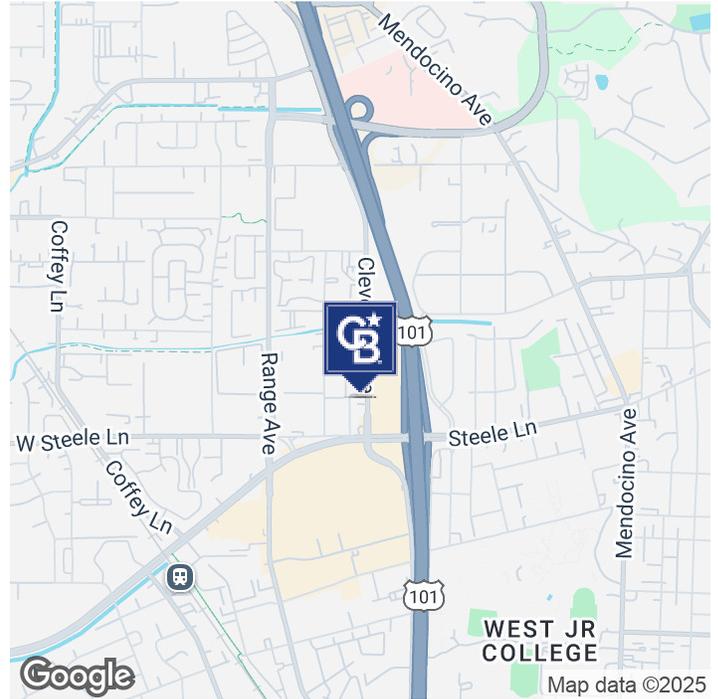


# FOR LEASE

## RETAIL/RESTAURANT FOR LEASE

2265 Cleveland Ave Santa Rosa, CA 95403



### OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (MG)
Building Size:	3,480 SF
Parking:	20+
Lot Size:	0.38 Acres
Year Built:	1981
Zoning:	CN
Market:	Santa Rosa
Submarket:	Northwest

### PROPERTY OVERVIEW

Prime opportunity at 2265 Cleveland Avenue in Santa Rosa. This ±3,480 square foot building is perfectly suited for a restaurant, offering excellent visibility, a flexible layout, and ample on-site parking. Positioned in a high-traffic corridor surrounded by retail and residential neighborhoods, the property is available for lease at \$5,000 per month, making it an ideal spot to bring your culinary vision to life.

### PROPERTY HIGHLIGHTS

- Ideal for restaurant or food service
- Spacious ±3,480 SF building with flexible layout
- Ample on-site parking for customers & staff
- Excellent visibility along Cleveland Avenue
- Surrounded by strong retail & residential base

### PROPERTY WEBSITE

[Click Here](#)

**Steven Caravelli**  
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(415) 706-0008  
CalDRE #00879834

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**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# FOR LEASE

## RETAIL/RESTAURANT FOR LEASE

2265 Cleveland Ave Santa Rosa, CA 95403



### LOCATION DESCRIPTION

2265 Cleveland Avenue offers a prime position in Santa Rosa's vibrant commercial corridor. The property benefits from excellent visibility along a well-traveled arterial road, ensuring steady exposure to both local residents and visitors.

#### Surrounding Area:

**Retail & Services:** The site is surrounded by established shopping centers, grocery stores, and service businesses, creating strong synergy for restaurant traffic.

**Residential Base:** Dense nearby neighborhoods provide a built-in customer base within walking and short driving distance.

**Accessibility:** Convenient access from Highway 101 and major cross streets makes the location easy to reach for commuters and regional diners.

**Parking Advantage:** On-site parking enhances customer convenience, a rare and valuable amenity for restaurant operators in this area.

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