



Keegan & Coppin
COMPANY, INC.

FOR LEASE

640 4TH STREET
SANTA ROSA, CA

SANTA ROSA DOWNTOWN
RETAIL PROPERTY

640

Go beyond broker.

PRESENTED BY:

ERLINA D'ARGENZIO, SENIOR AGENT

LIC # 01985519 (707) 528-1400 X241 / (707) 483-4783

ERLINA.OTHMAN@KEEGANCOPPIN.COM

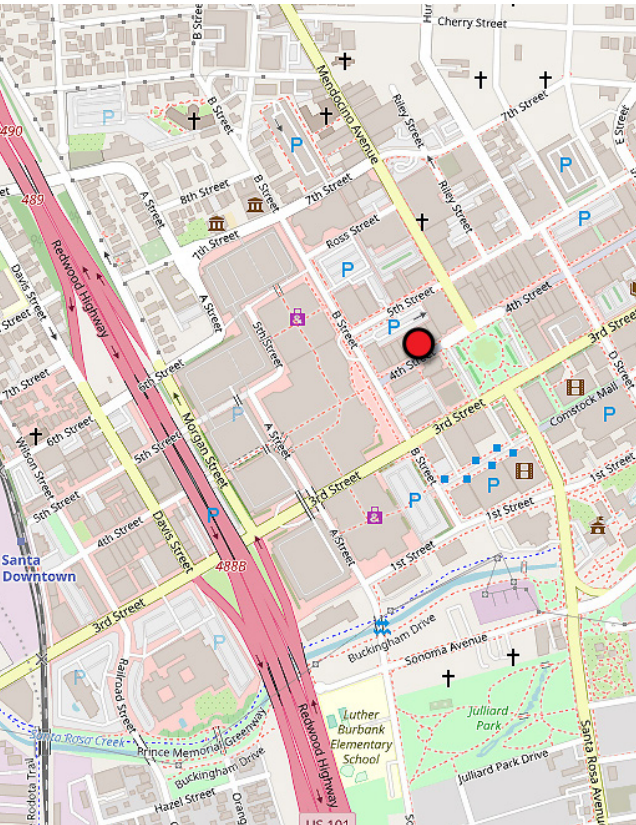


PROPERTY DESCRIPTION



640 4TH STREET
SANTA ROSA, CA

DOWNTOWN PRIME RETAIL SPACE FOR LEASE



- 600-4,600+/- Sq. Ft. Available
- Next to Starbucks, FedEx, ER Sawyers Jewelry, Mac's Deli, and other downtown services and restaurants
- Heart of Downtown Santa Rosa (Walking District)
- Adjacent to 3 public parking garages
- Signage available on 4th frontage
- One block from Santa Rosa Plaza, including: Sears, Macy's, Dave & Busters, & more
- One block from world famous Russian River Brewing Company

LEASE RATE

FROM \$1.65/PSFT/MO/MODIFIED GROSS

Depending on site configuration. See 4 concept plans.

LEASE TERMS

3-5+/- year lease term available. The rent quote will depend on size and configuration (see concepts; excluding utilities and janitorial/ to be paid by tenant). Landlord oversees HVAC services and roofing.

Minor finish-out improvements or space division are available to a qualified credit worthy tenants and for additional rent.

The rent quoted includes: base year cost of real estate taxes and property insurance. Rent quote does not include each tenant's trash, janitorial, or metered PG&E.

USER SPACE

Retail/Service Commercial/Office

PARKING

Abundant Adjacent 220 Car Parking Lot Next Door & Metered Curbside

RENTABLE SPACE

600+/- to 4,600+/- sq. ft.

DESCRIPTION OF PREMISES - FEATURES

Floor plan is primarily an open floor plan with an open retail space, plus multiple private rooms. Total rentable space available is 4,600+/- sq. ft.

DESCRIPTION OF LOCATION - AREA

640 4th St. is a prime ground floor retail space for lease. An open floor plan or divisible plan that is ideally located in the heart of Downtown Santa Rosa's vibrant, walking district backing up to a parking garage. Next to 3 parking garages and conveniently accessible for activities and dining at all hours.

