



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1117-1129 S. CLOVERDALE BLVD.
CLOVERDALE, CA

**PRIME RETAIL SPACE IN A RAY'S
FOOD MARKET & CVS ANCHORED
CENTER**



Go beyond broker.

REPRESENTED BY:

MARSHALL KELLY, BROKER ASSOCIATE

LIC # 00801883 (707) 528-1400, EXT 277

MKELLY@KEEGANCOPPIN.COM



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PROPERTY SUMMARY

- Location: Directly off Hwy 101, Cloverdale Blvd. off-ramp
- Anchor Tenants: Ray's Food Place, CVS, O'Reilly Auto Parts
- Co-tenants: Redwood Credit Union, Subway Sandwiches, McDonald's, Nail Salon, Thai Spice, El Molcajete, UPS
- The new Mountain Mikes is open!

ZONING

C-2

RENTABLE SPACE

1129 Cloverdale Blvd., Suite D: 900+/- rsf

1117 Cloverdale Blvd., Suite D: 1,200+/- rsf

Net charges of \$.35/sf

PARKING

Approx. 5/1,000

DESCRIPTION OF PREMISES - FEATURES

This is the only anchored neighborhood center in Cloverdale serving a large trade area that includes Hopland and Geyserville. Immediate access from the Highway 101 offramp.

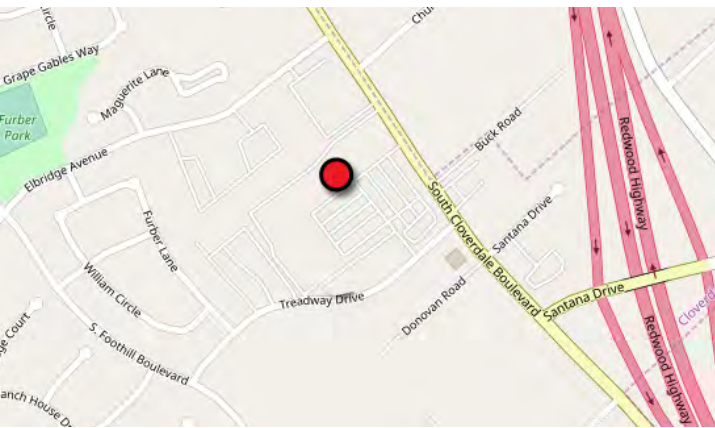
DESCRIPTION OF LOCATION - AREA

Cloverdale is located on the North end of the Alexander Valley wine country region. It is a commuter community for those working in Santa Rosa to the south or Ukiah to the north.

OFFERED RENT RATE

\$1.55/SF NNN

NET CHARGES OF \$.35/SF



DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
Est. Population	3,652	10,406	11,074
Est. Avg. HH Income	\$95,188	\$89,852	\$90,994

HWY 101 TRAFFIC COUNT

28,000 Average Cars Daily



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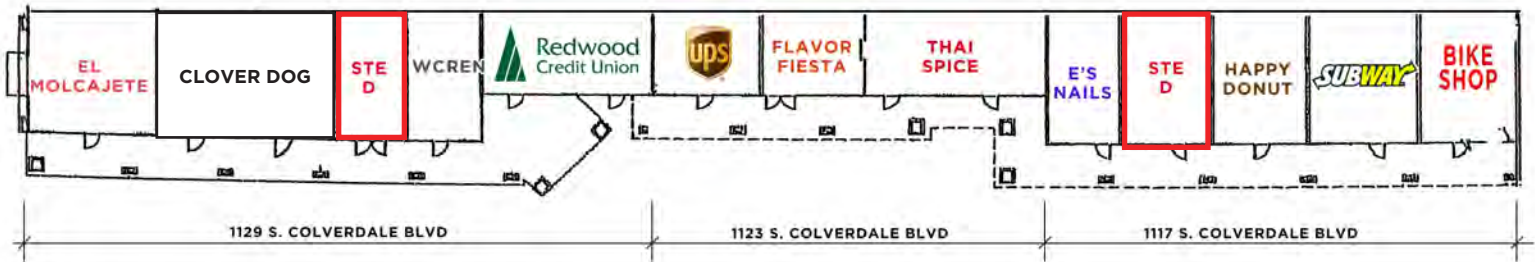
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SITE PLAN



Not to Scale



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PROPERTY PHOTOS



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VICINITY AERIAL



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