



Keegan & Coppin

COMPANY, INC.

FOR LEASE

641 FOURTH STREET
SANTA ROSA, CA

DOWNTOWN RETAIL/
COMMERCIAL SPACE



Go beyond broker.

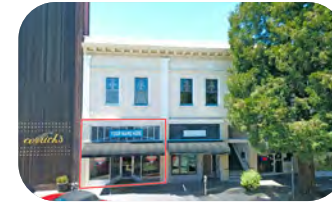
PRESENTED BY:

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PROPERTY DETAILS



641 FOURTH STREET
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PROPERTY INFORMATION

DESCRIPTION OF PREMISES

641 Fourth Street is a chic retail space located in the iconic Doyle Building, in the heart of Downtown Santa Rosa, just off the corner of Fourth and D Streets. The 1,850 sf of high ceiling, track and can lighting, open-air space is ideal for showcasing retail goods, art, or many professional business uses. One single employee restroom is located in the back, and a customer changing room is situated midway through the space. Additionally, there is a new 168-unit residential project being developed nearby, promising increased foot traffic and potential clientele.

Size

1,850+/- sf

Parking

Abundant parking in nearby surface lots & parking garages

Zoning

CMU-DSA

LEASE TERMS

Rate

\$2.10 psf + \$.50 psf NNN

AVERAGE DAILY TRAFFIC

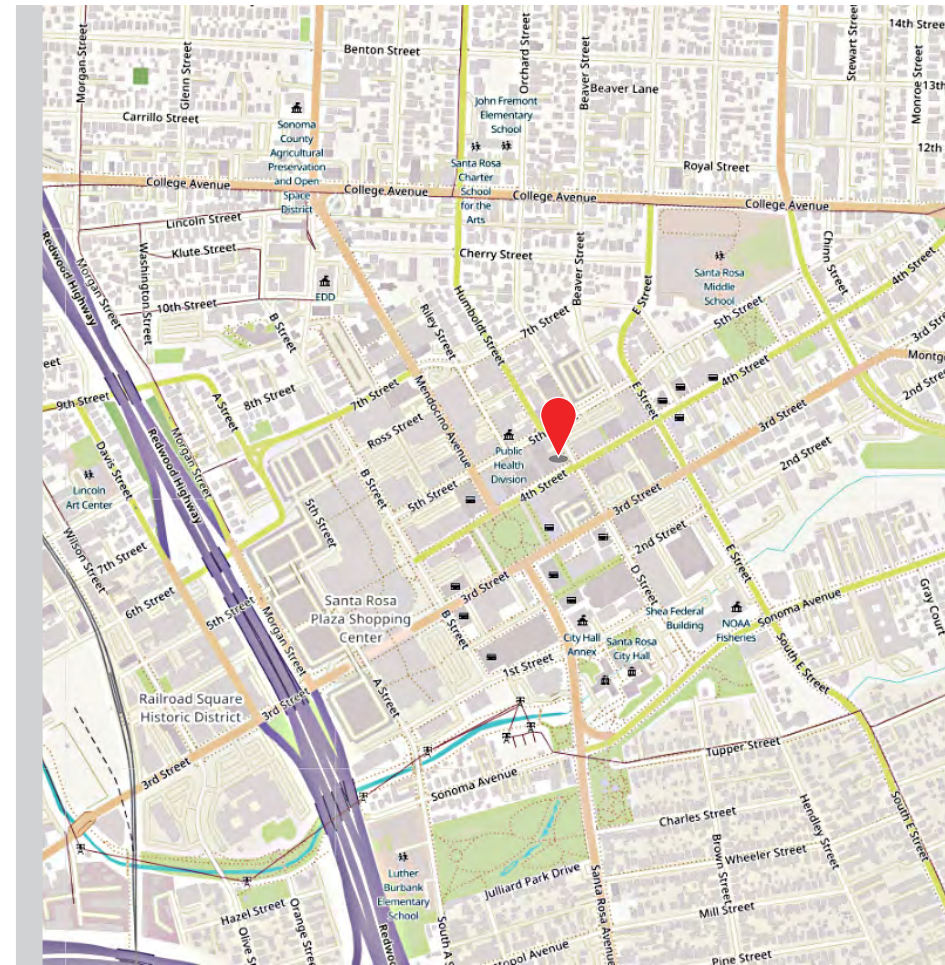
4th St x Mendocino Ave.	6,965
4th St x D St	3,948

Nearby Amenities

- Restaurants include: Russian River Brewing, La Rosa, Mo'z Restaurant & Grill, Belly, Left Coast Kitchen, Beer Baron, Starbucks, PF Changs (coming soon) & more
- Retail Shopping
- Banks/Financial Services

Transportation Access

- Direct access to Highways 12 & 101 via Third Street
- Close proximity to Santa Rosa Transit Center
- SMART Train depot in Railroad Square



