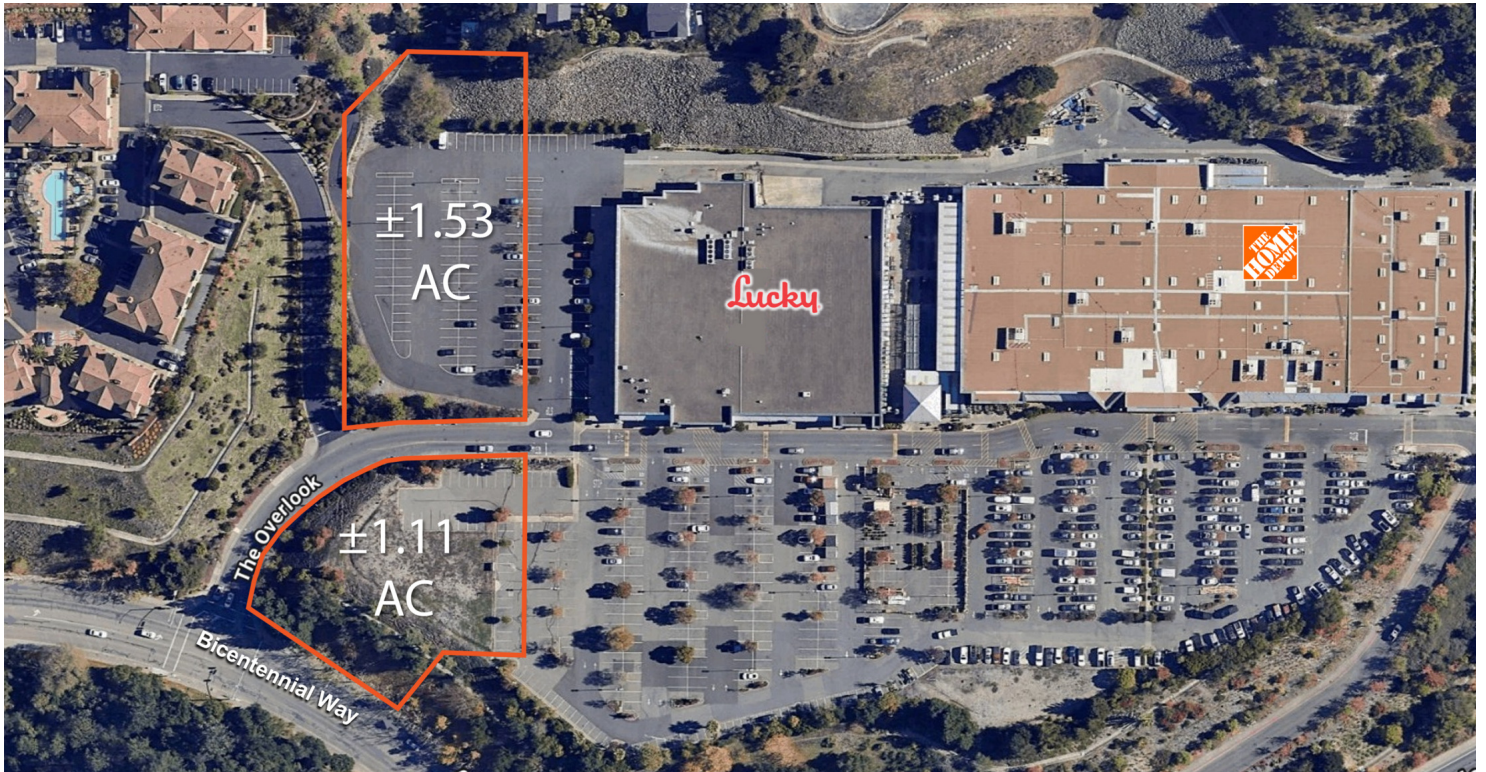




±1.11 & ±1.53 AC SANTA ROSA, CA

190 & 210 Bicentennial Way, Santa Rosa, CA 95403

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	14,260
STREET	Bicentennial Way
COUNT 2	13,516
STREET 2	Mendocino Ave.

