



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1425-1455 SANTA ROSA AVENUE
SANTA ROSA, CA

RETAIL SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM



PROPERTY DETAILS



1425-1455 SANTA ROSA AVENUE
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RETAIL SPACE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- 7,700+/- rsf Available (Suite B-1)
- Abundant Parking
- Building and Monument Signage Available
- Santa Rosa Avenue & Highway 101 Exposure
- Nearby National Retailers Include: Bootbarn, Costco, Target, Best Buy, Old Navy, Marshalls, Trader Joe's, BevMo, & more
- Rear Access for Delivery

DESCRIPTION OF PREMISES

Approximately 7,700+/- sf of retail space. The Santa Rosa Center is an approximately 28 year old community shopping center located on Santa Rosa Avenue, one of the busiest commercial arteries in Sonoma County with both U.S. Highway 101 and Santa Rosa Avenue frontage. The project has been well maintained.

LEASE TERMS

Rate

\$1.50 psf, NNN

Terms

3-10 Years with annual cost of living adjustments. Current NNN expenses estimated to be \$.50 psf.



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AREA DESCRIPTION



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DESCRIPTION OF AREA

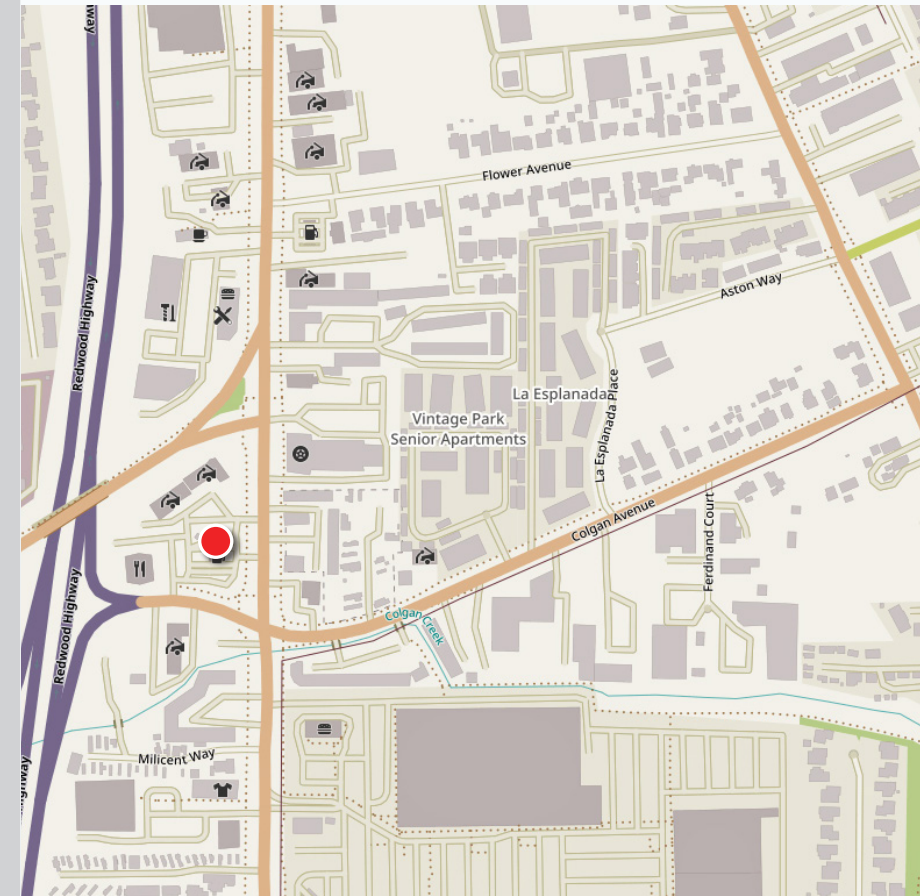
Busy commercial area of Santa Rosa offers the prospective tenant identity, easy access to U.S. 101 and high profile neighboring tenants including Target, Costco, Best Buy, Sportsmart, Beverages & More, Trader Joe's, Office Depot, Cost Plus, Toys R Us, Subway, AT&T, State Farm Insurance, Fast Signs, Allstate Insurance, and many others.

NEARBY AMENITIES

- Shopping
- Restaurants

TRANSPORTATION ACCESS

- Easy access to Highway 101



DEMOGRAPHICS	1 MILE	3 MILES
Est. Population	25,000	125,000
Est. Avg. HH Income	\$75,000	\$82,000