With heavy foot traffic, it has an opportunity for an excellent building frontage identity/signage is available for tenant signage.

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PROPERTY DETAILS



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APN

009-013-015

BUILDING SIZE

4,600+/- SF

TOTAL SIZE OF PARCEL

5,184+/- SF

PARKING

City of Santa Rosa 3rd Street Garage
(220 Spaces) and Street Parking

ZONING

CMU - Core Mixed Use
DSA - Downtown Station Area
Combining District

CONSTRUCTION TYPE

Reinforced Concrete

STORIES

Single Story

WALK SCORE

99/100 "Walker's Paradise"

YEAR BUILT

1971

ROOF

2023

ELECTRIC

2023

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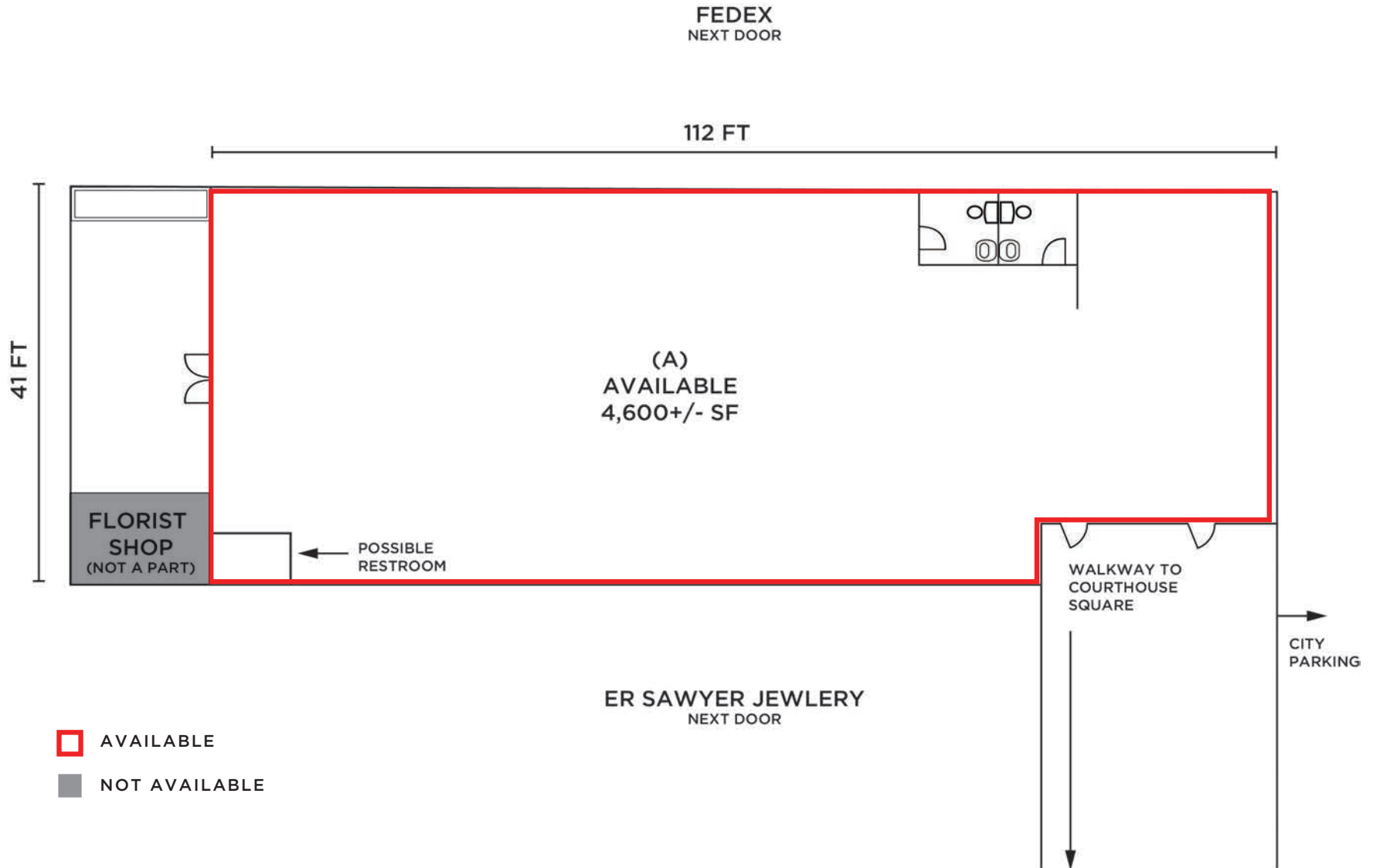
FLOOR PLAN

