



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1404 FOURTH STREET, #100
SANTA ROSA, CA

MID-TOWN SANTA ROSA RETAIL

St. Joseph Health 
SANTA ROSA
MEMORIAL
HOSPITAL

GROCERY
OUTLET
bargain market

FLORA
TERRA

JR ST
SUBJECT
↓ 1404
1414



TALBOT AVE

DIERK'S
MIDTOWN
CAFE

4TH ST → DOWNTOWN SANTA ROSA

ENGEL &
VÖLKERS
REAL
ESTATE



Go beyond broker.

PRESENTED BY:

ERLINA O. D'ARGENZIO, SENIOR AGENT
LIC # 01985519
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1404 FOURTH STREET
#100
SANTA ROSA, CA

MID-TOWN SANTA ROSA RETAIL

PROPERTY SUMMARY

- 1,230 sft ground floor plus mezzanine of 900 sft
- 18 Parking Total: Plus abundant day use street parking
- 'CG' Zoning: Bulk retail, services, or office uses
- Next to Foster Freeze (since 1949)
- Location with busy foot traffic from Urban Garden and Foster Freeze
- Excellent signage
- Street front monument signage

PARKING

Eighteen (18) on-site parking plus abundant employee street parking

LEASE INFORMATION

1404, #100 4TH ST.

1,230 sft ground floor plus mezzanine of 900 sft available

LEASE RATE

\$2,800/MONTH GROSS

LEASE TERMS

C.A.M. NNN Cost are included.

Plus Additional Common Utilities: \$145.00/mo. for base year rate (Water/sewer, Outside PGE.

*All on-site Tenant Cost for the premises Utilities: PGE, trash, data, interior janitorial are additional by tenant.



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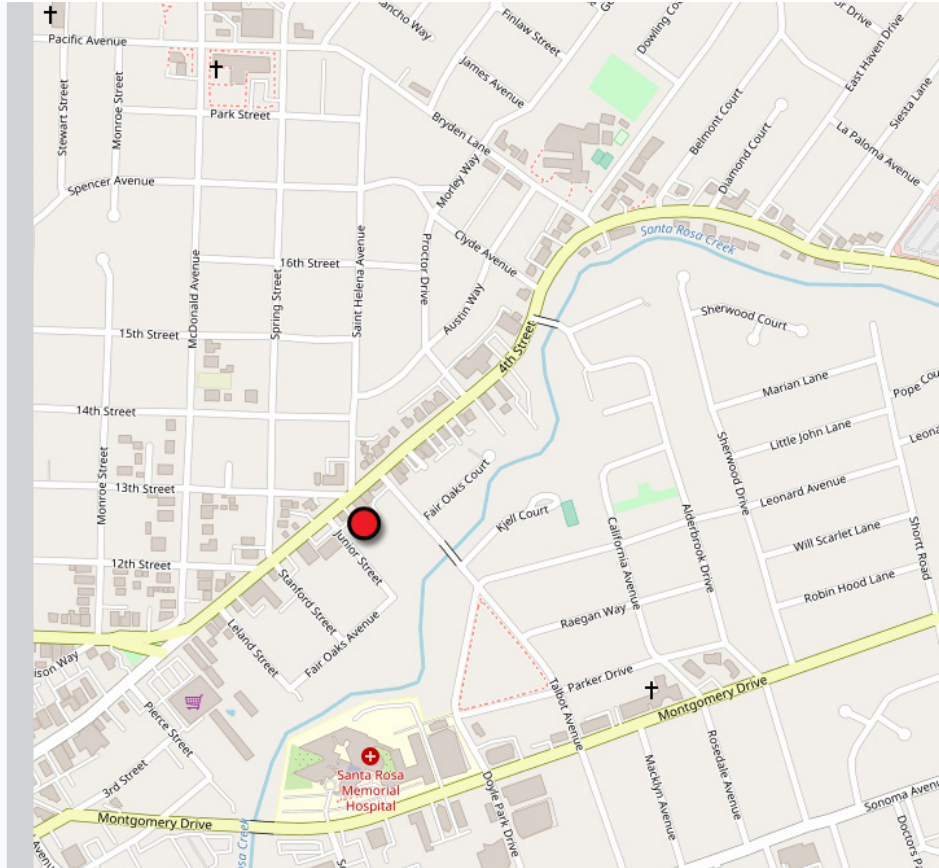
**MID-TOWN
SANTA ROSA
RETAIL**

PROPERTY VICINITY

DESCRIPTION OF AREA

This mid-town center is an iconic midtown location including the Foster Freeze since 1949 with 18 on-site parking and conveniently located just east of downtown Santa Rosa and within walking distance to many fine nearby eateries, Memorial Hospital, downtown Santa Rosa amenities and Russian River Brewery.

