



FOR LEASE: ±5003 RSF Retail/Showroom

519 MENDOCINO AVENUE, SANTA ROSA, CALIFORNIA

PROPERTY HIGHLIGHTS

- ± 5003 RSF
- Rental Rate: \$1.35/RSF/Month, NNN
- NNN Expenses Include: Taxes, Insurance and Maintenance (est. \$0.45/psf)
- Tenant Pays for Utilities and Interior Janitorial
- Term: 3-5 Years
- Zoning: CD-7 (Downtown Commercial)
- Favorable Zoning and Abundant Parking Provide Excellent Accessibility for Retail or Showroom Use
- 3 Reserved On-Site Parking Spaces
- The 7th Street City Tiered Parking Garage is 1/2 Block from Building
- Metered Parking Along Mendocino Avenue

For more information, please contact:

Barry Palma, CCIM

Senior Managing Director

t 707-583-8410

barry.palma@nrmk.com

CA DRE #00901364

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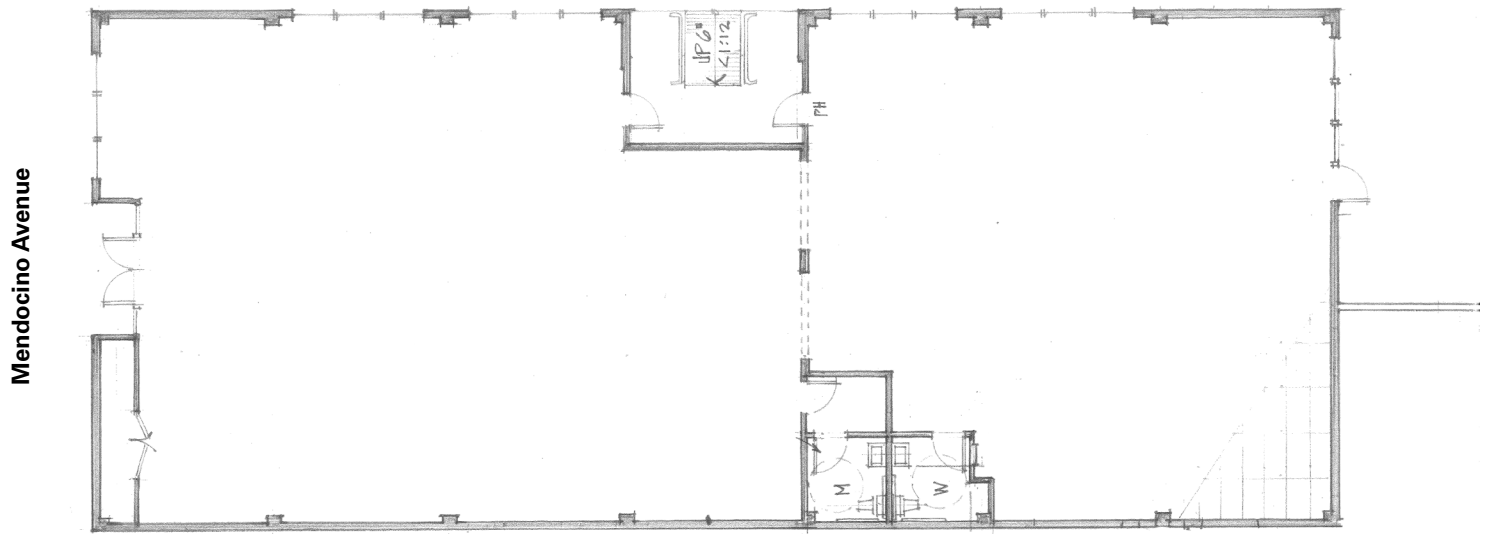
nrmk.com

1101 Fifth Avenue, Suite 370

San Rafael, CA 94901

t 707-583-8400

FLOOR PLAN



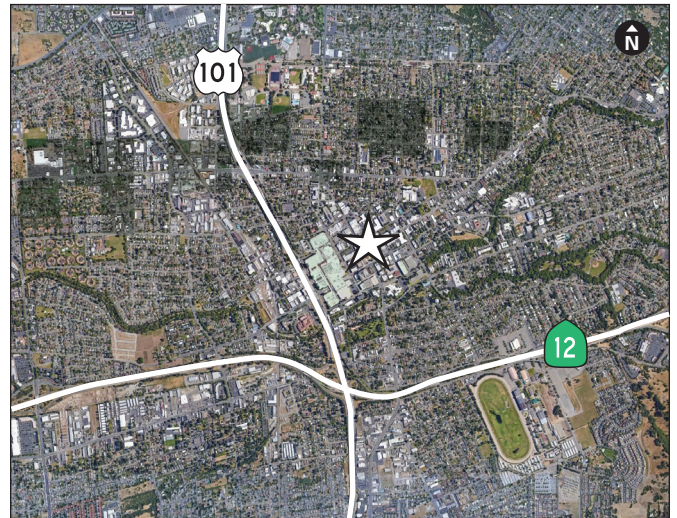
FEATURES:

- High Visibility
- High Traffic Counts
- Extensive Glass-Line
- Signage and Entrance on both 7th Street and Mendocino Avenue
- Flexibility of Uses and Space Planning
- Small Storage space in Suite A
- 2 Restrooms

TRAFFIC COUNTS: 16,900 Cars/Day

DEMOGRAPHICS

Area Demographics	1 Mile	3 Miles	5 Miles
Population	21,175	142,052	191,084
Median Age	36.4	36.4	37.8
Average Income/Household:	\$80,717	\$94,745	\$103,703



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