CONCEPT 1



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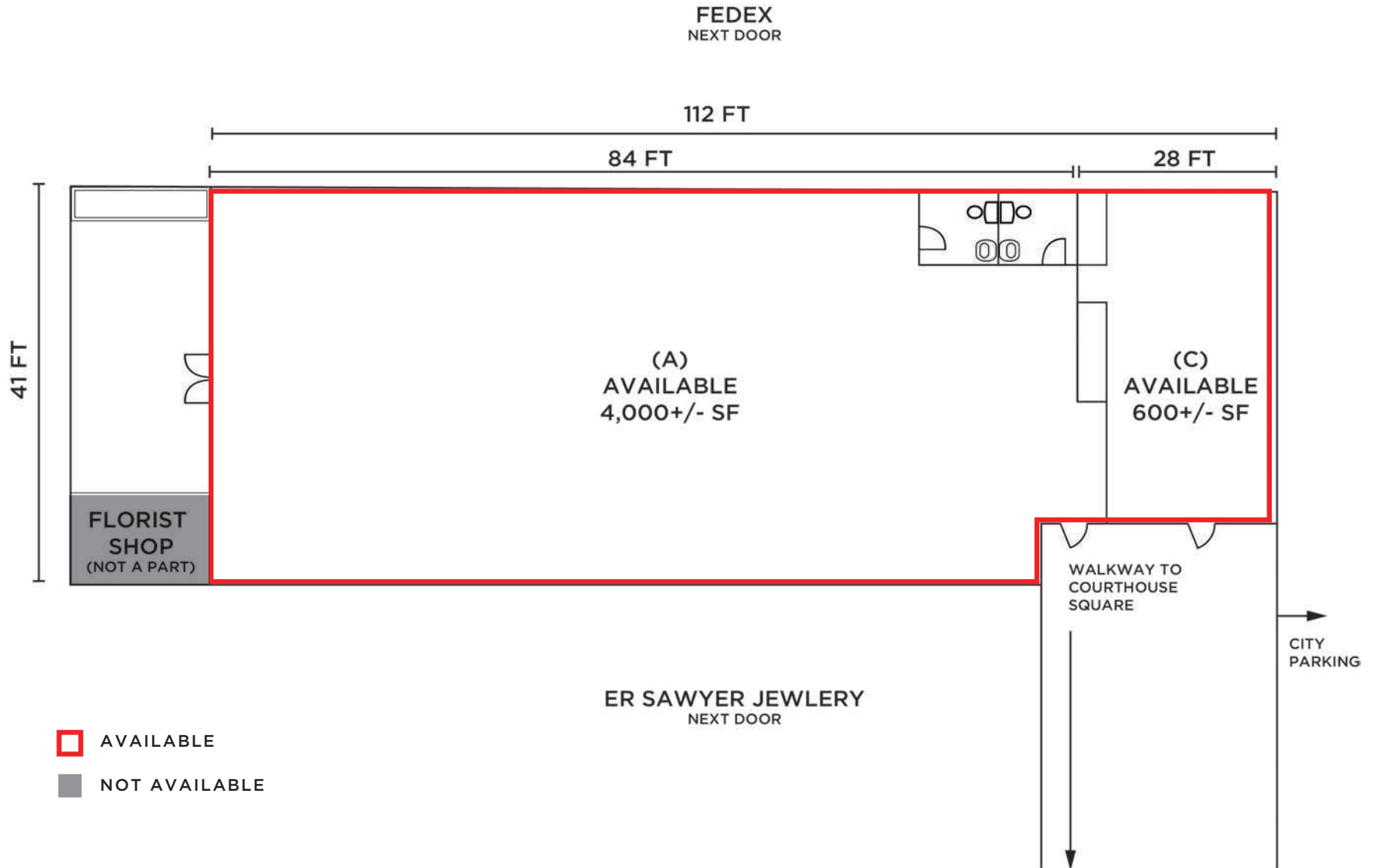
FLOOR PLAN

