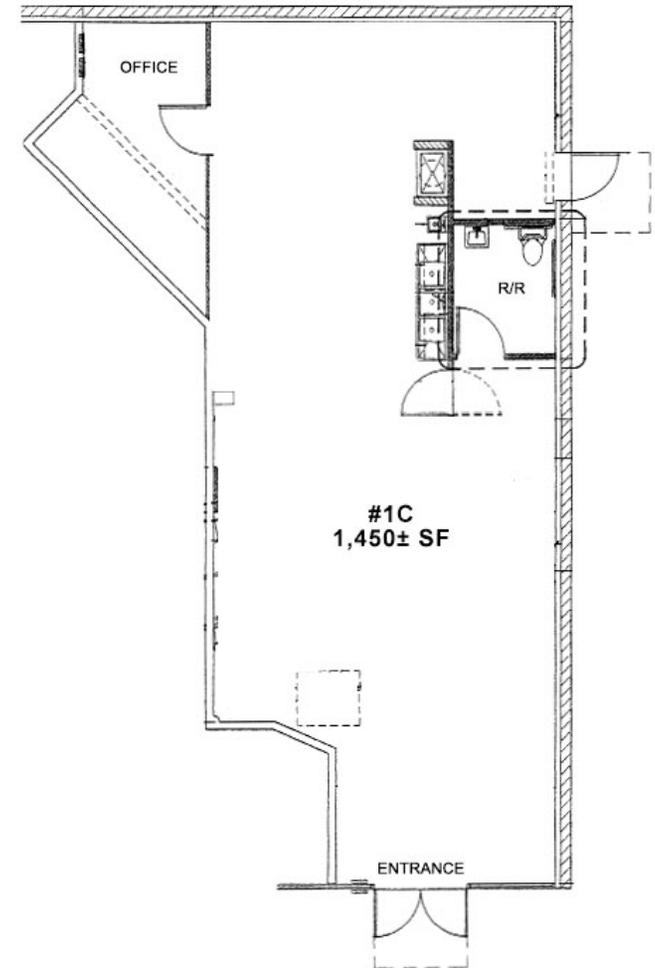
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SUITE 1-B
1,715+/- SF



