



Keegan & Coppin
COMPANY, INC.

FOR LEASE

7301 & 7351 CAMINO COLEGIO
ROHNERT PARK, CA

NEW RETAIL SPACE AVAILABLE

EdgeWay Plaza

LEASING OFFICE OPEN 10 - 5
707-339-0582

Go beyond broker.

REPRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

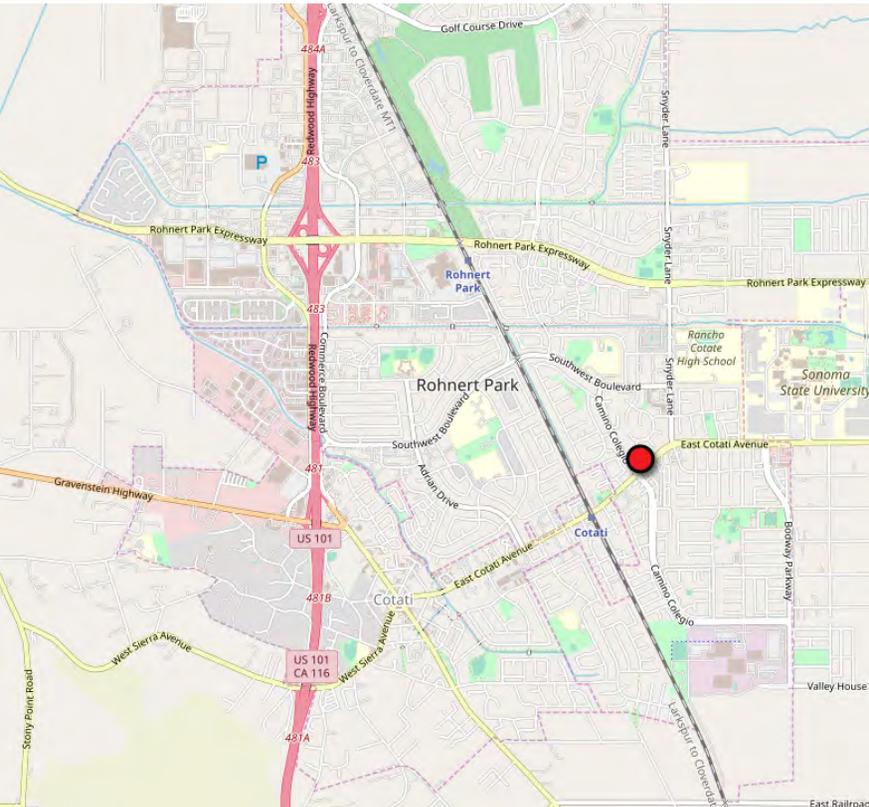


PROPERTY DETAILS



7301 & 7351 CAMINO COLEGIO
ROHNERT PARK, CA

**NEW RETAIL SPACE
AVAILABLE**



RETAIL BUILDINGS COMPLETED

- Units: 1,344+/- sf, 1,542+/- sf
- Part of new plaza with 31 apartments, 4 offices, & 2 retail spaces

APARTMENT BUILDING COMPLETED AND FULLY OCCUPIED

LEASE RATE

\$2.50/PSF NNN

LEASE TERMS

Negotiable. Typically 5 year lease term with options.

USER SPACE

Retail Spaces for lease within EdgeWay Plaza

CROSS STREET

East Cotati Avenue
Rohnert Park, CA

G.L.A.

2,700 sf Total/Divided

ZONING

Commercial

DESCRIPTION OF PREMISES - FEATURES

Two separate retail buildings located in front of 31 new apartments & 4 new offices. Site has excellent visibility from East Cotati Avenue.

DESCRIPTION OF LOCATION - AREA

This location close to Sonoma State University. It is within a relatively high density residential area with apartments and single family homes.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	25,393	58,256	75,308
Est. Avg. HH Income	\$78,883	\$80,842	\$84,895

