



## OFFERING MEMORANDUM

3565-3589 INDUSTRIAL DRIVE, SANTA ROSA

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# PROPERTY DETAILS

ADDRESS: 3565-3569 INDUSTRIAL DR.

CITY,STATE: SANTA ROSA, CA

RENTAL RATE: \$26.40/SF/YR

TOTAL SPACE AVAILABLE:  
1,862-5,711 SF AVAILABLE

PROPERTY TYPE: SHOPPING CENTER

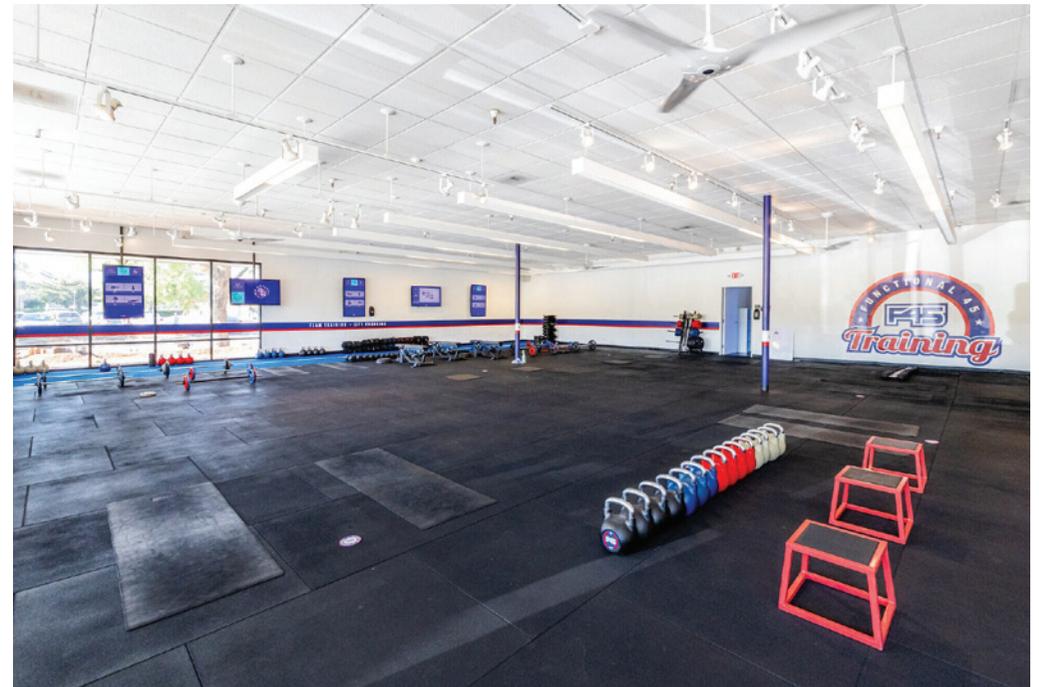
CENTER TYPE: STRIP CENTER

STORES: 3

CENTER PROPERTIES: 1

GROSS LEASABLE AREA (CENTER):  
22,297 SF

RENTAL RATE MO: \$2.20/SF/MO



# SANTA ROSA NORTHSIDE

Prime retail spaces located in the Santa Rosa Northside shopping center. The center features a vibrant mix of retailers, restaurants, and professional services. Spaces in the center benefit from maximum visibility from the nearby freeway, bringing in patrons from across the area. The surrounding area features prominent hospitals, fitness centers, healthcare facilities, luxury housing developments, and major employers, benefiting this retail space with a consistent flow of visitors and professionals seeking retail experiences. Ample parking ensures hassle-free access for customers and employees. With two versatile retail spaces available, tailored to suit various retail concepts, seize the opportunity to elevate your business in this bustling hub.

- Strategically located in a high-traffic area with excellent visibility.
- Ample parking facilities for both tenants and customers.
- Well-maintained common areas and landscaping, creating an inviting atmosphere.