SUITE 1-C
1,450+/- SF



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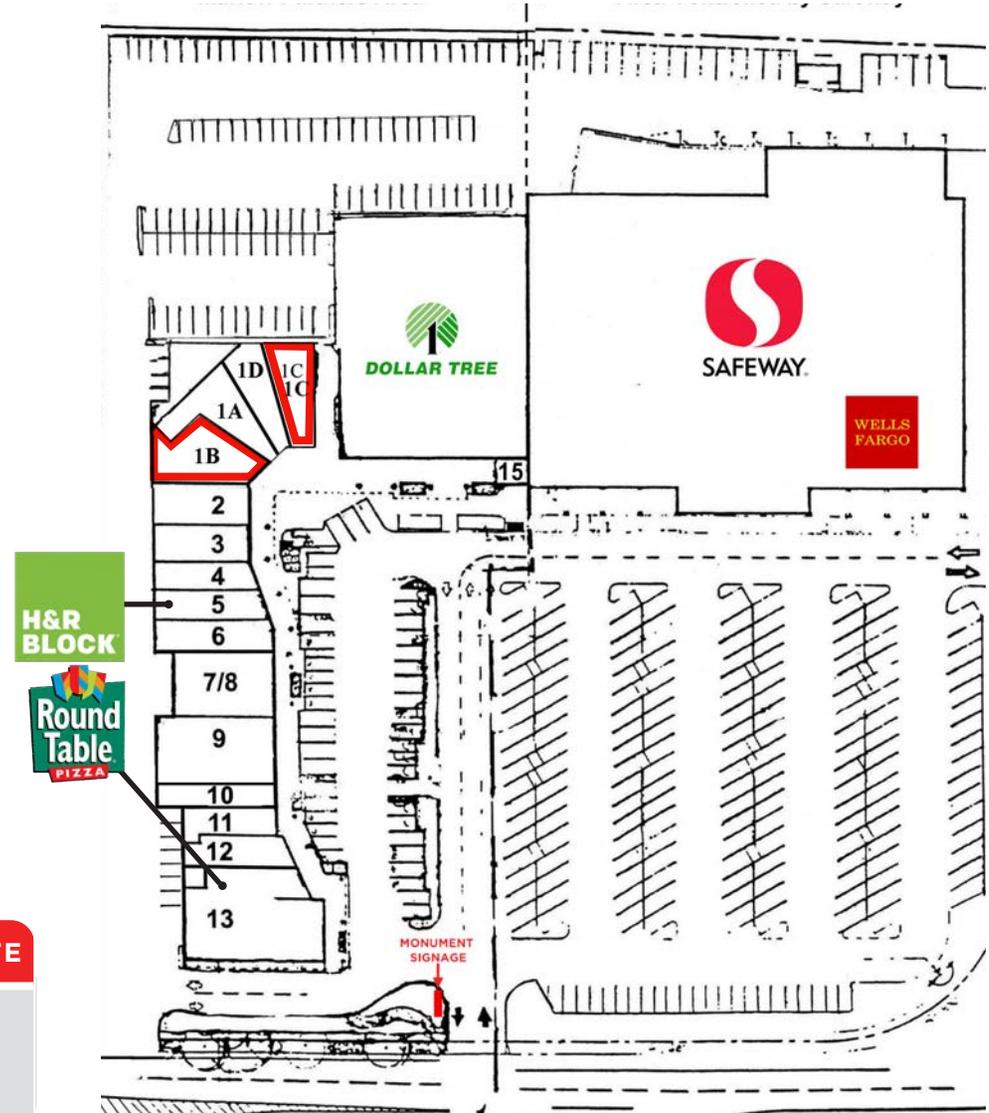
SITE PLAN



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STE	TENANT	SQFT	SINCE
1793	Dollar Tree	14,700+/-	-
1A	Marlow Nails	-	1993
1B	AVAILABLE	1,715+/-	2021
1C	AVAILABLE	1,450+/-	-
1D	Dentist	-	2015
2	Cell Phone Repair	-	1997
3	Palm Beach Tan	-	2000
4	Thai/Asian Restaurant	-	2000
5	H&R Block	-	1996
6	Mexican Restaurant	-	2001
7/8	Cafe des Croissant & Coffee	-	2000
9	Orthodontist	-	1985
10	L3 Soccer	-	2020
11	Botanic de Jesus	-	2021
12	Hot Cuts Hair Salon	-	1985
13	Round Table Pizza	-	1985
15	Lemus Insurance	-	2009
-	Other Shops	23,700+/-	



SUBJECT	SF	PARKING ON-SITE
Total Center	82,000+/- sf	330 cars (4/1,000 s.f.)
Safeway	44,000+/- sf	
1791 - 1793 Marlow Rd Shops	37,250+/- sf	