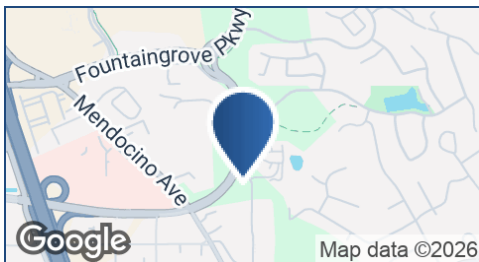
DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	11,213	100,622	191,341
Average HH Income	\$136,082	\$140,259	\$141,163
Estimated Households	4,563	39,589	72,208

PROPERTY HIGHLIGHTS

- ±1.11 & ±1.53 AC outlots located in The Home Depot anchored shopping center
- APNs: 173-060-003, 173-060-004
- Other area retailers include Lucky, Target, TJ Maxx, Staples, Big 5 Sporting Goods, Nordstrom Rack, JCPenney, Macy's, Old Navy, Ulta, Trader Joe's, Kohl's, Whole Foods, and many more
- Nearby restaurants include BJs Restaurant & Brewhouse, Five Guys, Panda Express, The Habit Burger Grill, Chipotle, In-N-Out Burger, Wingstop, Denny's, and more

* Figures shown represent estimates



BRENDAN MCARTHUR
626.298.3258
BMcArthur@retail-pa.com
CA DRE #1185335

JASON READ
916.802.8509
jason.read@cbre.com
CA DRE #01341972

CHRIS CAMPBELL
916.446.8760
chris.campbell@cbre.com
CA DRE #01204114

Retail Property Advisors // 626.399.1140 // 35 North Lake Ave. // Suite 710, Pasadena, CA 91101 // Retail-PA.com

