



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

465 STONY POINT ROAD  
SANTA ROSA, CA

RESTAURANT/RETAIL SPACE AT  
GROCERY & DRUG STORE ANCHORED  
STONY POINT CENTER



PRESENTED BY:

RHONDA DERINGER, PARTNER  
LIC # 01206401 (707) 528-1400, EXT 267  
RDERINGER@KEEGANCOPPIN.COM



# PROPERTY DETAILS



465 STONY POINT ROAD  
SANTA ROSA, CA

RESTAURANT/RETAIL  
SPACE FOR LEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

Each building is separately owned, therefore able to duplicate uses in the shopping center. The space available is an end unit.

- 1,500+/- sf Restaurant/Retail Space
- Restaurant improvements: Tile Flooring, sinks, plumbing, electrical, private restroom and more
- Anchored by Oliver's Supermarket & CVS Pharmacy, Exchange Bank, Carl's Jr. & KFC
- Located Just Off Highway 12 at Stony Point & West 3rd & Occidental Road

#### Parking

Ample On-site Parking

#### Zoning

Commercial

## LEASE TERMS

#### Rate

\$1.58 per sq ft NNN

#### Terms

3 - 5 year lease term preferred

C.A.M. Estimate: NNN's estimated @ \$.80 per square feet



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## PROPERTY PHOTOS



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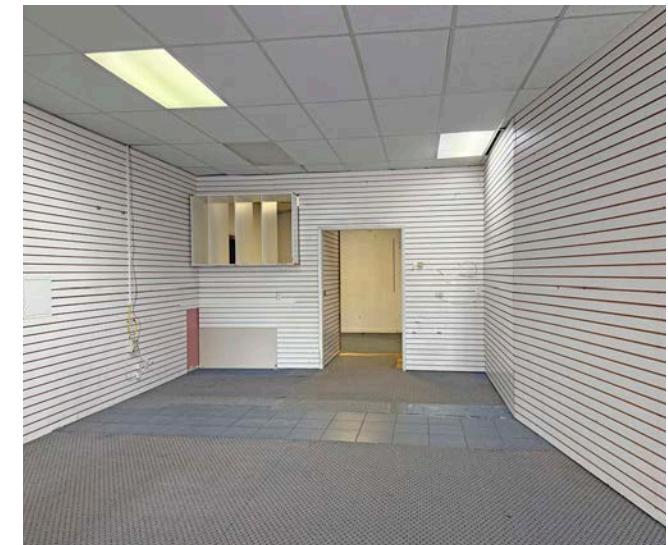


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# PROPERTY VICINITY



465 STONY POINT ROAD  
SANTA ROSA, CA

## RESTAURANT/RETAIL SPACE FOR LEASE

### DESCRIPTION OF AREA

Northwest Santa Rosa. Located just off Highway 12 and just west of Highway 101. The Stony Point Business Park is nearby. The center offers excellent visibility along Stony Point Road, West Third Street and Occidental Road.

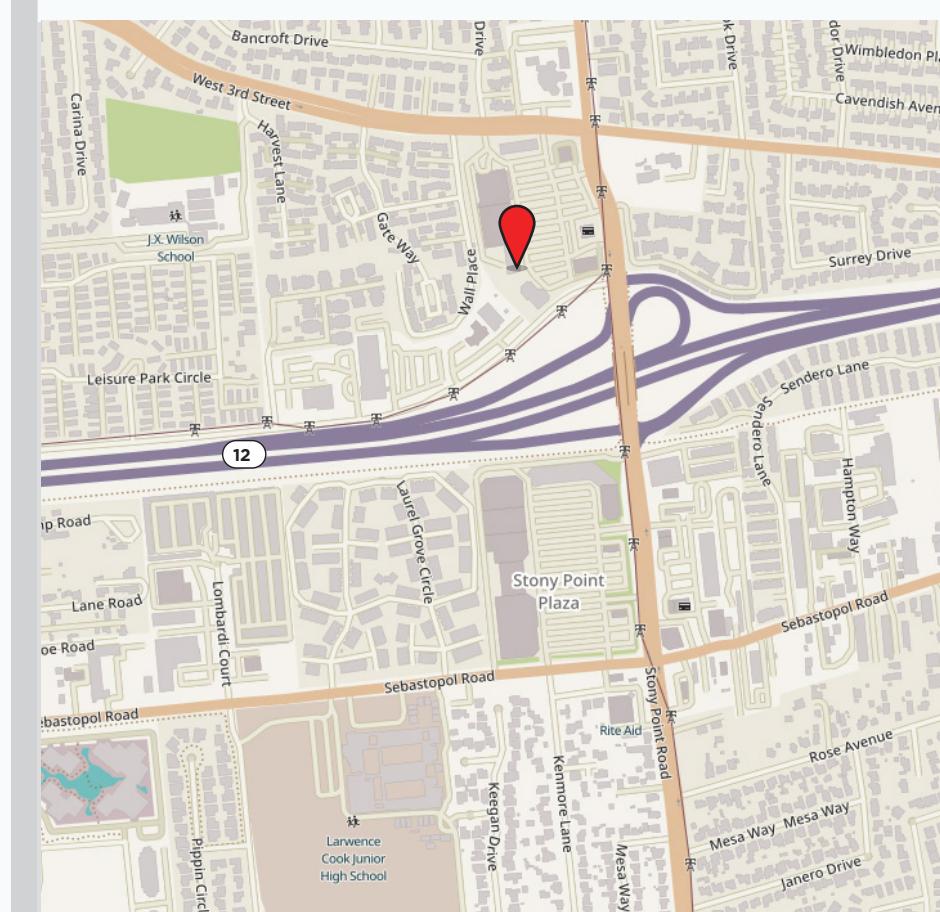
### NEARBY AMENITIES

- Anchored by Oliver's Supermarket
- Less than 10 minutes to downtown Santa Rosa

### TRANSPORTATION ACCESS

- Easy access to route 12 and Highway 101
- Easy access to public transportation

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	21,595	114,511	174,250
Est. Avg. HH Income	\$62,270	\$67,617	\$76,344



