



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**2815 & 2785 SANTA ROSA AVE.
SANTA ROSA, CA**

**PROMINENT RETAIL SPACE
WITH HIGHWAY VISIBILITY**

YOUR NAME HERE

Go beyond broker.

PRESENTED BY:

THOMAS LAUGERO, PARTNER
LIC # 00473264 (707) 528-1400
TLAUGERO@KEEGANCOPPIN.COM



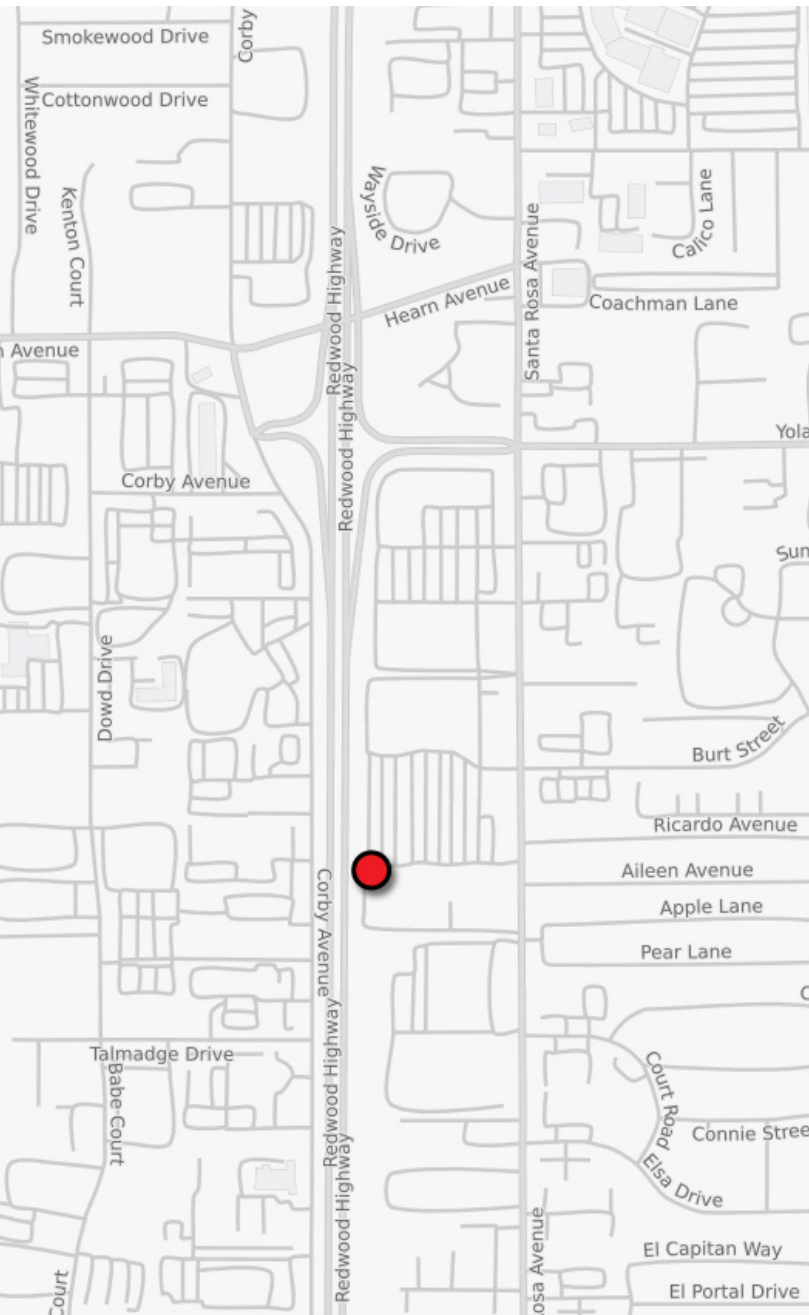
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2785 & 2815 SANTA ROSA AVE.
SANTA ROSA, CA

**Santa Rosa
Town Center**

PROPERTY SUMMARY



FEATURES

- **2785:** 36,509+/- sf Ground Floor & 7,676+/- sf Mezzanine (Former Bed Bath & Beyond)
- **2815:** 6,586+/- sf (Between Smart & Final and Ross) (76' W x 86' D)
- Power Center Anchored By: Smart & Final, Ross, Michael's Crafts, Petco, Sleep Train, Cost Plus, La-Z-Boy, REI, Total Wine, Scandanavian Design, & Planet Fitness
- Fronting Hwy 101 (ADT: 140,000) & Santa Rosa Ave. (ADT: 26,191)
- Sonoma County's Regional Retail Street with Over 1,000,000 sf of Regional Retailers

DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
Population	15,799	201,396	317,735
Avg. HH Income	\$82,049	\$87,093	\$97,137
Avg. Age	33.77	38.99	40.81

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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.