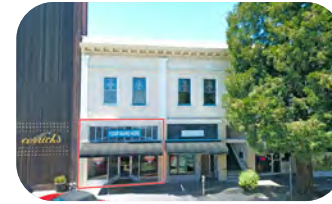
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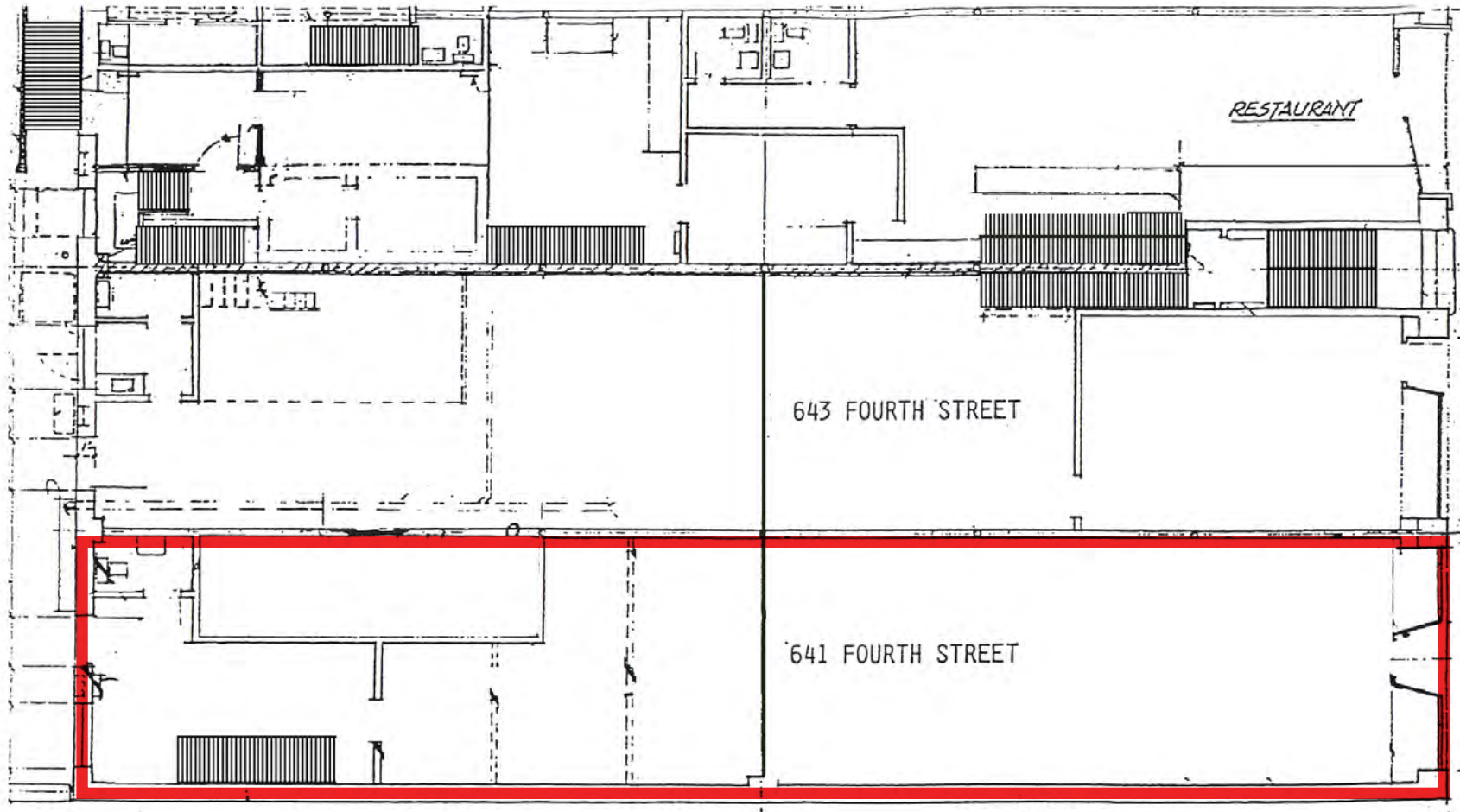


FLOOR PLAN



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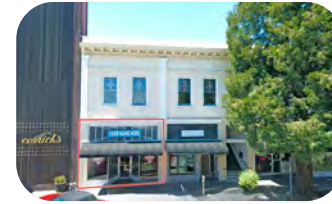
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PROPERTY PHOTOS