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PROPERTY PHOTOS



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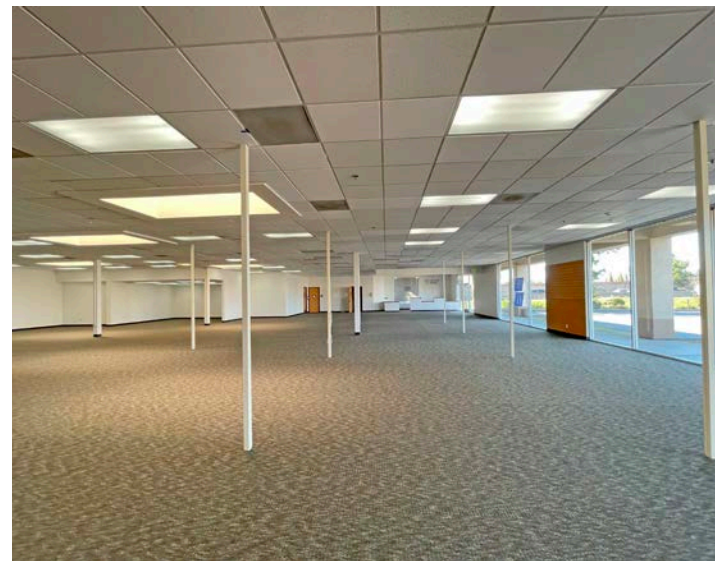


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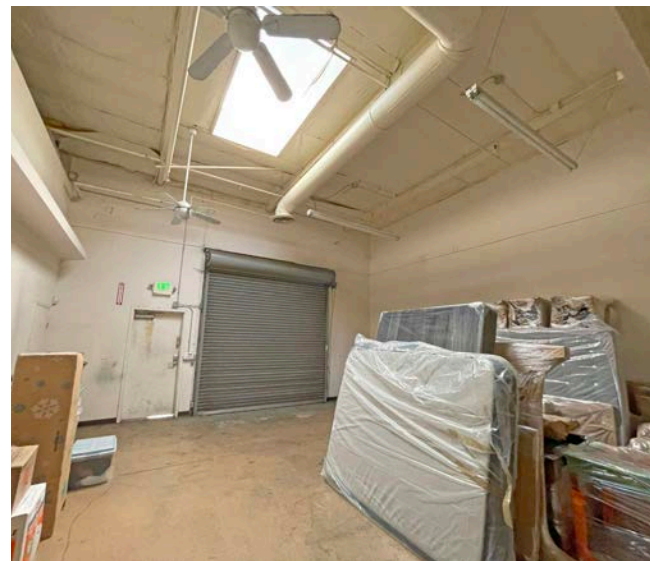


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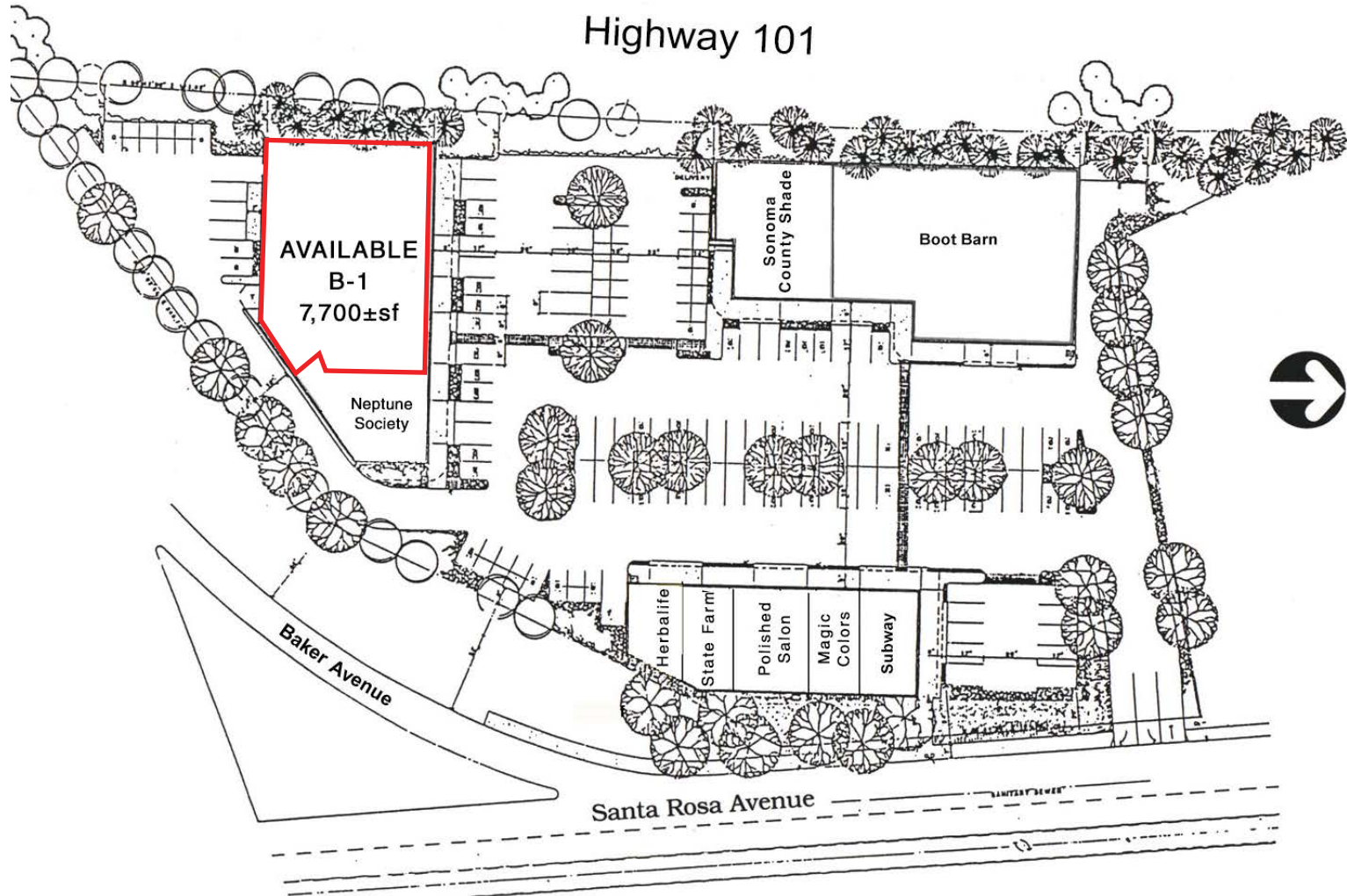