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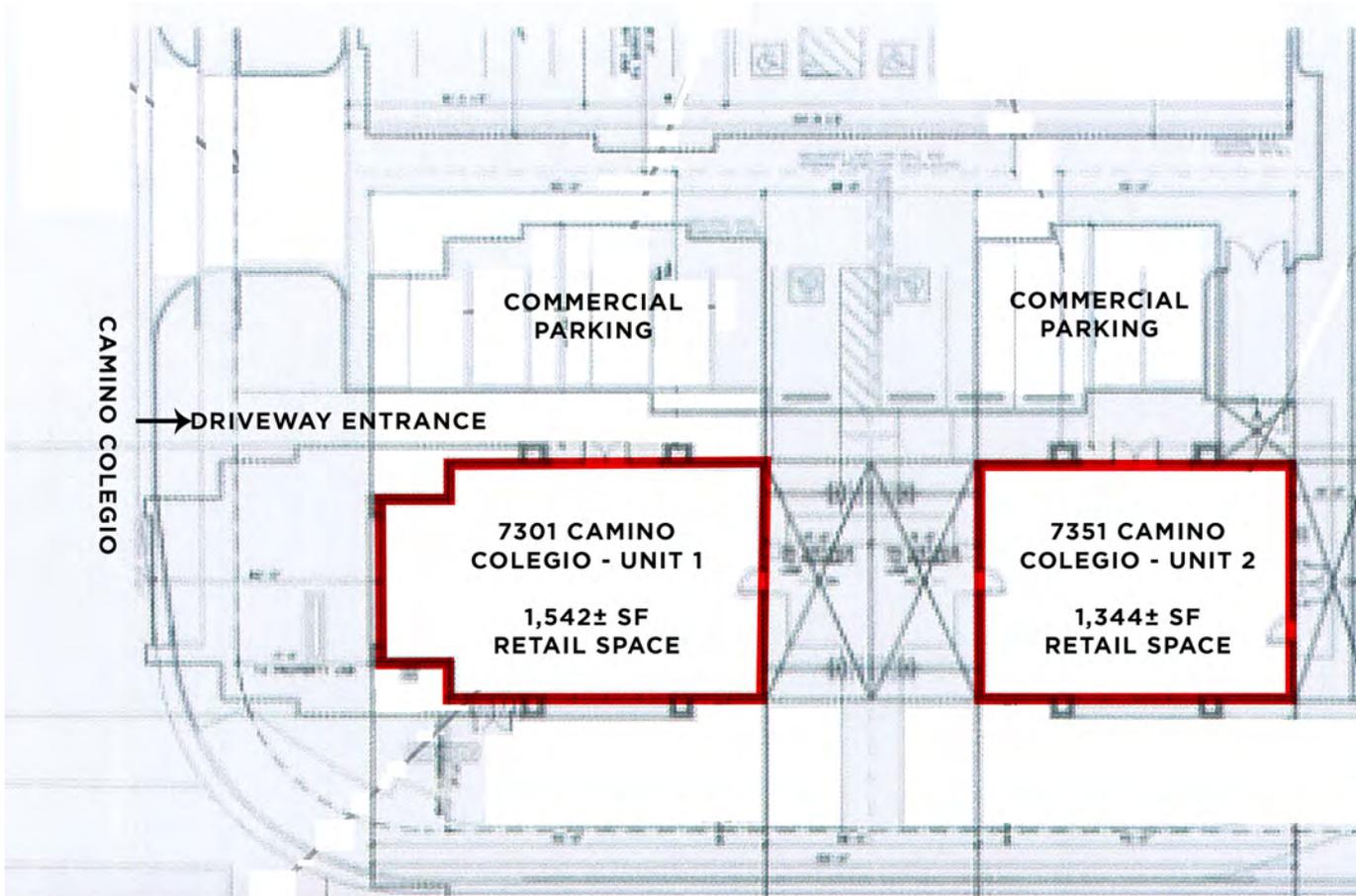


SITE PLAN



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E COTATI AVE



SUBJECT

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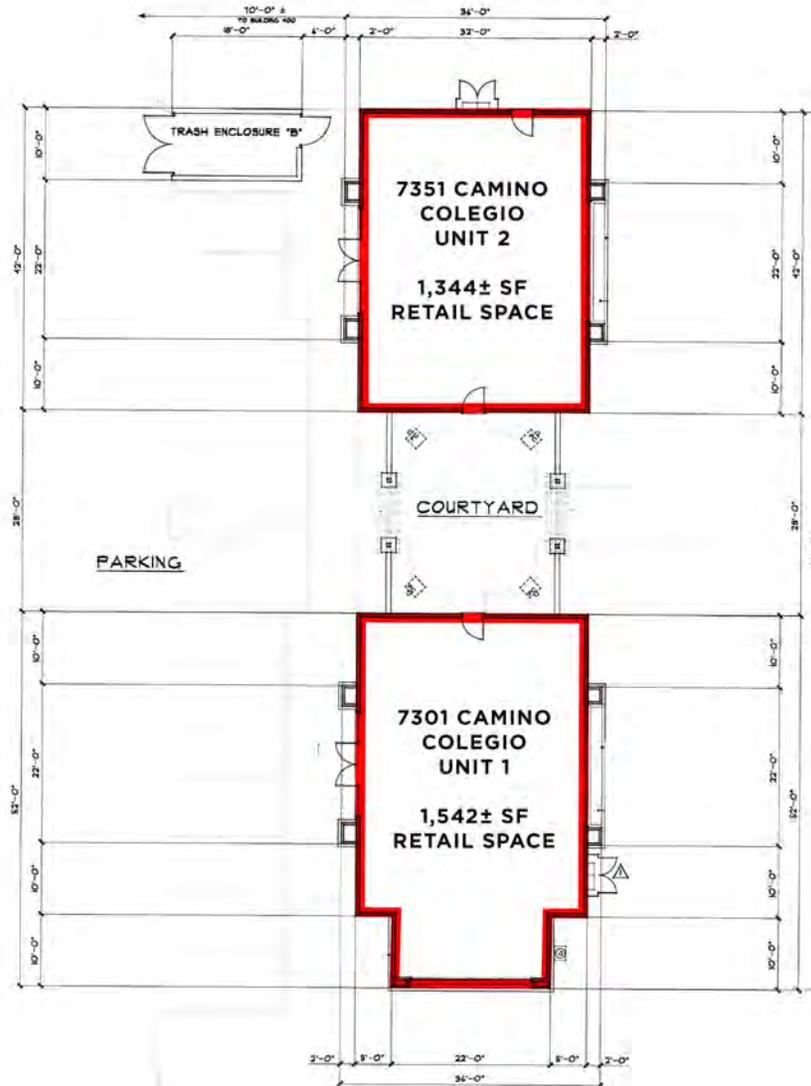