Great tenants including Urban Garden and historic Foster Freeze and barber that brings high foot traffic to the center.



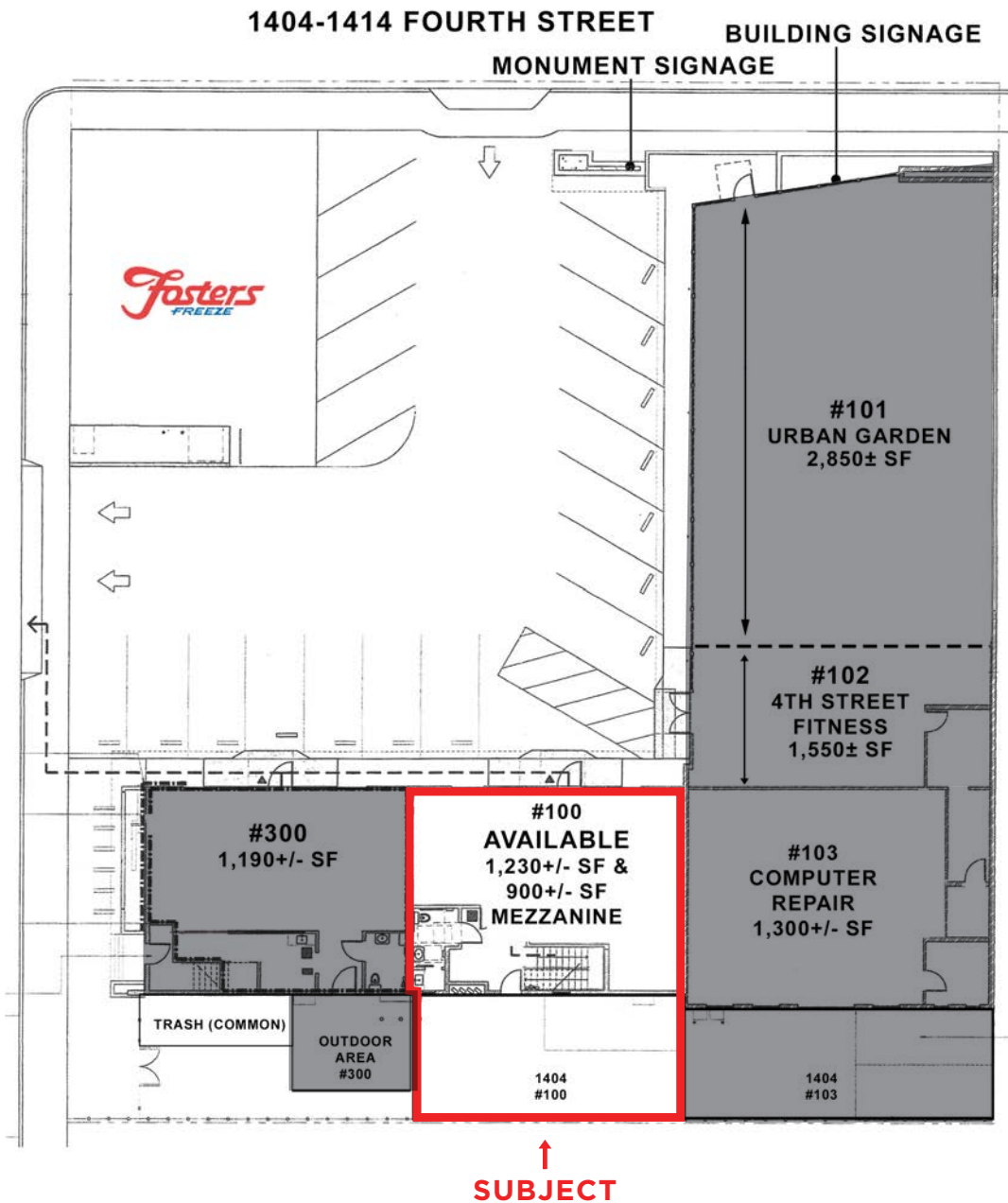
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SITE PLAN