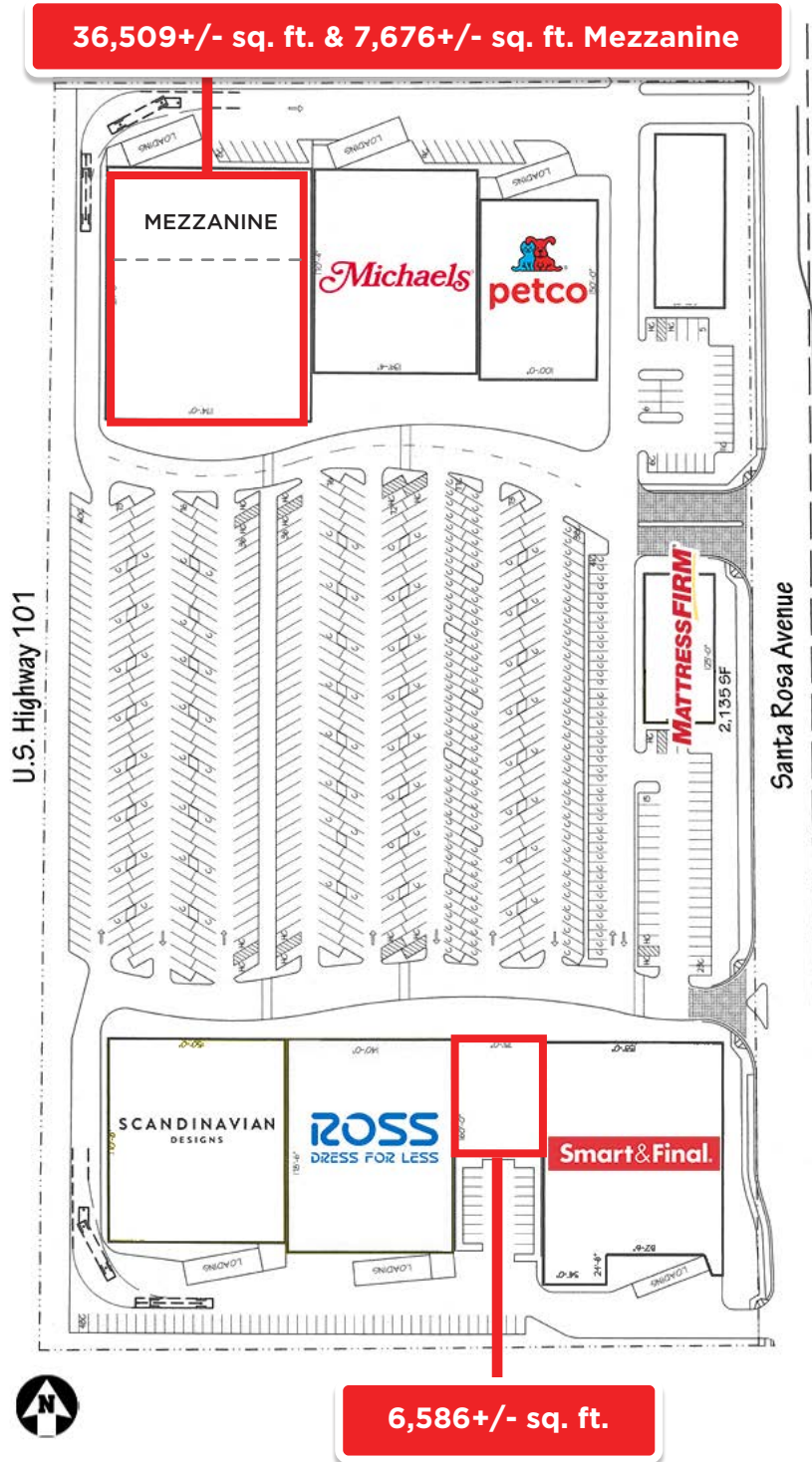
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SITE PLAN



2785 & 2815 SANTA ROSA AVE.
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CENTER SIGNAGE



