



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

645A FOURTH STREET  
SANTA ROSA, CA

**DOWNTOWN RESTAURANT  
SPACE AVAILABLE**



Go beyond broker.

REPRESENTED BY:

**BRIAN KEEGAN, PARTNER**

LIC # 01809537 (707) 528-1400, EXT 249

[BKEEGAN@KEEGANCOPPIN.COM](mailto:BKEEGAN@KEEGANCOPPIN.COM)

**RHONDA DERINGER, PARTNER**

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**DOWNTOWN  
RESTAURANT  
SPACE**

## PROPERTY DETAILS

### PROPERTY HIGHLIGHTS

- 1,348+/- sq. ft. restaurant space with hood systems, sinks, fixtures and equipment, dining room, bar area, 2 restrooms
- Sophisticated bar area with seating
- Furniture, fixtures, and equipment (FF&E)
- Weekly events scheduled for Downtown Santa Rosa (Seasonal)
- New 168-unit residential project being developed nearby

### PROPERTY INFORMATION

#### Lease Rate

\$2.60 per sq ft

#### Lease Term

NNN - \$0.52 psf (estimated current expenses)

#### Parking

Downtown Parking District

#### Zoning

CMU - DSA



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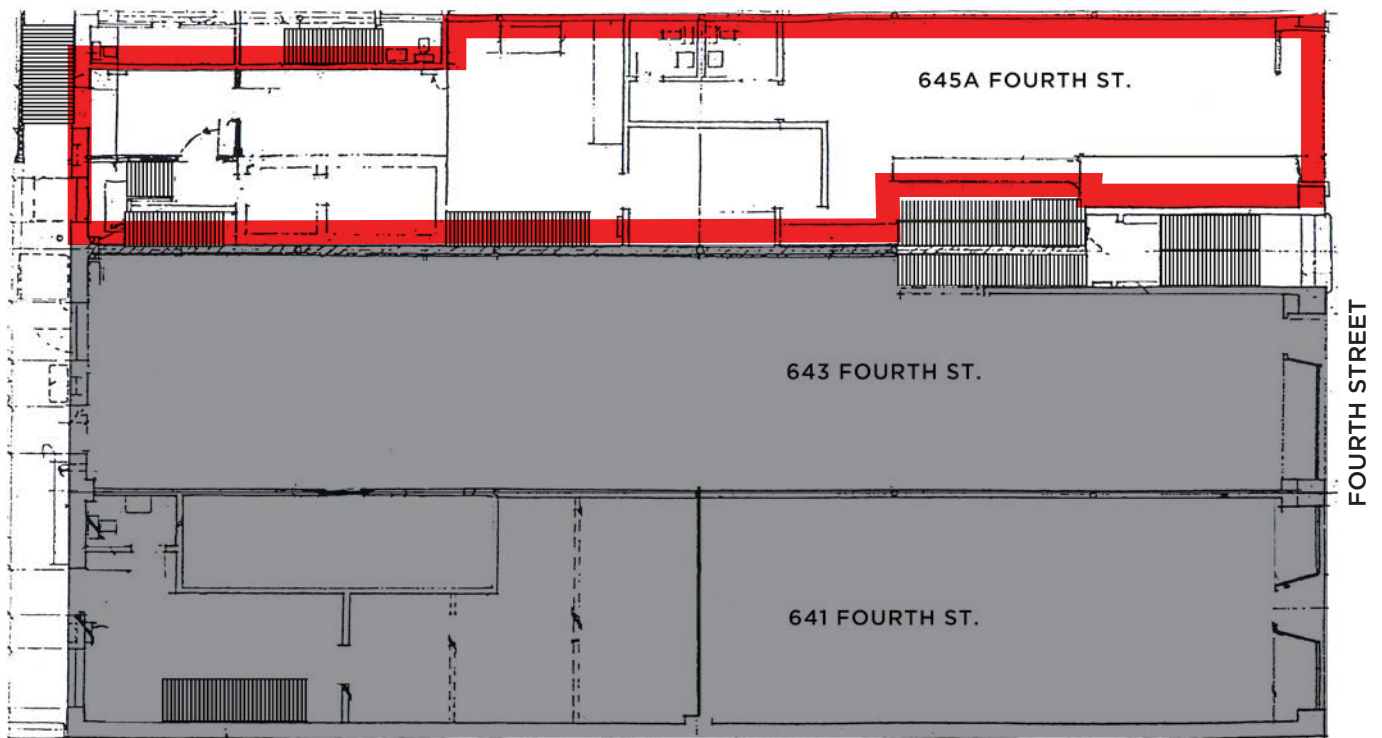
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## FLOOR PLAN



AVAILABLE

NOT TO SCALE.



