



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

4100 MONTGOMERY DRIVE  
SANTA ROSA, CA

4,280+/- SF HIGH IDENTITY  
RETAIL/OFFICE SPACE



Go beyond broker.

PRESENTED BY

**MARSHALL KELLY, BROKER ASSOCIATE**  
LIC # 00801883 (707) 528-1400, EXT 277  
MKELLY@KEEGANCOPPIN.COM

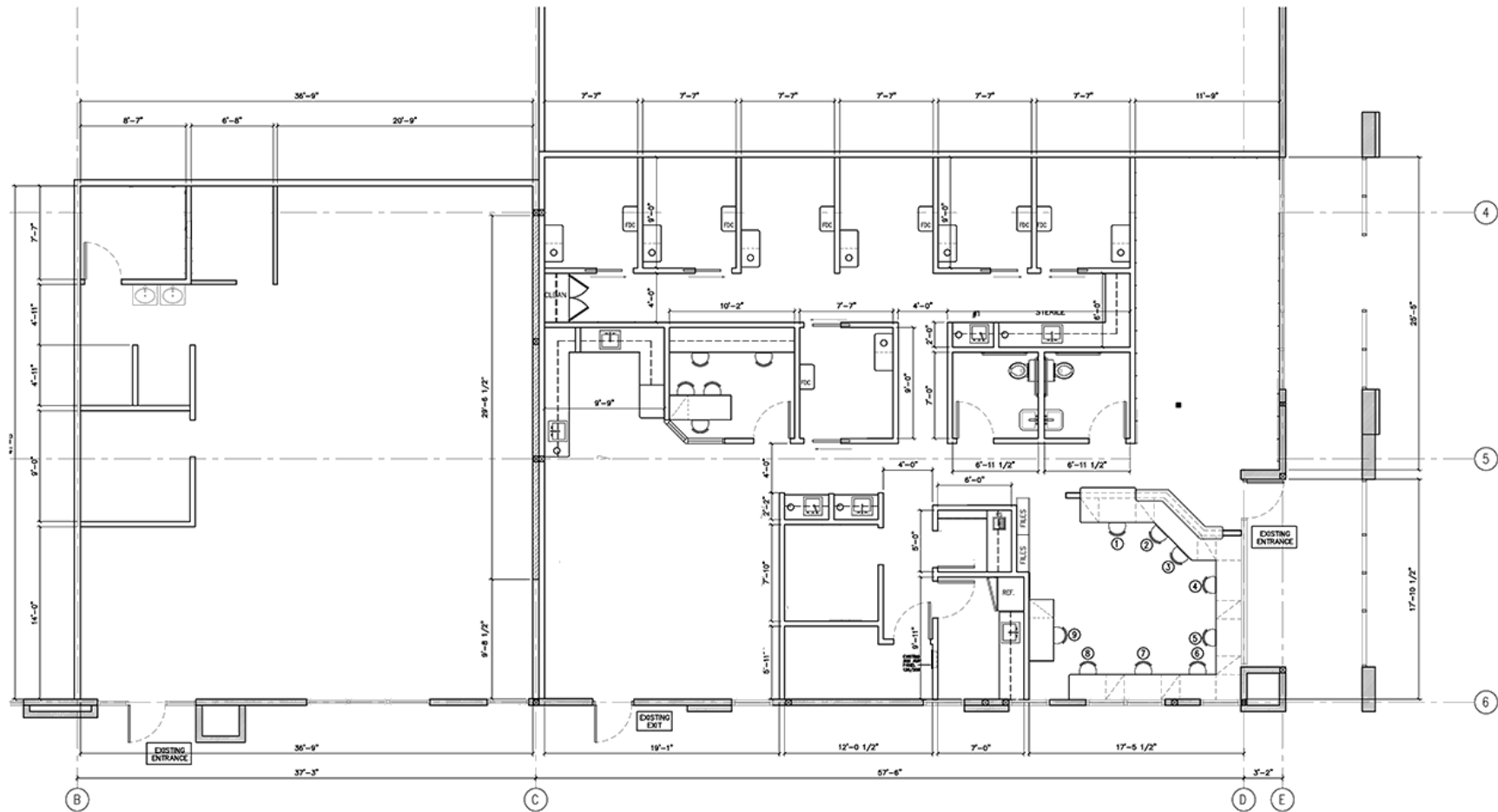


# FLOOR PLAN (SINCE REVISED)



4100 MONTGOMERY DRIVE  
SUITES A & B  
SANTA ROSA, CA

**HIGH IDENTITY  
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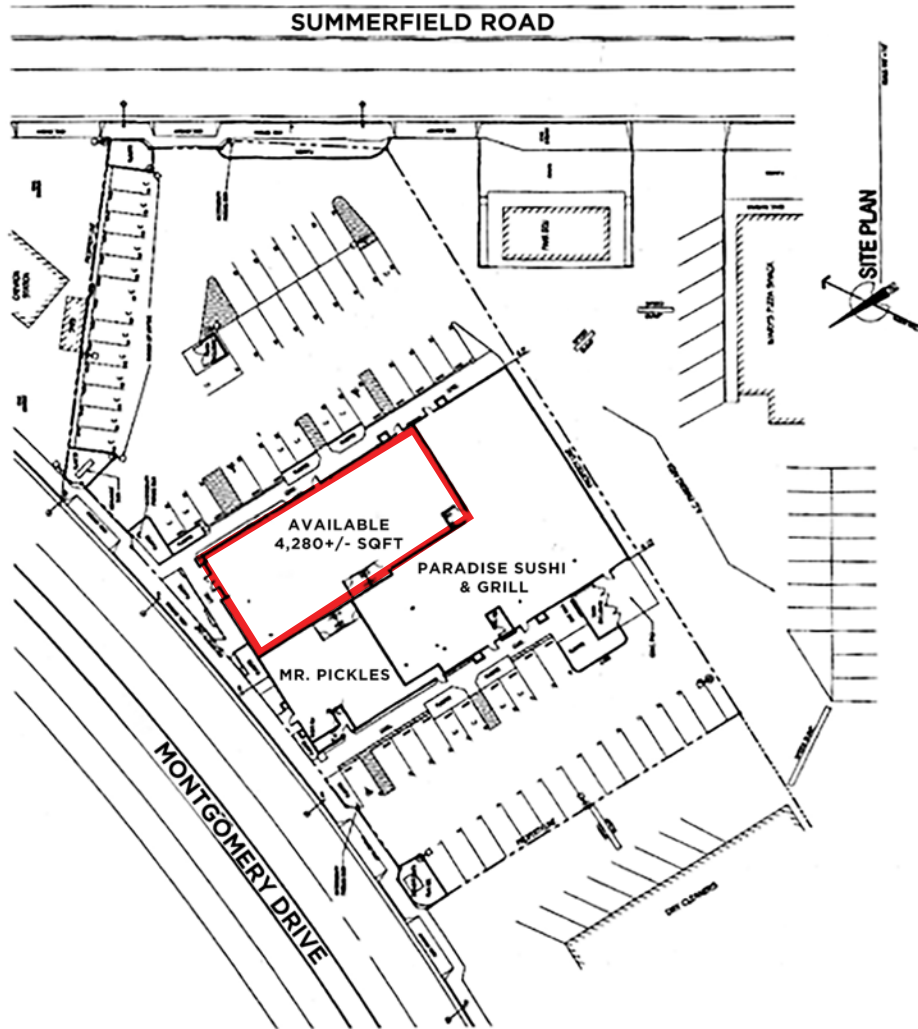


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# SITE PLAN

AVAILABLE SPACE: 4,280+/- SQFT (SUB-DIVISIBLE)



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Facade signage available facing Montgomery Drive and Summerfield Rd.

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# PROPERTY DETAILS



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## PROPERTY INFORMATION

### HIGHLIGHTS

- 4,280+/- SF available; can be sub-divided
- Fantastic East Santa Rosa Location
- Co-Tenants include Paradise Sushi & Hibachi, and Mr. Pickle's Sandwich Shop
- Neighboring Tenants include Mary's Pizza Shack and the Summerfield Theater
- Available immediately
- Traffic Count: 19,705 Montgomery Dr. @ Summerfield

### Total Building Area

12,213+/- SF

### Parking

On-site; 5.4:1,000

### Zoning

CN - Neighborhood Commercial

### DESCRIPTION OF PREMISES

High Identity Commercial Space available in a fantastic East Santa Rosa location. On-site parking and highly visible building & monument signage a plus. Formally Western Dental offices.

