



Keegan & Coppin
COMPANY, INC.

FOR LEASE

14301 ARNOLD DRIVE
GLEN ELLEN, CA

OFFICE/RETAIL SPACES IN
JACK LONDON VILLAGE



Go beyond broker.

PRESENTED BY:

MARSHALL KELLY, BROKER ASSOCIATE
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PROPERTY & AREA DETAILS



JACK LONDON VILLAGE
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JACK LONDON VILLAGE PROPERTY INFORMATION

HIGHLIGHTS

- Historic area near Jack London State Park
- Great Co-tenants
- Tourist and residential destination
- Draws tourism from Santa Rosa and Napa Valley

Parking

On-site

Zoning

PC (Planned Community)

DESCRIPTION OF PREMISES

On the first floor Suite 29 is available, approximately 231 sf. The available space on the second floor is Suite 30. This space is 2,327 sf and it is accessible by stairs and an elevator with a large front window facing the staircase.

The building and grounds have been extensively upgraded with ADA compliance upgrades, landscaping, exterior woodwork improvements, plumbing and electrical work.

LEASE TERMS

Rates

Suite 29: \$3.00 per sq ft Gross (231+/- SF)

Suite 30: \$1.20 per sq ft Gross (2,327+/- SF)

Terms

3 - 5 year lease term preferred

OFFICE/RETAIL SPACES

Suite 29: 231+/- sq ft

Suite 30: 2,327+/- sq ft

DESCRIPTION

First floor office

Second story office/retail space

DESCRIPTION OF AREA

Jack London Village is located south of Glen Ellen on Arnold Drive. It is an historic area where Jack London had lived. The area is very scenic, with mature woodlands and a creek.

Ashbury Creek flows to Sonoma Creek. Ashbury Creek is the site of the grist mill. It is a great area for hiking and visiting the Jack London State Historic Park, where Jack London's residence had once been.

NEARBY AMENITIES

- Co-tenants include the Yeti Indian restaurant, "The Mill" at Glen Ellen Restaurant
- Two tasting rooms, Schermeister Winery, Eric Ross Winery, Wine Country Chocolates, Flour & Bloom Cakes, Sonoma 707 Candles, Songbird Parlour Gifts, and a beauty shop

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	1,418	7,014	25,595
Est. Avg. HH Income	\$153,077	\$126,130	\$102,469

TRAFFIC COUNTS

Arnold Drive	7,700/Day
Sonoma Hwy	14,807/Day

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PROPERTY PHOTOS



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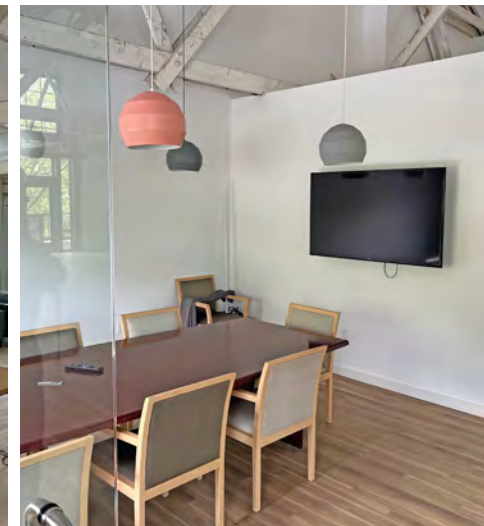


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VICINITY MAP



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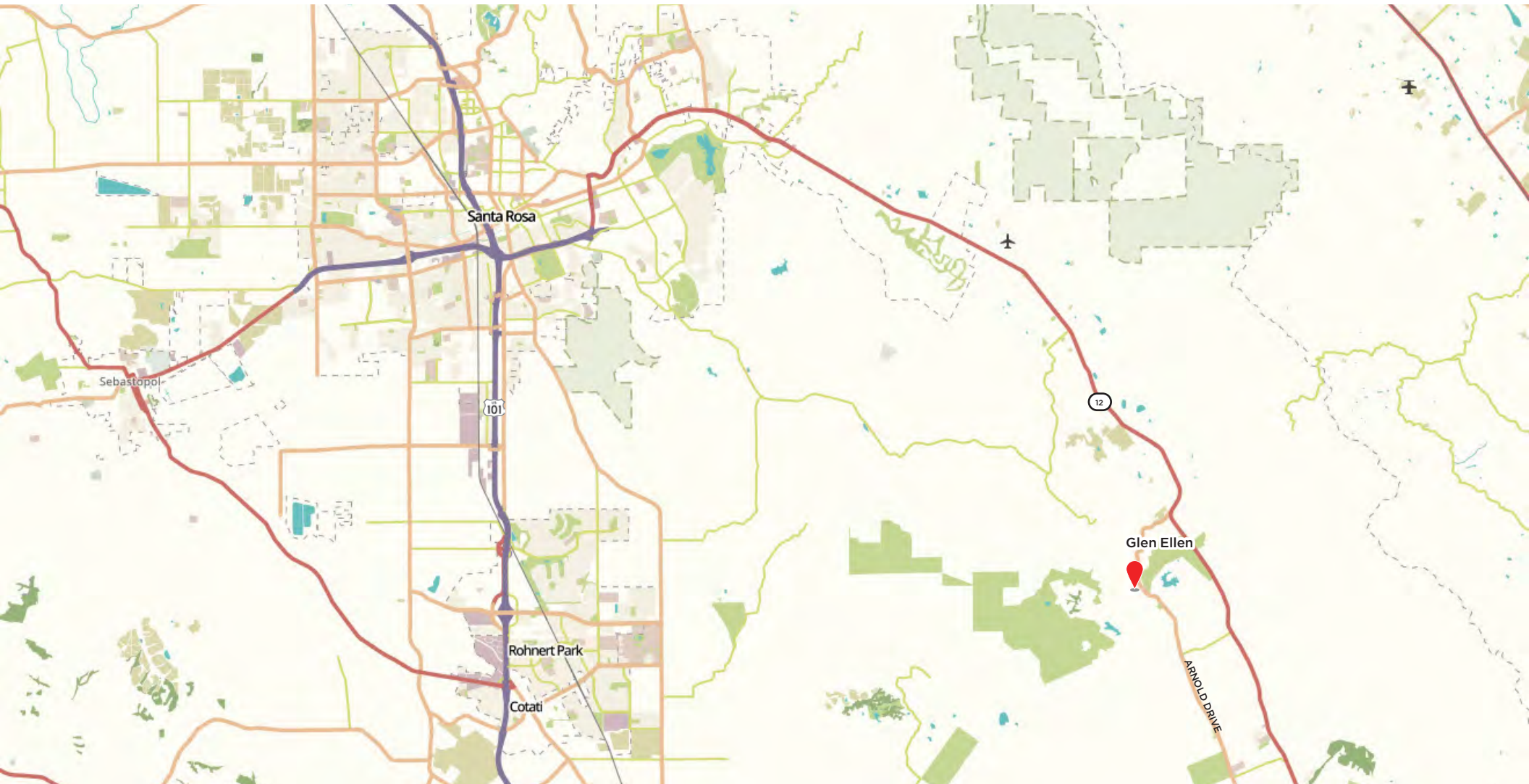


