

FOR LEASE

MENDOCINO MARKETPLACE

2300 Mendocino Ave, Santa Rosa, CA 95403



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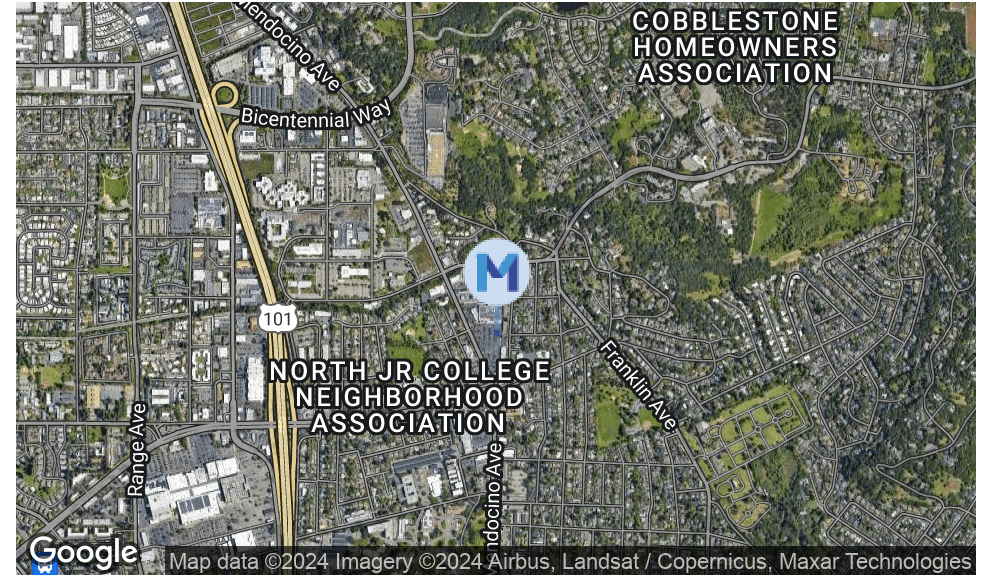


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Property Summary

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PROPERTY DESCRIPTION

Premier Daily Needs Shopping Center in Santa Rosa. Surrounded by dense residential population, many K-12 schools, and within one mile of the main campus for Santa Rosa Junior College, which boasts a total enrollment of over 36,500 students.

The center is anchored by an extremely high volume Safeway Market store with a gas station. Major tenants include AT&T, Cold Stone Creamery, Dave's Hot Chicken, Five Guys Burgers, Great Clips, Jamba Juice, Panda Express, and Starbucks.

PROPERTY HIGHLIGHTS

- High volume Safeway Market Store with gas station
- 33,557 ADT at the intersection of Mendocino Ave. and Steele Lane
- Santa Rosa is the largest city in Sonoma County, and the trade area has over 123,555 people within a three-mile radius

LOCATION DESCRIPTION

Mendocino Marketplace is the Premier Daily Needs Shopping Center in Santa Rosa. Located on the major intersection of Mendocino Ave. and Steele Lane. Mendocino Marketplace is surrounded by a dense residential population, several K-12 schools, and Santa Rosa Junior College is located within 1 mile.

OFFERING SUMMARY

Lease Rate:	\$4.00 - 4.25 SF/month (NNN)
Available SF:	±880 - 2,067 SF
Building Size:	±56,151 SF
Property Type:	Retail
Zoning:	PD Combination