2785

35,000+/- SF GROUND FLOOR
12,000+/- SF MEZZANINE



2815

6,500+/- SF GROUND FLOOR

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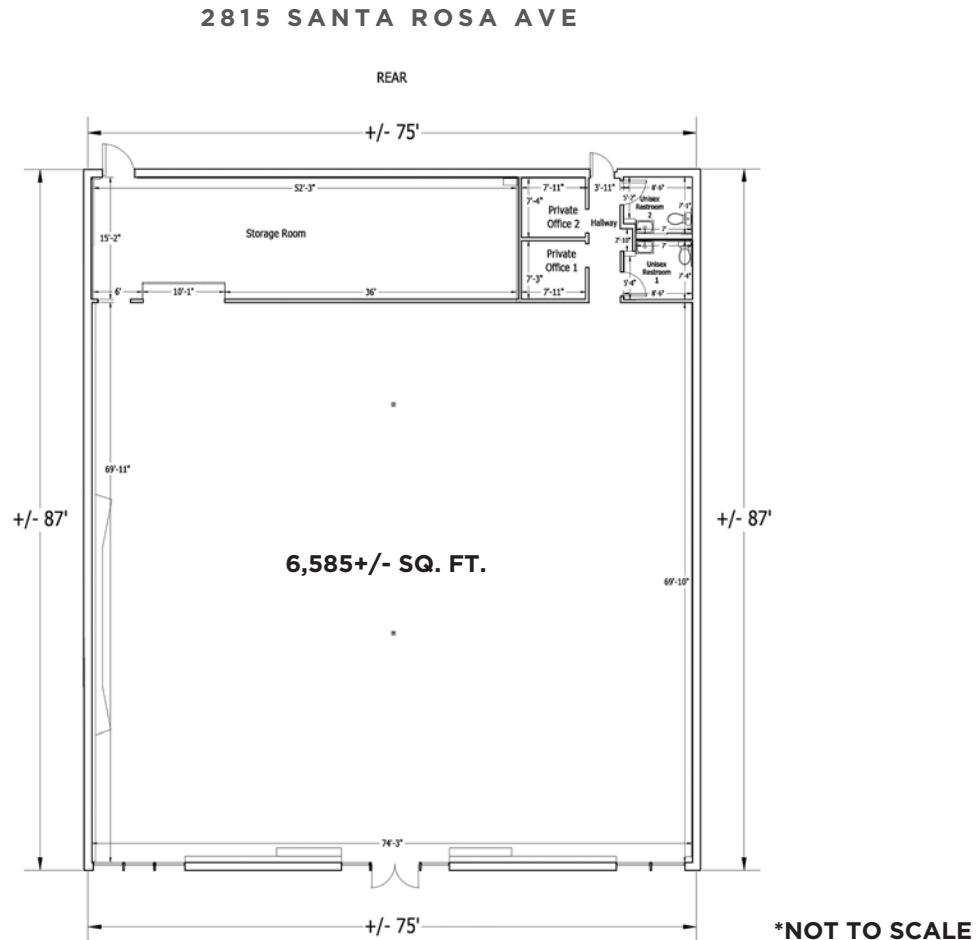
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FLOOR PLAN



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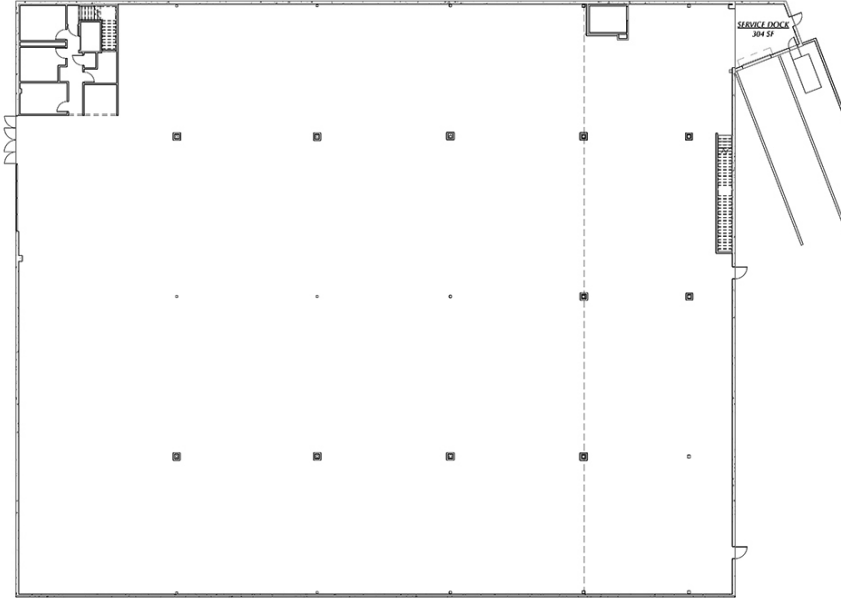
Santa Rosa
Town Center

FLOOR PLAN

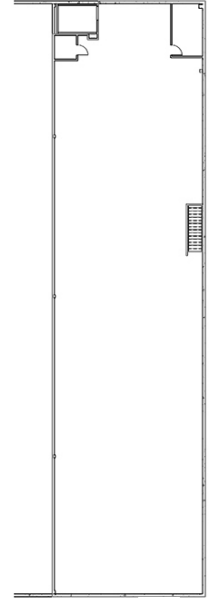
2785 SANTA ROSA AVE



FRONT MEZZANINE PLAN



GROUND FLOOR
36,509+/- SQ. FT.



REAR MEZZANINE
7,676+/- SQ. FT.



36,509+/- sq. ft. & 7,676+/- sq. ft. Mezzanine

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AERIAL MAP



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