



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

990 SONOMA AVENUE  
SANTA ROSA, CA

RETAIL COFFEE SHOP/  
HIGH-END DELI AVAILABLE

YOUR  
NAME  
HERE

Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT 270  
KDORAN@KEEGANCOPPIN.COM



# PROPERTY SUMMARY



990 SONOMA AVENUE  
MULTIPLE UNITS  
SANTA ROSA, CA

**RETAIL - COFFEE  
SHOP/DELI  
FOR LEASE**

“IN THE HEART OF THE SANTA ROSA MEDICAL COMMUNITY NEAR THE CAMPUS OF MEMORIAL HOSPITAL”

## HIGHLIGHTS

- Potential retail/coffee shop/deli is available
- Space is 1,200+/- sf
- Located within professional multi-use campus
- Within Walking Distance to Memorial Hospital
- Great Visibility in Medical Campus
- Lease Rate Includes: PG&E, Water, Trash, Common Area Expenses
- You pay for what you use

## LEASE RATE

**NEGOTIABLE**

## LEASE TERMS

Please contact broker for lease terms and conditions

## USER SPACE

Retail - Coffe / High-End Deli

## PARKING

On-Site

## SIZE

1,200+/- sf

## DESCRIPTION OF PREMISES - FEATURES

This space was most recent use was The “Pharmacy - Coffee and food services, a former coffee shop and high end deli. Within the 1,200 SF it has multiple seating and outdoor patio area. The space will be delivered turnkey with several high-end equipment including an espresso maker, dough maker, ice maker, and professional meat slicer. The retail counter is installed and will made available as well as a large grand table.

## DESCRIPTION OF LOCATION - AREA

In the heart of the Southeast Santa Rosa Medical Community walking distance to Memorial Hospital and other professional offices. Close to downtown with easy access to and from US Highway 12 and 101 and major SE Santa Rosa arterial roads.



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# PROPERTY PHOTOS



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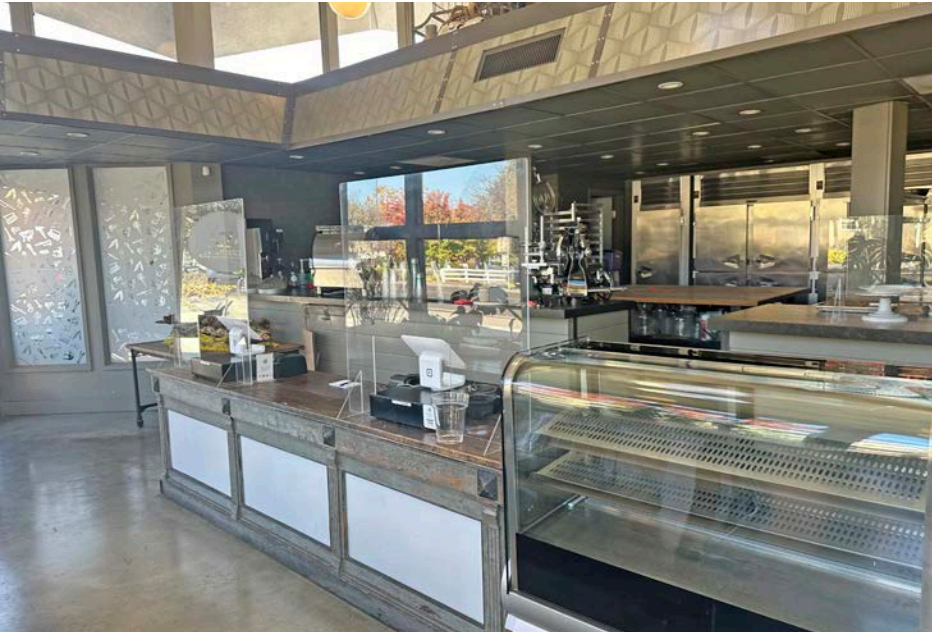


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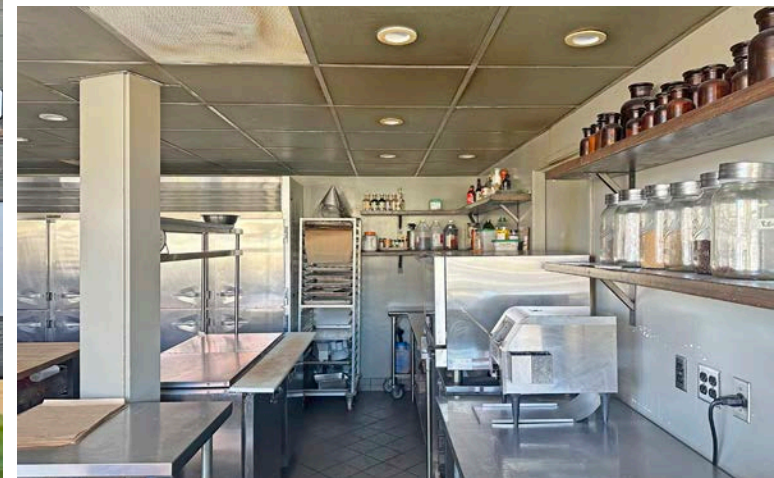