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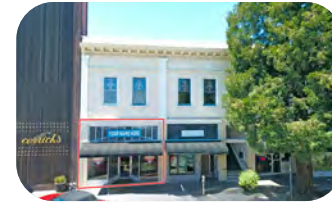
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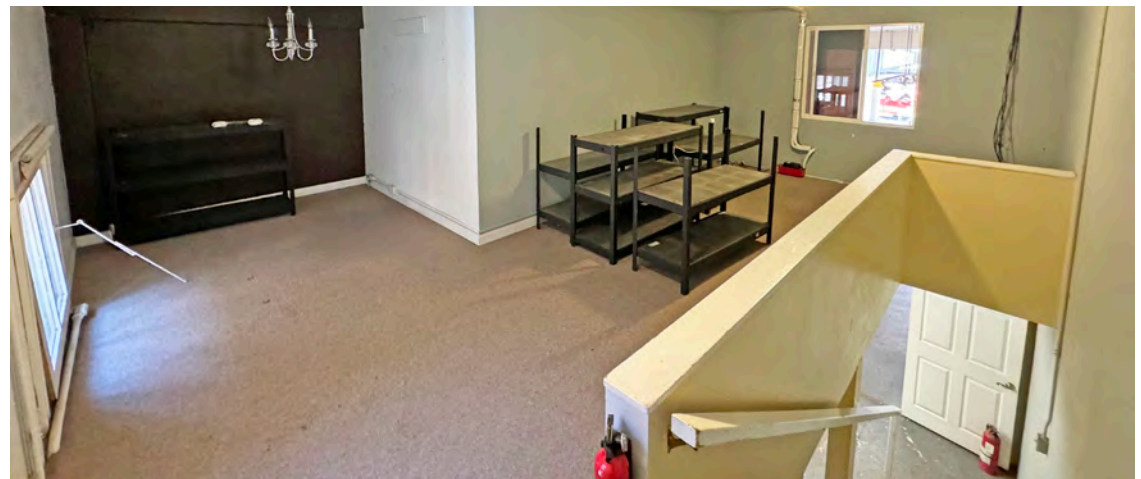
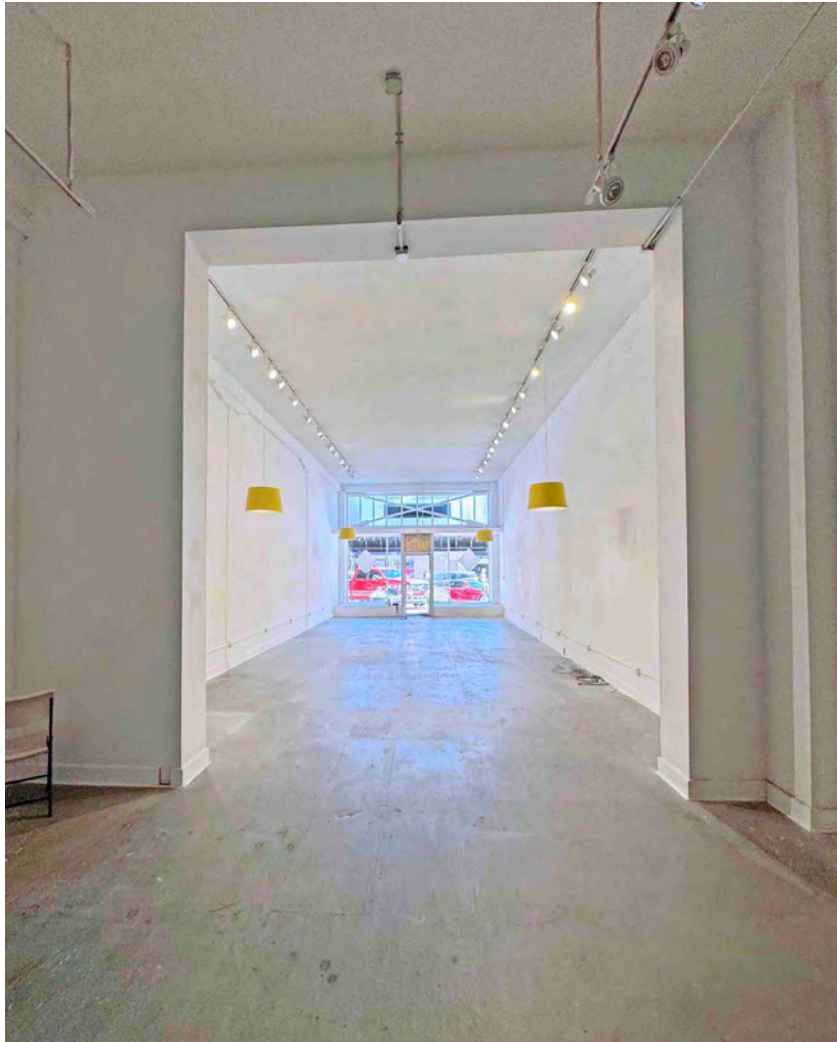


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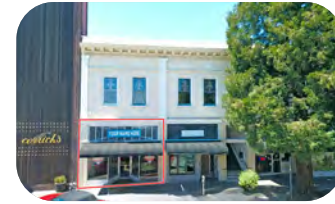
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VICINITY MAP



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

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