# 1ST FLOOR SUITE 3565/3567

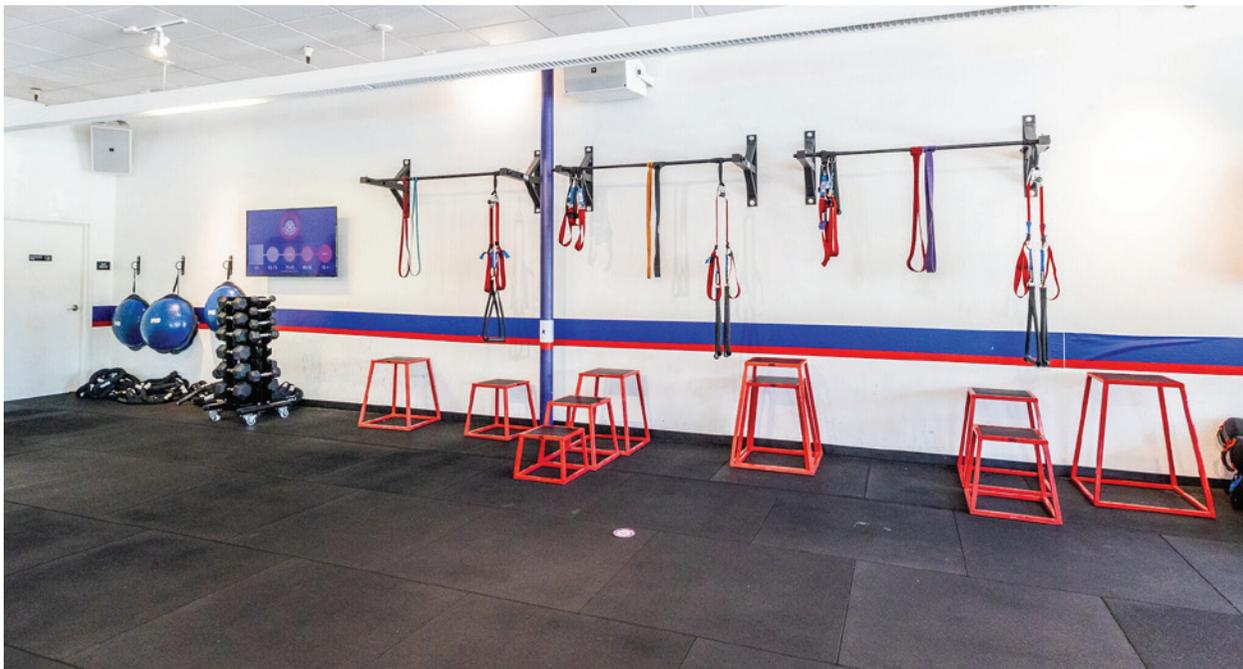
Space Available	3,849 Sq. Ft.
Rental Rate	\$26.40/SF/YR
Date Available	January 1st, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Prime retail space located in Santa Rosa. Formerly occupied by F45 Gym, this well-maintained property offers a fantastic opportunity for retailers seeking a high-traffic location with superb visibility. Situated on the corner of a bustling shopping center, the space benefits from prominent exposure from the freeway. With prominent hospitals, fitness centers, and healthcare facilities nearby, this space will benefit from a consistent flow of visitors and professionals seeking retail experiences. Boasting a versatile layout, it can easily be adapted to suit a variety of retail concepts, from apparel and accessories to specialty goods and services. Surrounded by various established retailers and eateries, this location enjoys a steady flow of shoppers throughout the day. Additionally, ample parking ensures convenient access for customers, further enhancing the appeal of this excellent retail destination. Whether you're launching a new venture or expanding an existing brand, this space offers the ideal setting to showcase your products and services to a thriving community.

# 1ST FLOOR SUITE 3569

Space Available	1,862 Sq. Ft.
Rental Rate	\$26.40/SF/YR
Date Available	January 1st, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Currently, a portion of the wall connecting this space (Suite 3569) to the adjacent area (Suite 3565 & Suite 3567) has been removed. This allows for a customizable layout tailored to tenants specific business needs. A wall can be added to separate the suites or can be left open for an open-concept design with full contiguous space.



# PROPERTY PHOTOS







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