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# AERIAL MAP



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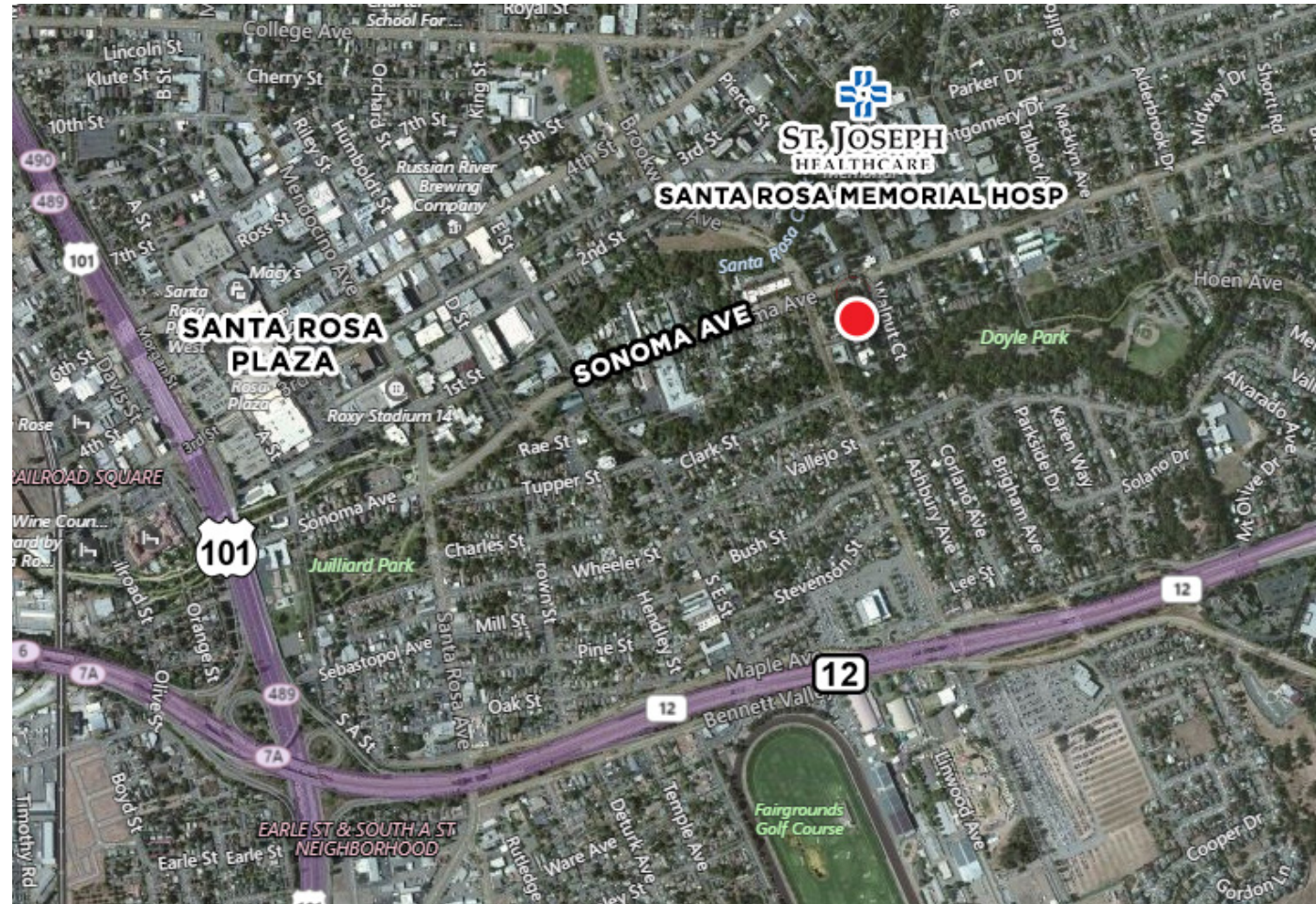
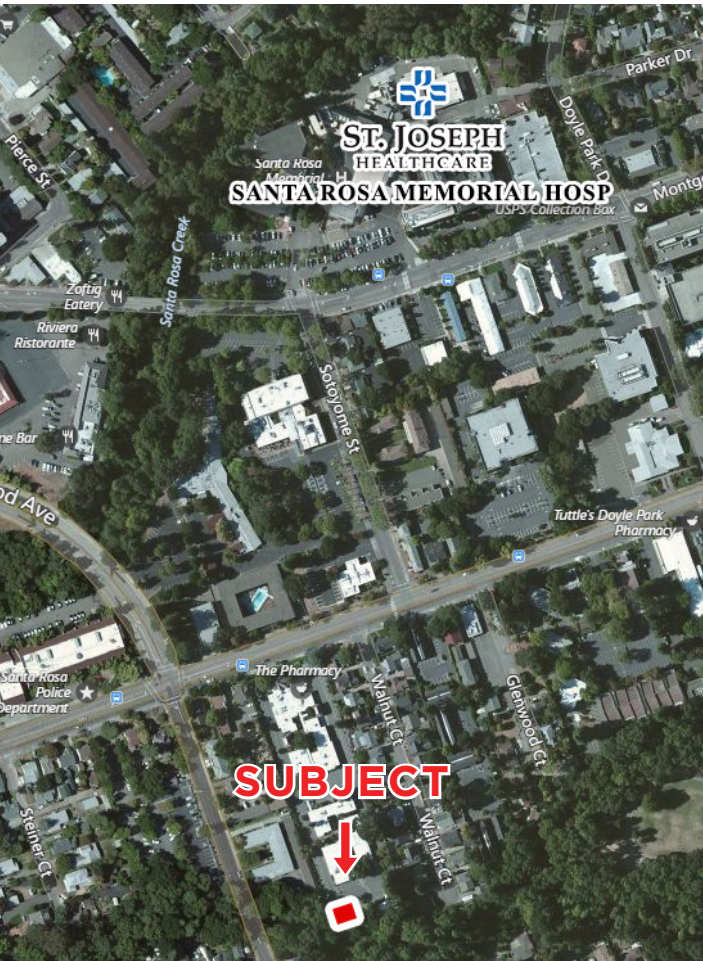


# VICINITY MAPS



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