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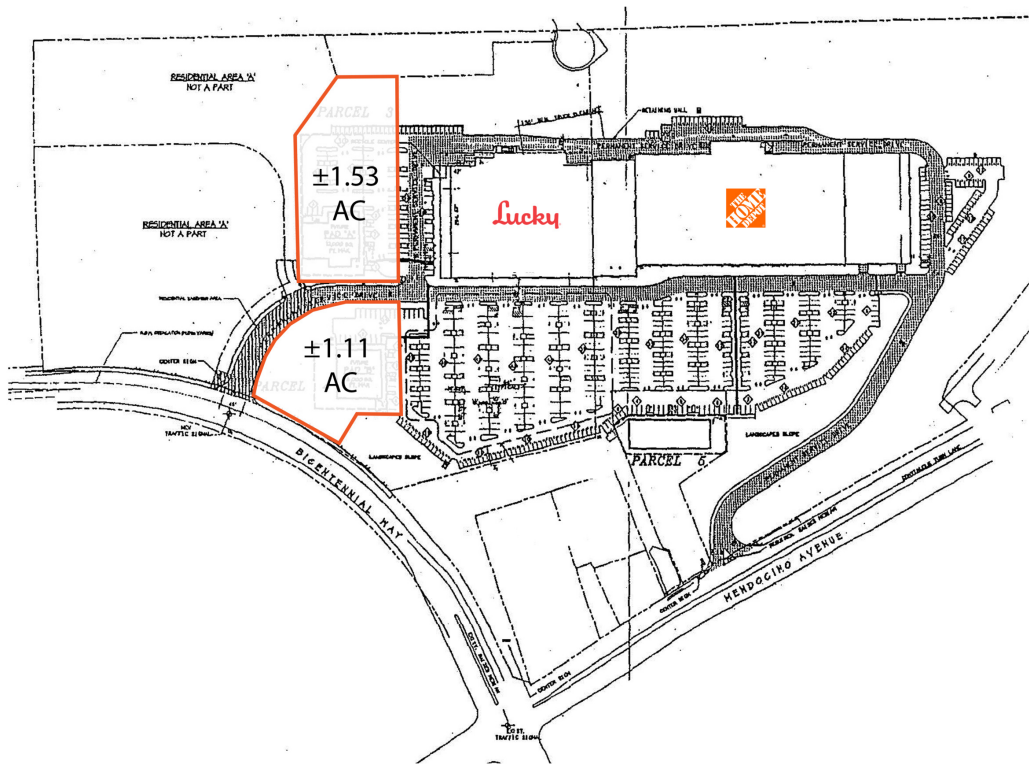
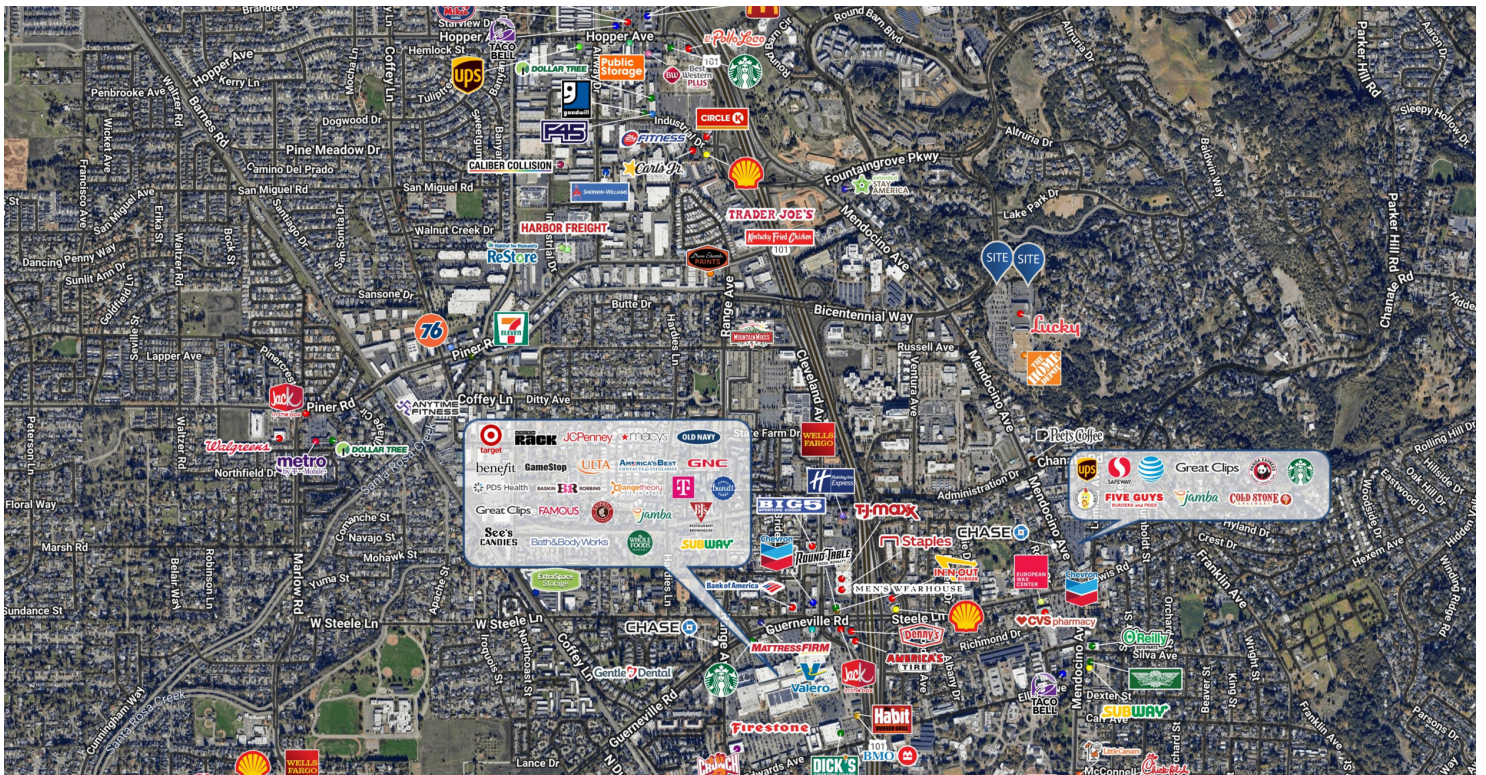
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Location Map



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