CONCEPT 2



640 4TH STREET
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FLOOR PLAN

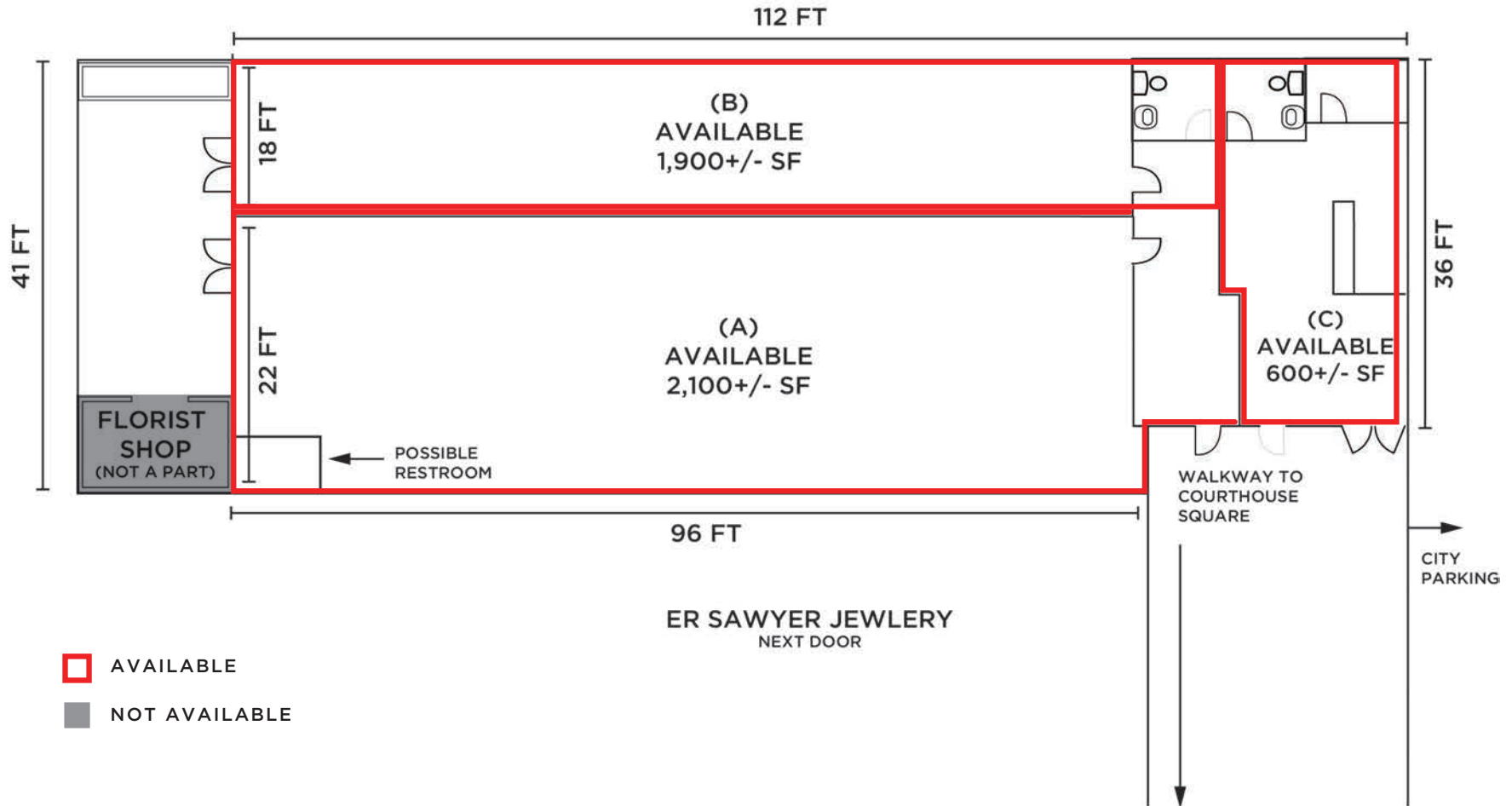
CONCEPT 3



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FEDEX