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PROPERTY PHOTOS



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MULTI-TENANT SIGNAGE



1-C 1791 MARLOW ROAD



1-B & 1-C 1791 MARLOW ROAD

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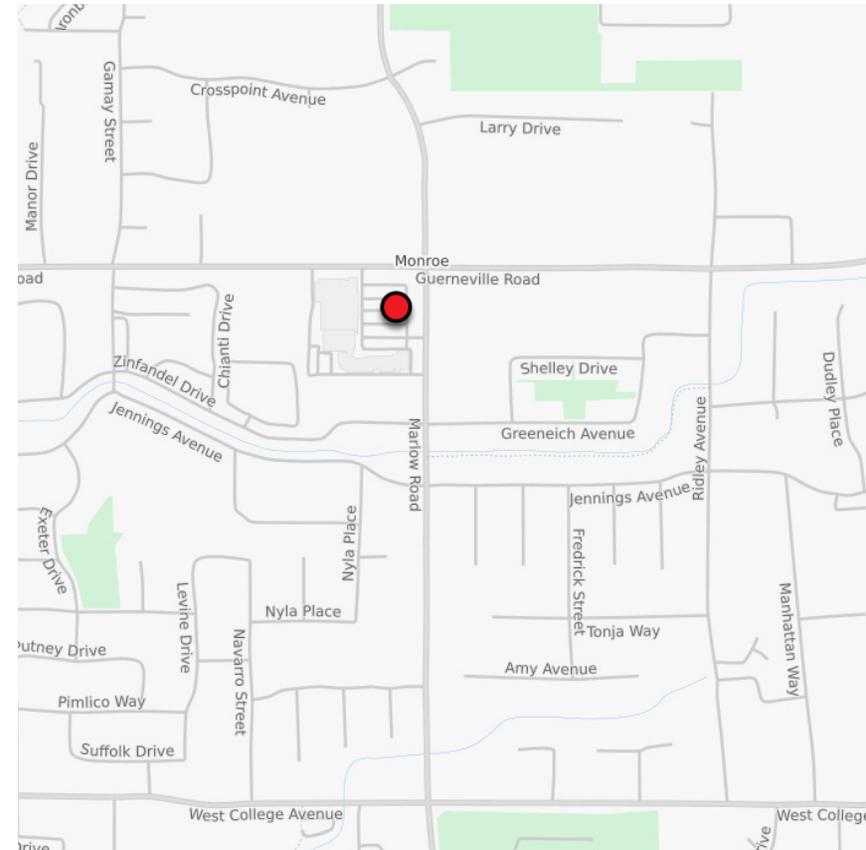
AREA DESCRIPTION



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PEDESTRIAN / CUSTOMER TRAFFIC	<ul style="list-style-type: none"> • 7,500+/- customers per day at Safeway #2 Safeway in Sonoma County • 3,000+/- customers/day at Dollar Tree
CAR TRAFFIC INTO SHOPPING CENTER	19,500+/- cars per day
TRAFFIC ON GUERNEVILLE ROAD	22,000 cars per day
TRAFFIC ON MARLOW ROAD	28,000 cars per day
POPULATION WITHIN THREE MILES	130,000
POPULATION WITHIN FIVE MILES	210,000
MEDIAN HOME VALUE	\$685,000 (3 miles)
AVERAGE HOUSEHOLD INCOME	\$98,000 per year (3 miles)



