



Keegan & Coppin
COMPANY, INC.

FOR LEASE

510 LEWIS ROAD
SANTA ROSA, CA

5,100± SF RETAIL SHOWROOM
ACROSS FROM SAFEWAY



Go beyond broker.

PRESENTED BY:

DINO D'ARGENZIO, PARTNER
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PROPERTY INFORMATION



510 LEWIS ROAD
SANTA ROSA, CA

**RETAIL SHOWROOM
ACROSS FROM SAFEWAY**

HIGHLIGHTS

- 5,100+/- Streetfront Portion Available
- Across from Safeway/CVS Drugs
- Retail/ Flex Space
- High Identity Building On Busy Lewis Road
- Stand-Alone Building
- Expansive Glass Line Throughout Building
- Great Natural Light
- Well Maintained Building And Property
- ADA Accessible
- Over 4/1000 Onsite Parking (Aprx 37)
- Next to new "Fitness Use," Coming Soon

DETAILS

LEASE SPACE

Open Retail Showroom Area, Stockroom, Offices, Breakroom.
Approximately 5,100 SF Total Area Remaining

PARKING

>4 per 1000 on-site parking (Aprx 37)

ZONING

CG; General Commercial [Zoning](#)

LEASE TERMS

RATE

\$1.65/mo/nnn

TERMS

5-10 years

DESCRIPTION OF PREMISES

This high identity, stand-alone building is approximately 8,412 sft with expansive glass line throughout the building. The open floor plan plus additional warehousing and office spaces allows for a flexible layout. The dock room, located at the rear of the building allows for convenient loading and unloading into the rear room/warehousing space. There are currently three private offices, two bathrooms and a break room. There are numerous exiting route and ample power to the building. Easy ingress and egress from Lewis road with ample onsite parking. Well maintained site.



SOUTH LOADING DOOR AREA

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FLOOR PLAN



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Lewis Rd.
Frontage

Not to Scale
Sizes are approximate

AVAILABLE
 UNAVAILABLE

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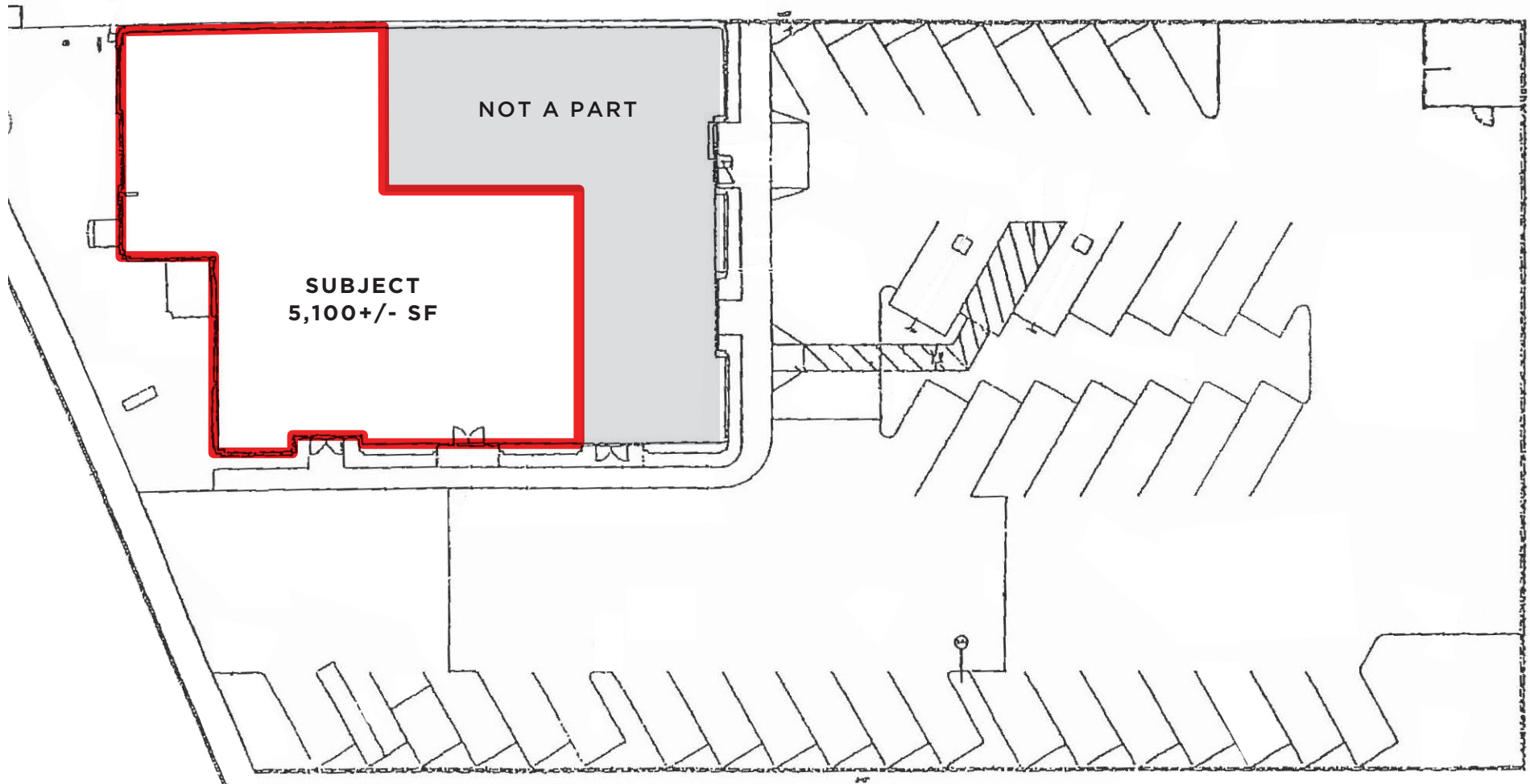