NOT INCLUDED

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## DOWNTOWN RESTAURANT SPACE

# AREA DESCRIPTION

### DESCRIPTION OF AREA

645A Fourth Street offers a prime restaurant opportunity within the historic Doyle Building, located in the heart of Downtown Santa Rosa. Just steps from the dynamic intersection of Fourth and D Streets, this locale of approximately 1,348 square feet is nestled among esteemed culinary neighbors like Augie's French by Starks, L'Oro di Napoli, and Beer Baron, enhancing its appeal through association with these popular dining destinations.

### NEARBY AMENITIES

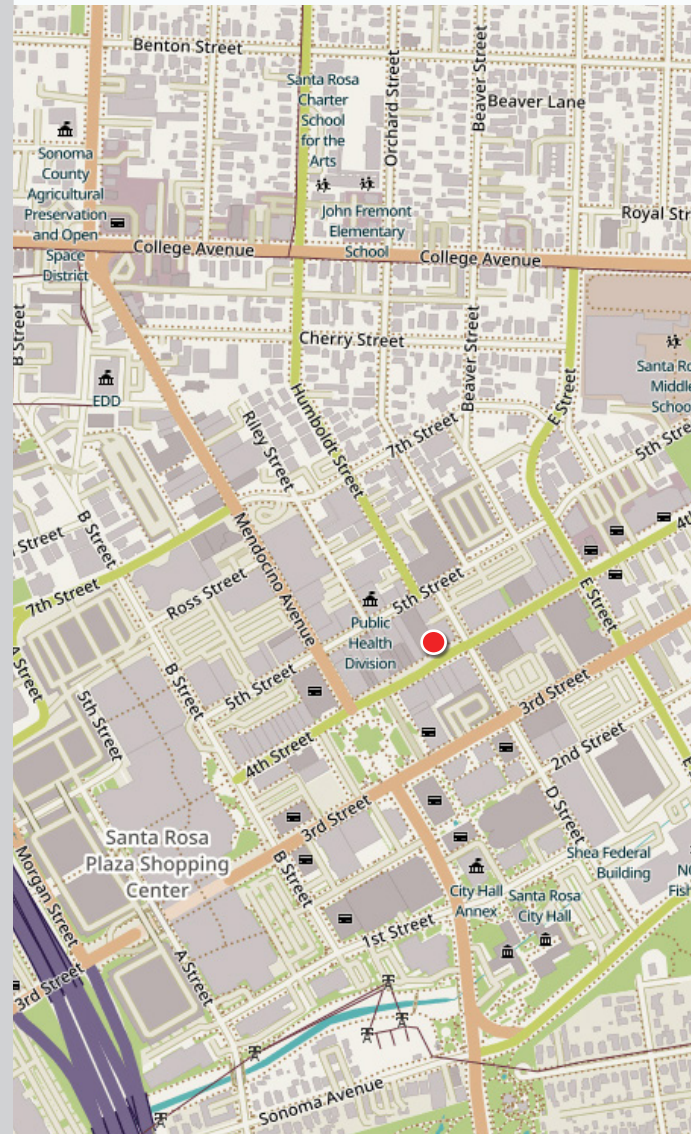
- Restaurants include: Russian River Brewing, La Rosa, Belly, Left Coast Kitchen, Beer Baron, Starbucks, PF Changs (coming soon) & more
- Retail Shopping
- Banks/Financial Services

### TRANSPORTATION ACCESS

- Direct access to Highways 12 & 101 via Third Street
- Close proximity to Santa Rosa Transit Center
- SMART Train depot in Railroad Square
- Abundant parking in nearby surface lots & parking garages

### AVERAGE DAILY TRAFFIC

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



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## AERIAL MAP



Keegan & Coppin Co., Inc.  
1355 N Dutton Ave.  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
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