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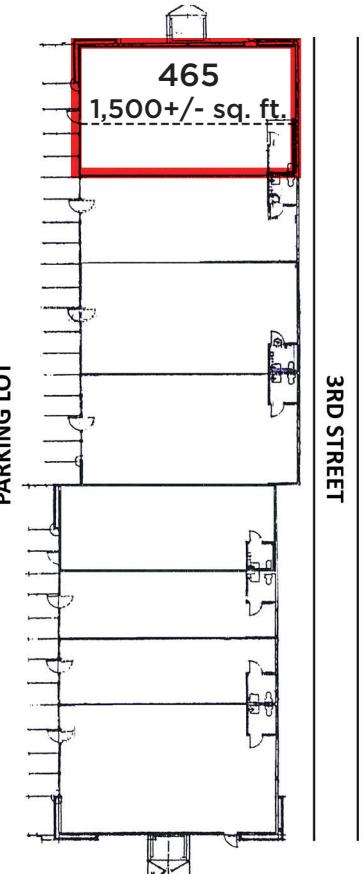


# SITE PLAN



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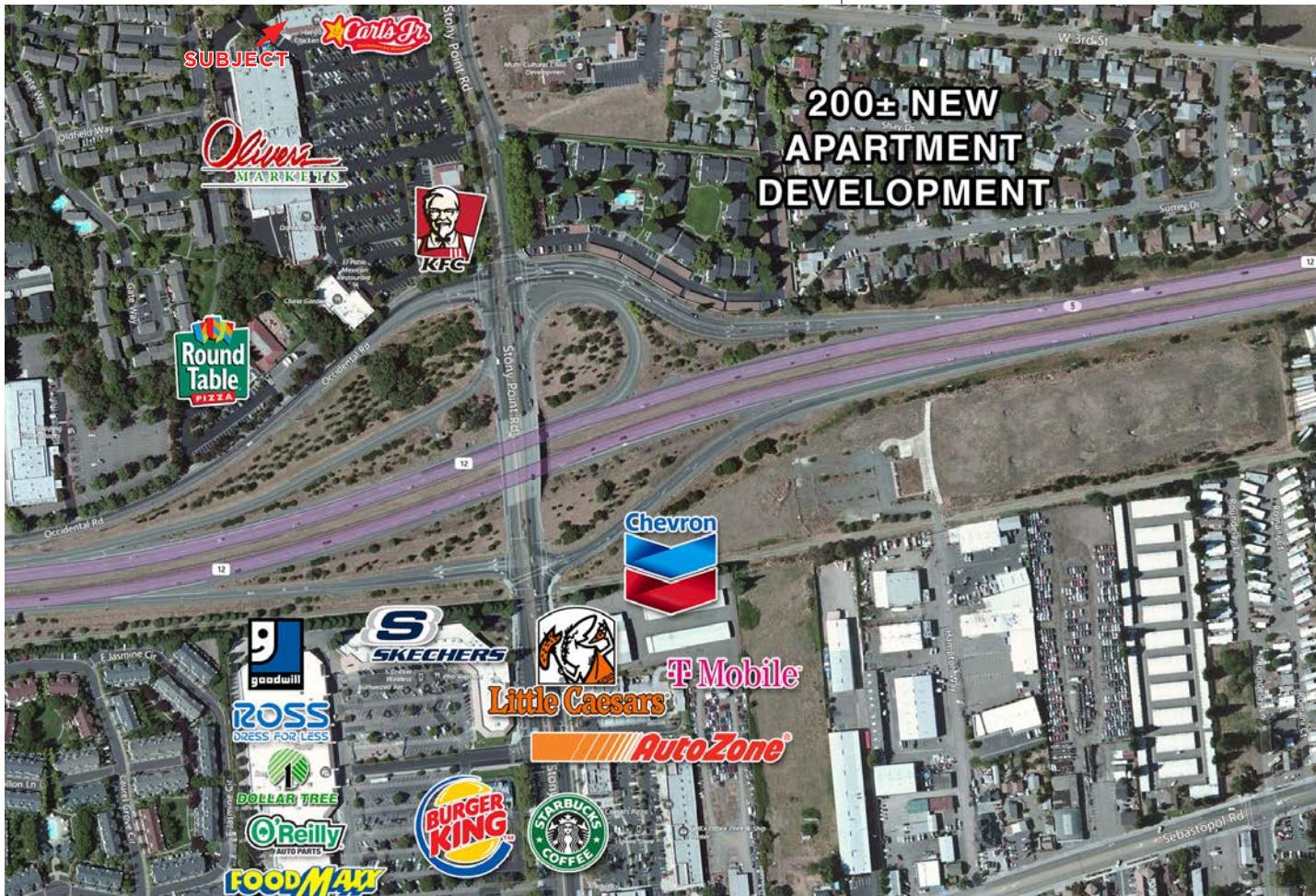
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# VICINITY MAP



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(707) 528-1400

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