



Keegan & Coppin
COMPANY, INC.

FOR LEASE

642 FIFTH STREET
SANTA ROSA, CA,

PRIME STOREFRONT OPPORTUNITY
IN THE HEART OF DOWNTOWN
SANTA ROSA



REPRESENTED BY:

BRIAN KEEGAN, PARTNER

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Go beyond broker.



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**STOREFRONT
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PROPERTY DETAILS

PROPERTY HIGHLIGHTS

This ideally located storefront retail/office space located in vibrant downtown Santa Rosa. Zoned CMU-DSA (Core Mixed Use - Downtown Station Area), this property offers a wide range of potential uses, including retail, office, and professional services—making it an ideal choice for entrepreneurs, creative professionals, or established businesses seeking a central and stylish space.

Features Include:

- 1,458+/- RSF space
- High exposed ceilings that create an open, airy atmosphere
- Original brick walls and refinished hardwood flooring that provide character and timeless elegance
- A flexible open floor plan, perfect for collaborative workspaces, retail displays, or customized layouts
- Across the street from new 168 unit multi family residential development

Lease Rate

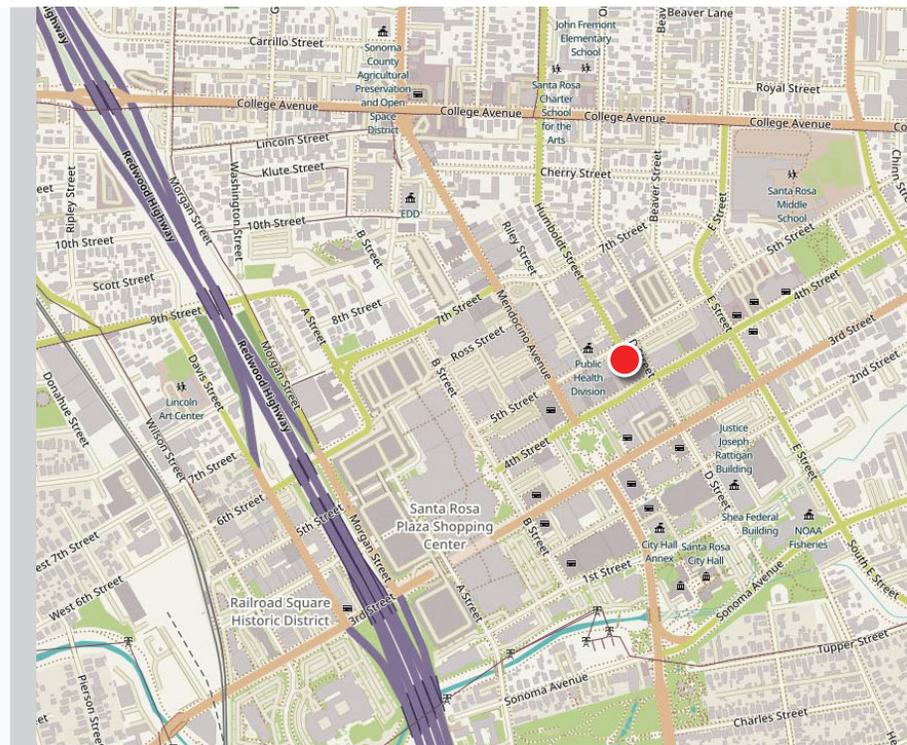
\$1.75 psf/mo NNN (NNN Estimates of \$0.52 psf/mo)

DESCRIPTION OF AREA

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

NEARBY AMENITIES

- **Walkability & Pedestrian Life:** Streets are walkable, attractive for strolling between shops, cafés, historic sites.
- **Visibility & Foot Traffic:** With governmental buildings, retailers, cultural venues, and event spaces, there is regular foot traffic and gathering.



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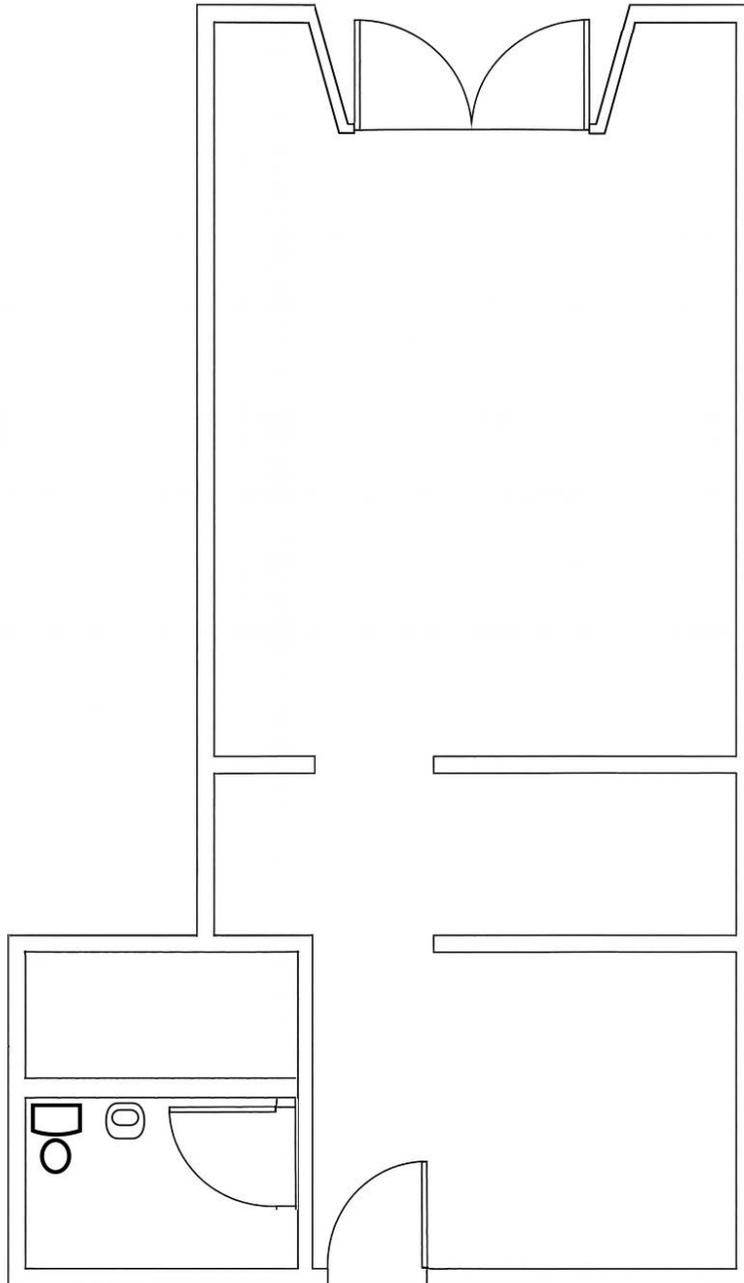
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FLOOR PLAN



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PROPERTY PHOTOS



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VICINITY MAP



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