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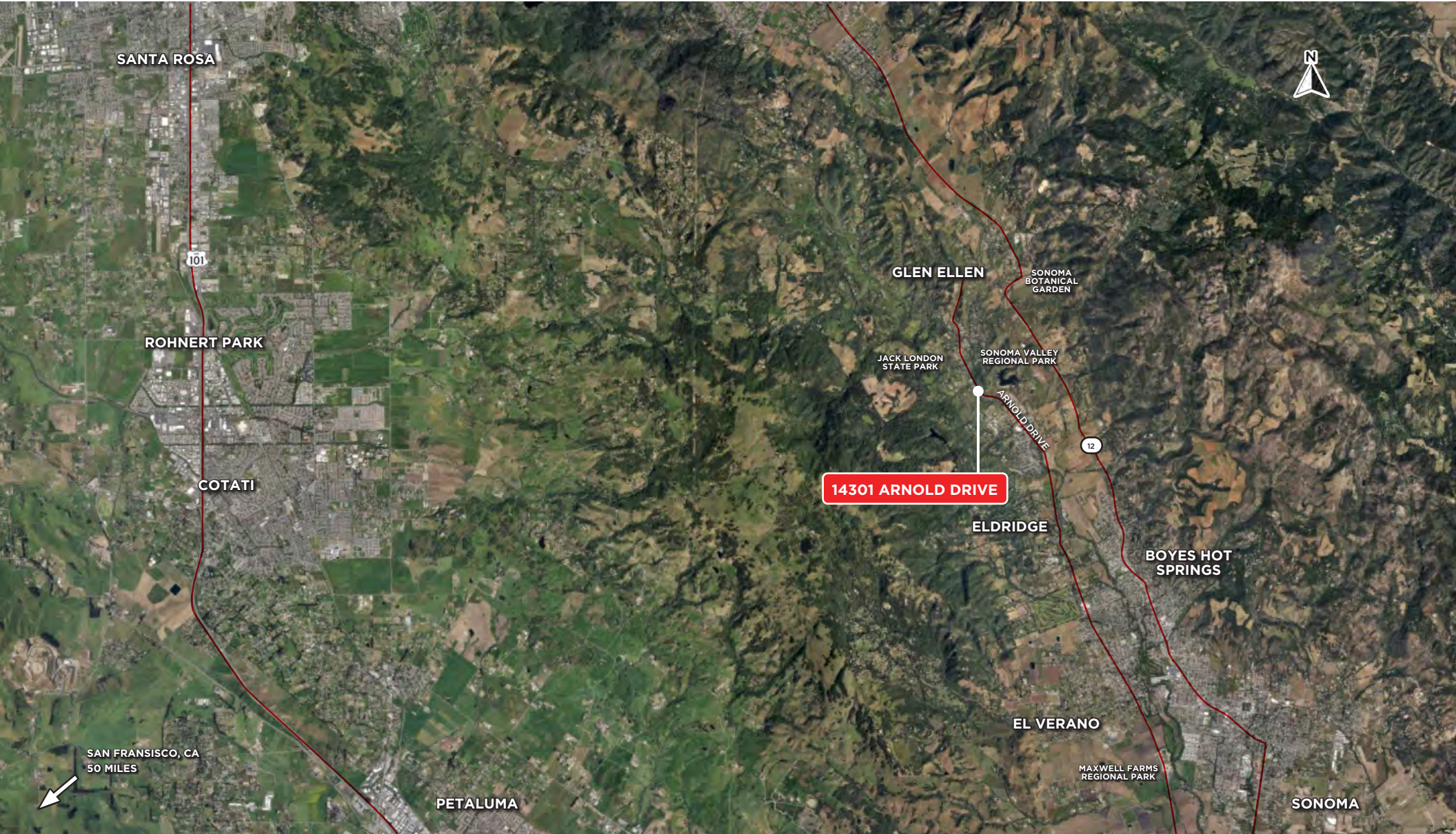


VICINITY AERIAL MAP



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PROPERTY AERIAL



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