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VICINITY AERIAL



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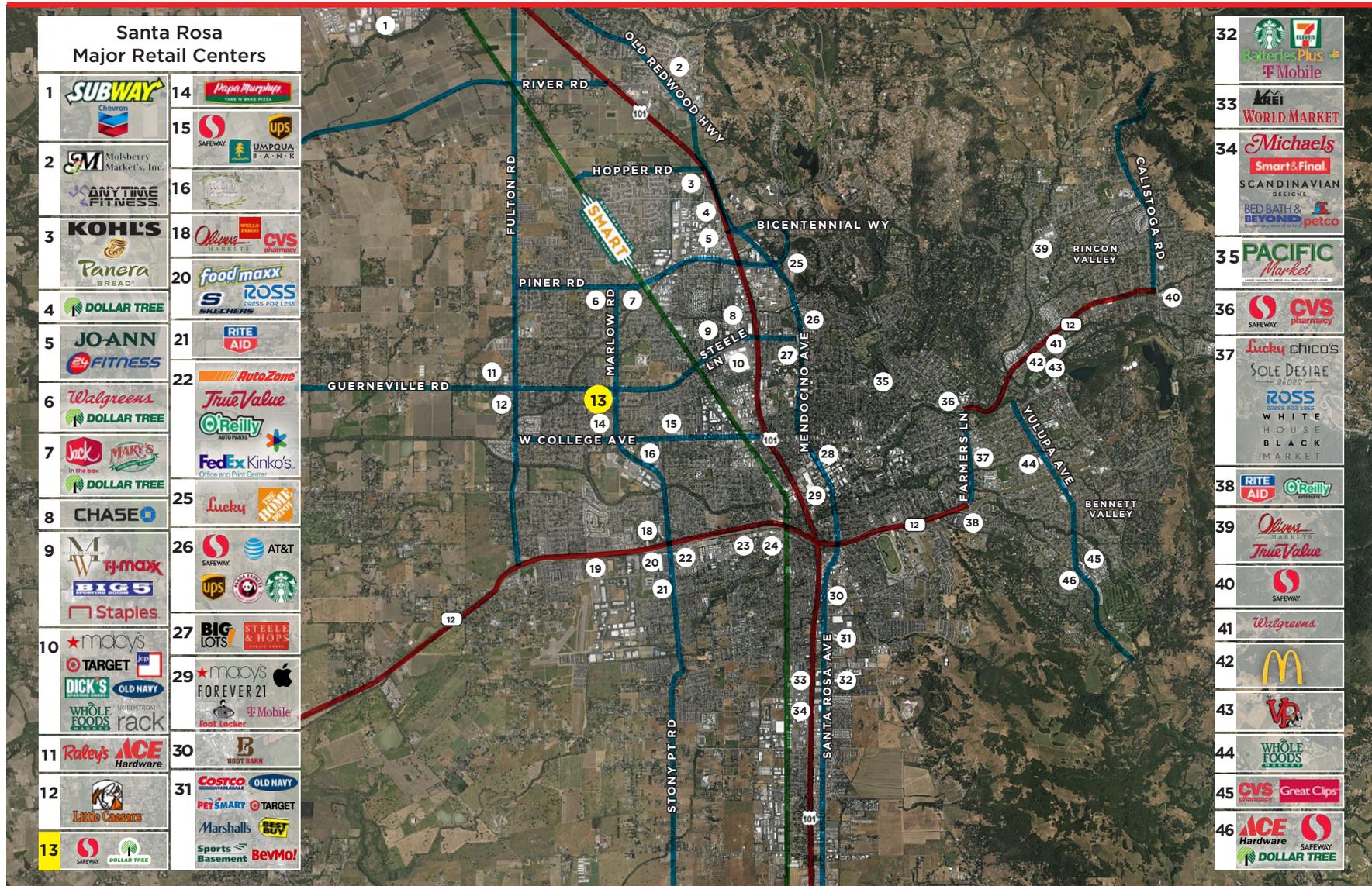