- AVAILABLE
- NOT AVAILABLE

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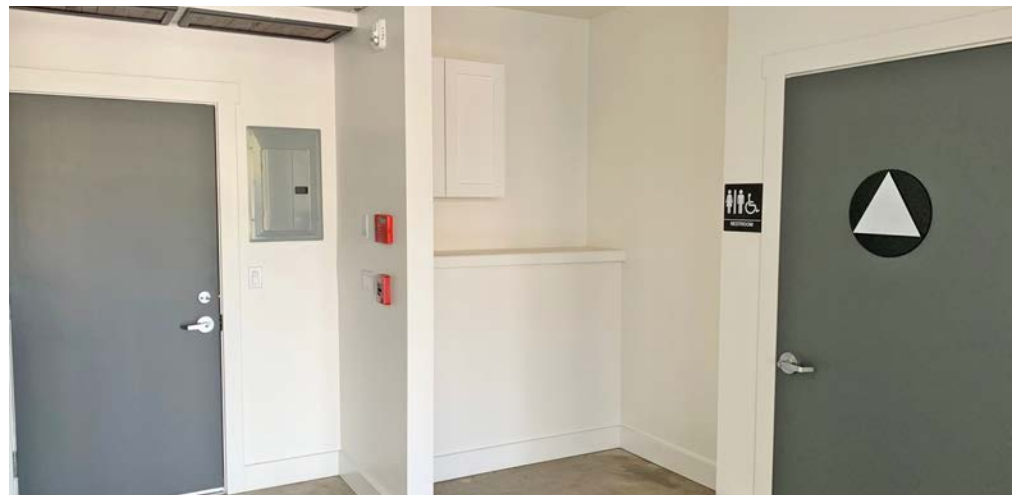
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PROPERTY PHOTOS



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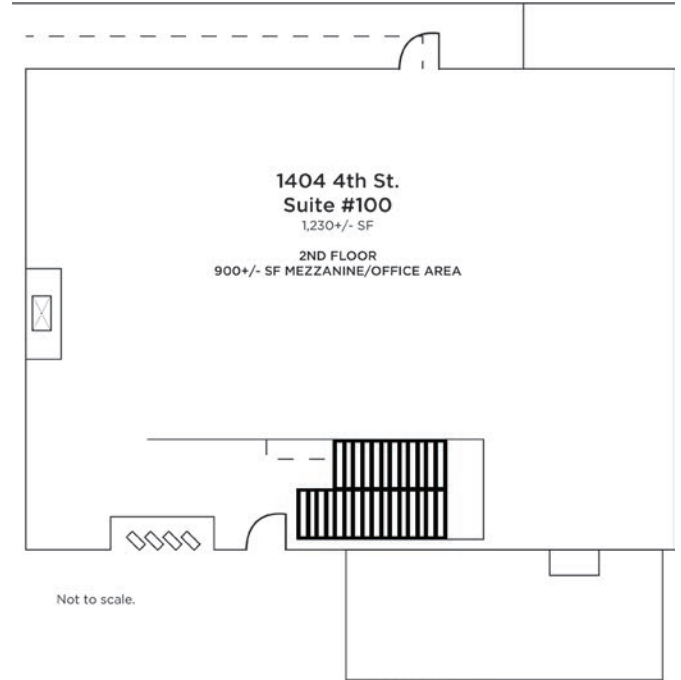
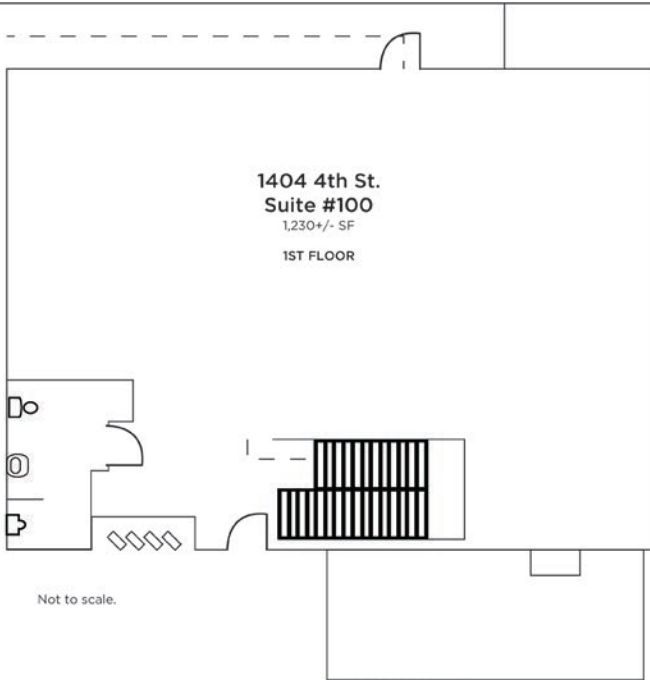
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FLOOR PLAN



Keegan & Coppin Co., Inc.
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Santa Rosa, CA 95401
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(707) 528-1400

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