SITE PLAN



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AREA DESCRIPTION



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This offering is a prominent retail and intersection across from Safeway, CVS Drugs, Starbucks, Taco Bell and Santa Rosa Junior College area.

DESCRIPTION OF AREA

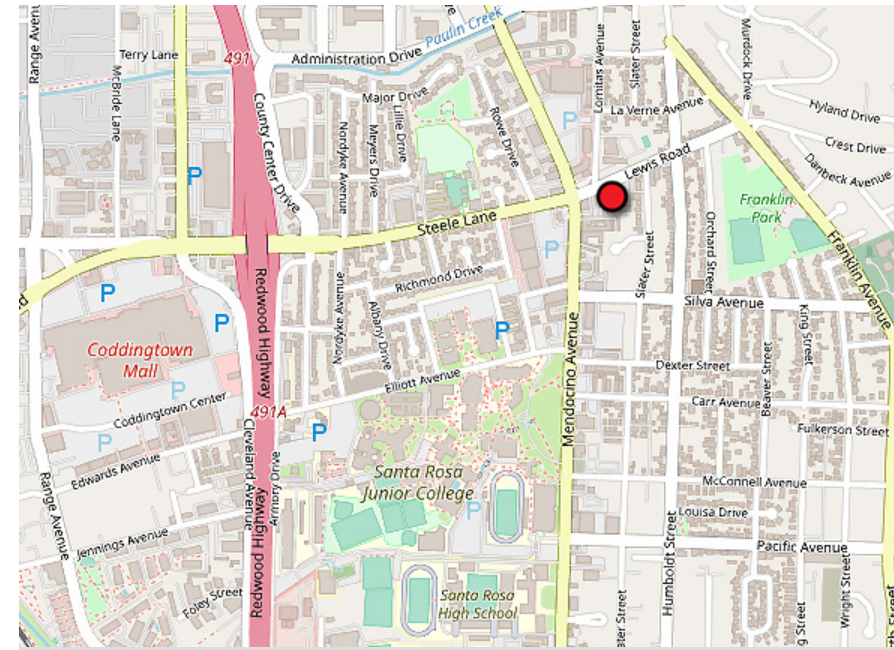
Conveniently located on Lewis Rd. Adjacent to busy Mendocino Ave. Close proximity to US 101 and surrounded by variety of businesses and services.

NEARBY AMENITIES

Surrounded by and walking distance to local restaurants and businesses; AAA, Safeway Anchored Shopping Center, Starbucks, Sonoma County Transit.

TRANSPORTATION ACCESS

Sonoma County Transit 60 bus to Mendocino Ave & Steele Ln.



TRADE AREA INFORMATION

| | |
|-----------------|---|
| Population | +/- 120,000 / 3 miles - Trade area - 49,915 / 2 miles - Trade area |
| Junior College | +/- 35,000 day students / 21,000 night students (Average age 28 yrs. Old) |
| Traffic Count | +/- 59,000 cars per day at intersection (Mendocino Avenue x Steele Lane) |
| Average Income | +/- \$83,000 / annual average household income (1 mile) |
| Employment Base | +/- 58,000 daytime employees within 1.5 miles - Day-time trade area |

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VICINITY AERIAL



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PHOTOS



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