RETAIL COMPETITION



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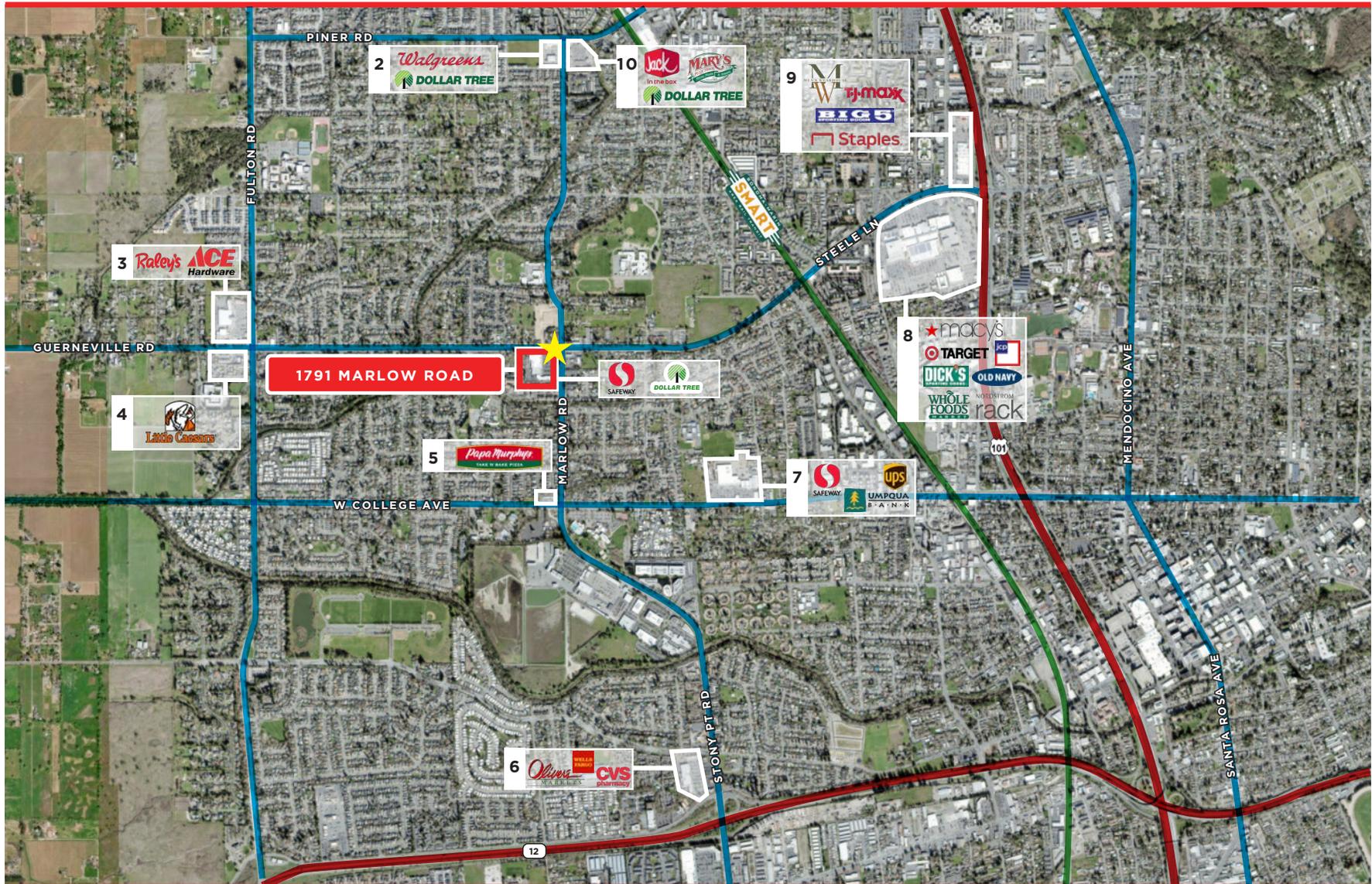


RETAIL COMPETITION



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DEMOGRAPHICS



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Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	22,272	120,167	194,113
2019 Estimate	22,162	117,945	191,018
2010 Census	22,297	109,865	180,628
Growth 2019 - 2024	0.50%	1.88%	1.62%
Growth 2010 - 2019	-0.61%	7.35%	5.75%
Households			
2024 Projection	7,474	43,454	71,193
2019 Estimate	7,448	42,566	70,006
2010 Census	7,562	39,237	65,991
Growth 2019 - 2024	0.35%	2.09%	1.70%
Growth 2010 - 2019	-1.51%	8.48%	6.08%
Owner Occupied	3,654 49.06%	19,702 46.29%	35,760 51.08%
Renter Occupied	3,793 50.93%	22,864 53.71%	34,246 48.92%
2019 Households by HH Income			
Income: <\$25,000	1,138 15.28%	6,819 16.02%	10,357 14.79%
Income: \$25,000 - \$50,000	1,719 23.08%	8,876 20.85%	13,949 19.93%
Income: \$50,000 - \$75,000	1,712 22.99%	8,693 20.42%	13,315 19.02%
Income: \$75,000 - \$100,000	1,055 14.16%	6,659 15.64%	10,608 15.15%
Income: \$100,000 - \$125,000	760 10.20%	4,816 11.31%	7,946 11.35%
Income: \$125,000 - \$150,000	361 4.85%	2,419 5.68%	4,249 6.07%
Income: \$150,000 - \$200,000	495 6.65%	2,638 6.20%	5,165 7.38%
Income: \$200,000+	208 2.79%	1,648 3.87%	4,417 6.31%
2019 Avg Household Income	\$76,107	\$79,855	\$88,242
2019 Med Household Income	\$62,812	\$65,245	\$69,713

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VICINITY AERIAL MAP



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