SITE PLAN



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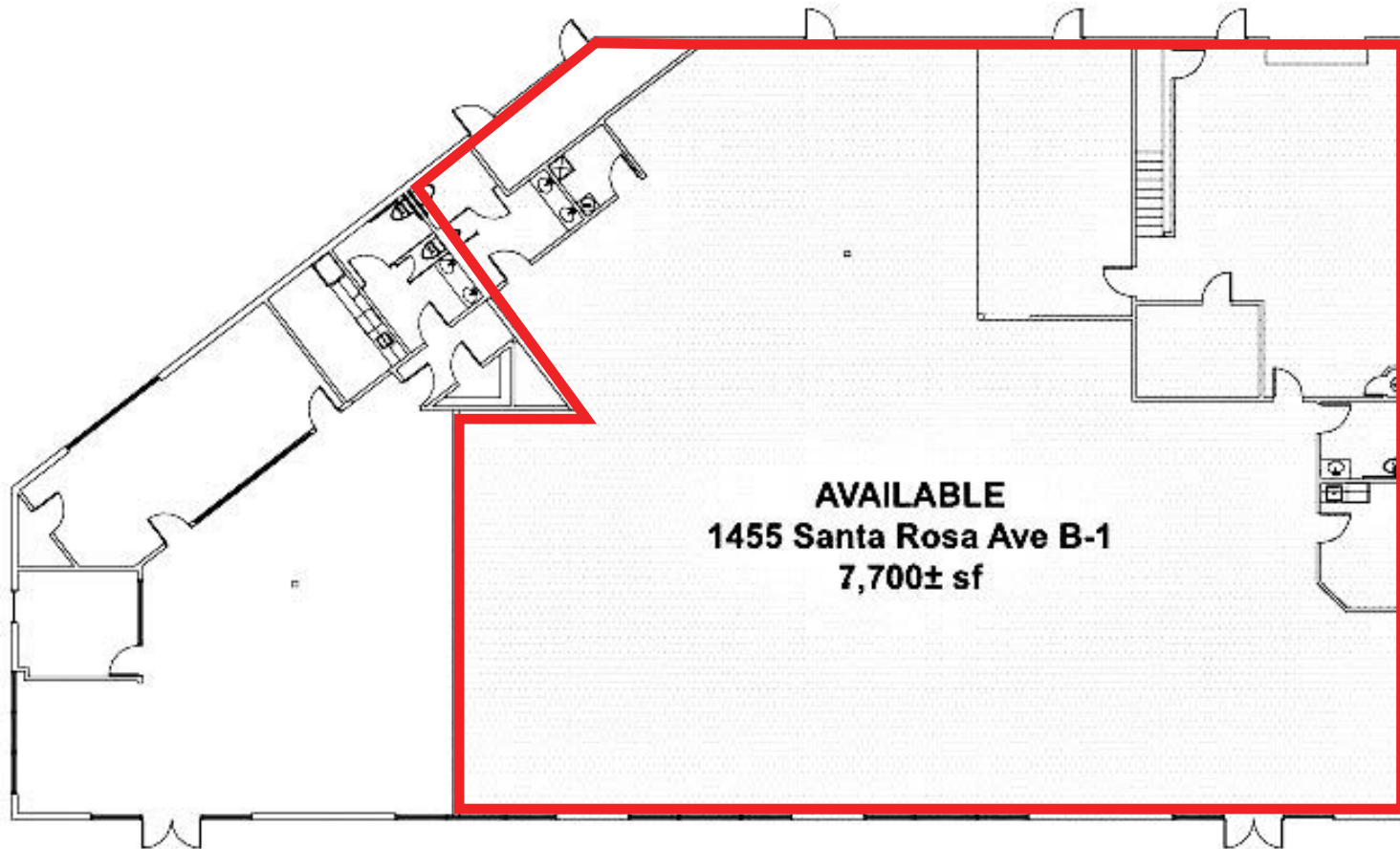


FLOOR PLAN



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AERIAL MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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