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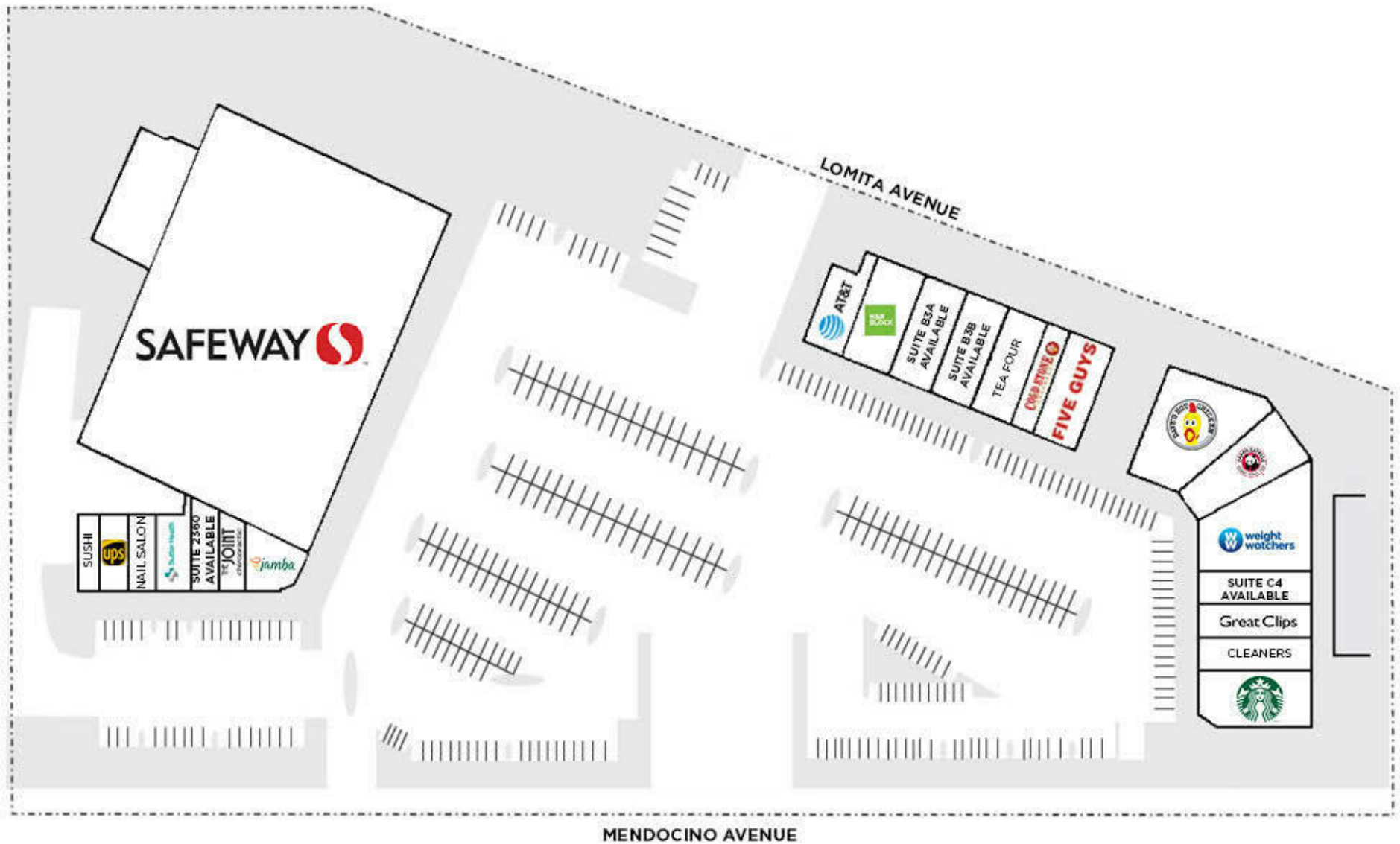


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Site Plans

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	880 - 2,067 SF	Lease Rate:	\$4.00 - \$4.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite B-3A	Available	1,701 SF	\$4.00 SF/month	Former financial planning office
Suite B-3B	Available	2,067 SF	\$48.00 SF/yr	Second generation QSR space
Suite C4	Available	880 SF	\$4.25 SF/month	Former jewelry store
2360 Mendocino Ave	Available	1,291 SF	\$4.00 SF/month	Fully built-out dental office