### LEASE TERMS

#### Rate

\$2.20/SF NNN

#### Terms

Net charges approximately \$0.94/SF  
3-5 year lease term



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# AREA DESCRIPTION



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## DESCRIPTION OF AREA

Located at the high traffic intersection of Montgomery Drive and Summerfield Road. Co-Tenants include Paradise Sushi & Grill, and Mr. Pickle's Sandwich Shop. The shopping center is surrounded by commercial (the most successful Mary's Pizza Shack in a 17 store chain and the long established Summerfield Theatre), residential development, and in close proximity to Howarth Park/Spring Lake.

## NEARBY AMENITIES

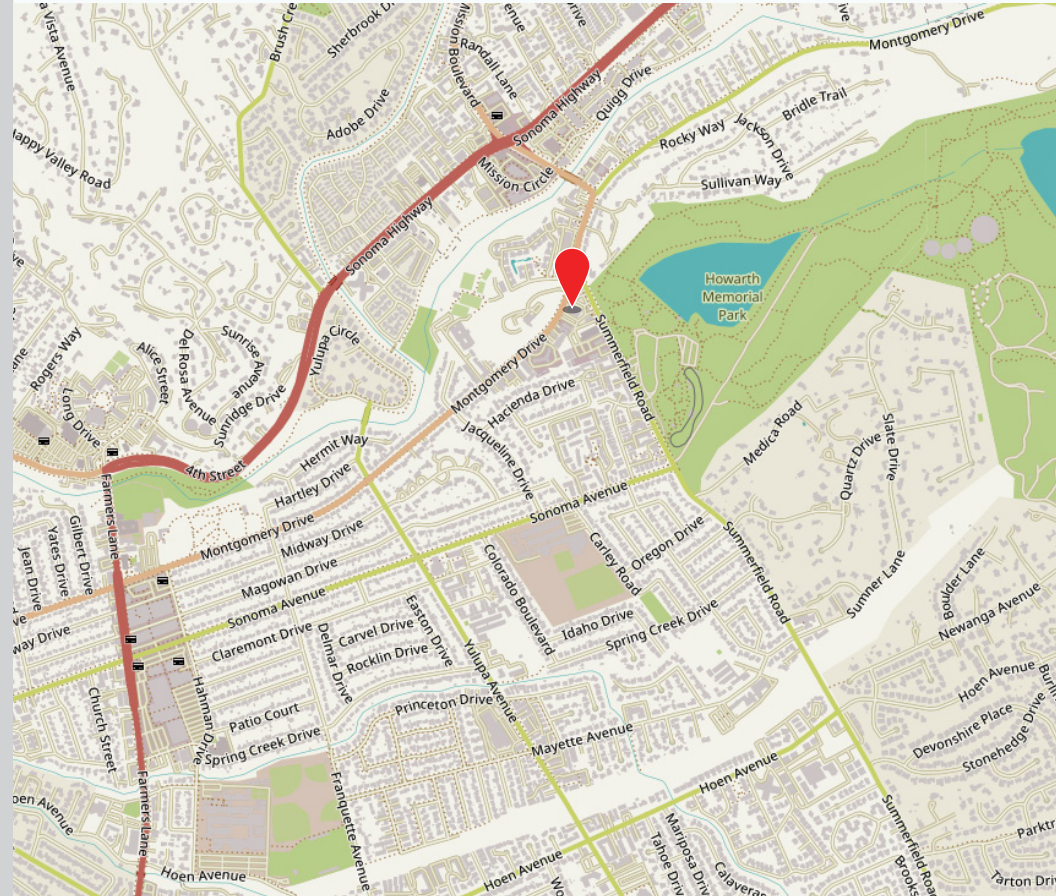
- Parks
- Restaurants
- Retail shops

## TRANSPORTATION ACCESS

- Easy access to Highway 12
- Public transportation

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,079	83,727	180,236
Est. Avg. HH Income	\$109,112	\$116,255	\$107,946

TRAFFIC COUNTS	
Summerfield Dr.	28,863 ADT/Day (Average Driving Traffic)
Montgomery Dr.	22,731 ADT/Day (Average Driving Traffic)



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# LOCATION 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.

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