FLOOR PLAN



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PROPERTY PHOTOS



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**NEW RETAIL SPACE
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STOREFRONT & PARKING



STOREFRONT ON EAST COTATI AVENUE



PARKING FOR COMMERCIAL



**PEDESTRIAN ENTRANCE FROM
EAST COTATI AVENUE**

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PROPERTY PHOTOS



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NEWLY COMPLETED APARTMENT BUILDING AT BACK OF PROPERTY

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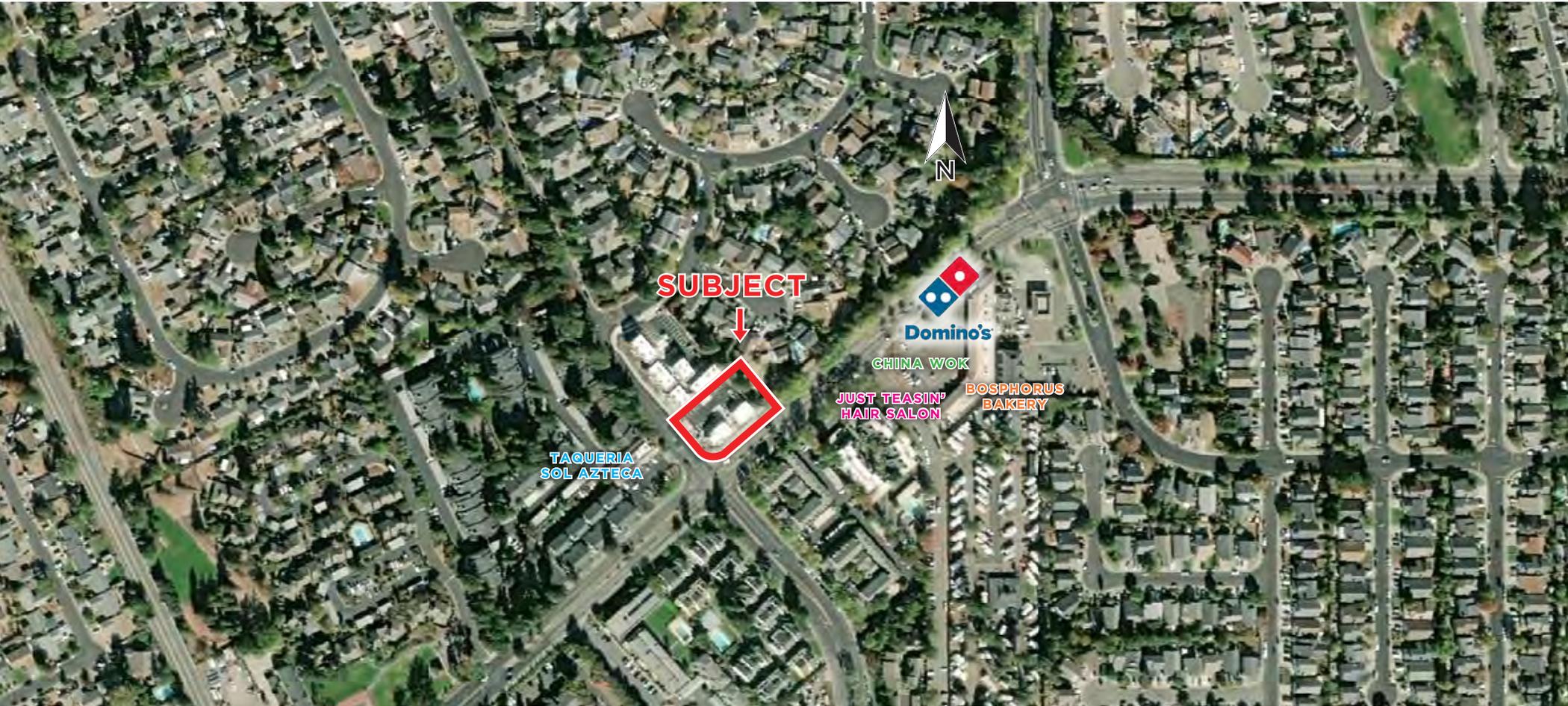


VICINITY MAP



7301 & 7351 CAMINO COLEGIO
ROHNERT PARK, CA

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