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Additional Photos

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Retailer Map

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Demographics Map & Report

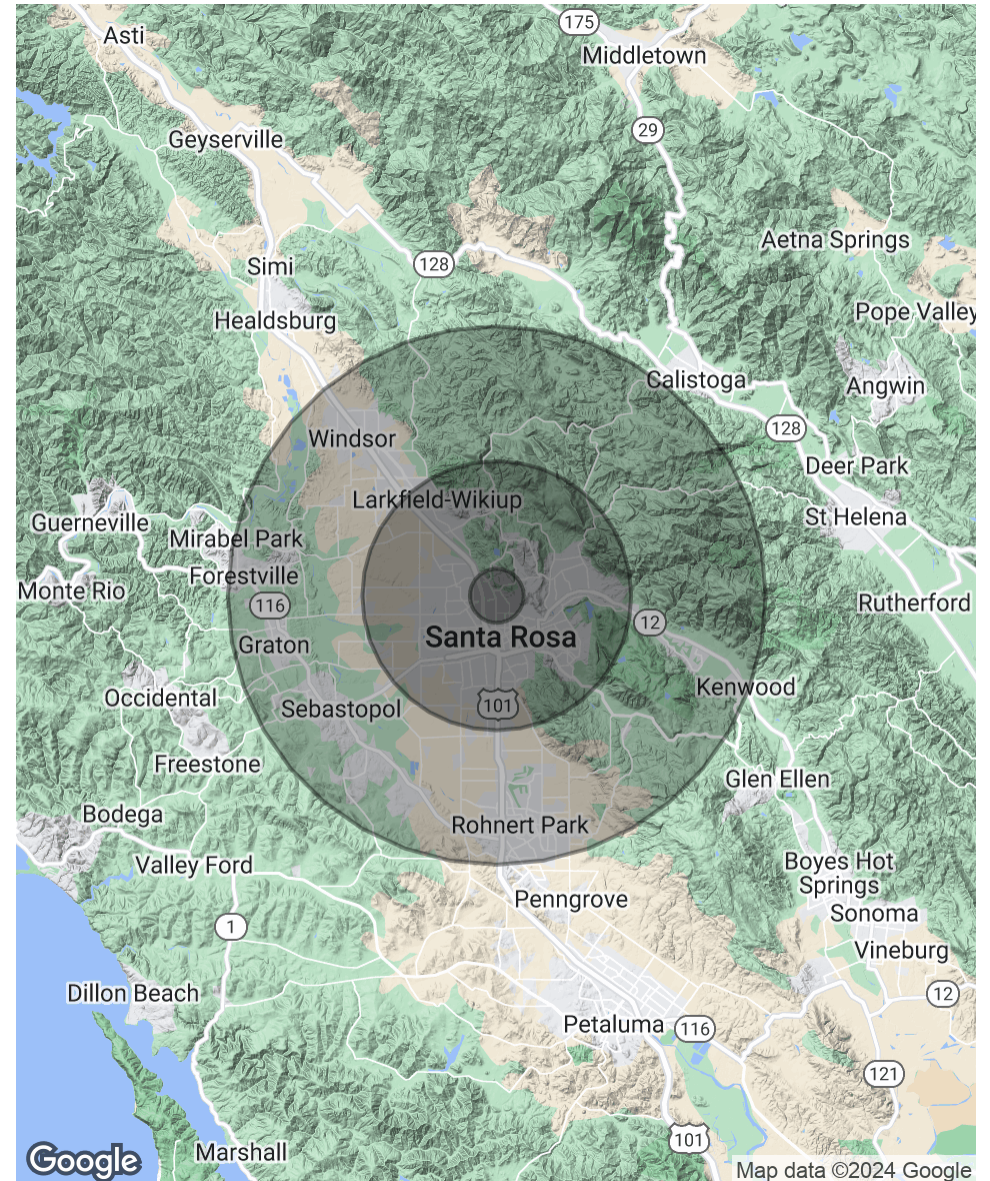
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,617	194,738	321,698
Average Age	38.9	39.9	41.2
Average Age (Male)	37.2	38.1	40.1
Average Age (Female)	40.0	41.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,827	73,647	125,671
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$87,618	\$97,327	\$100,536
Average House Value	\$446,013	\$535,173	\$582,261

* Demographic data derived from 2020 ACS - US Census



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