NEXT DOOR



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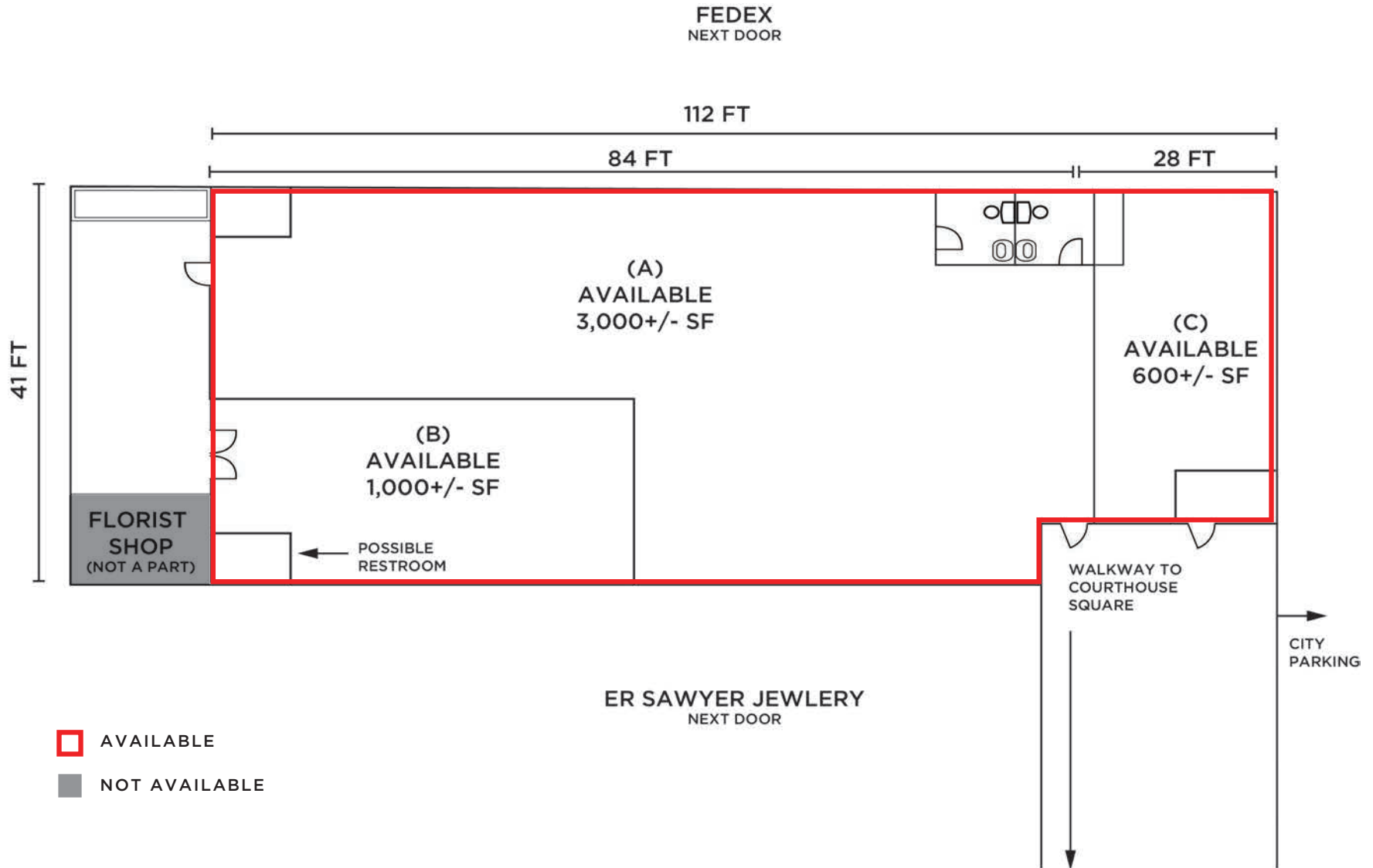
FLOOR PLAN

CONCEPT 4



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DESCRIPTION OF AREA

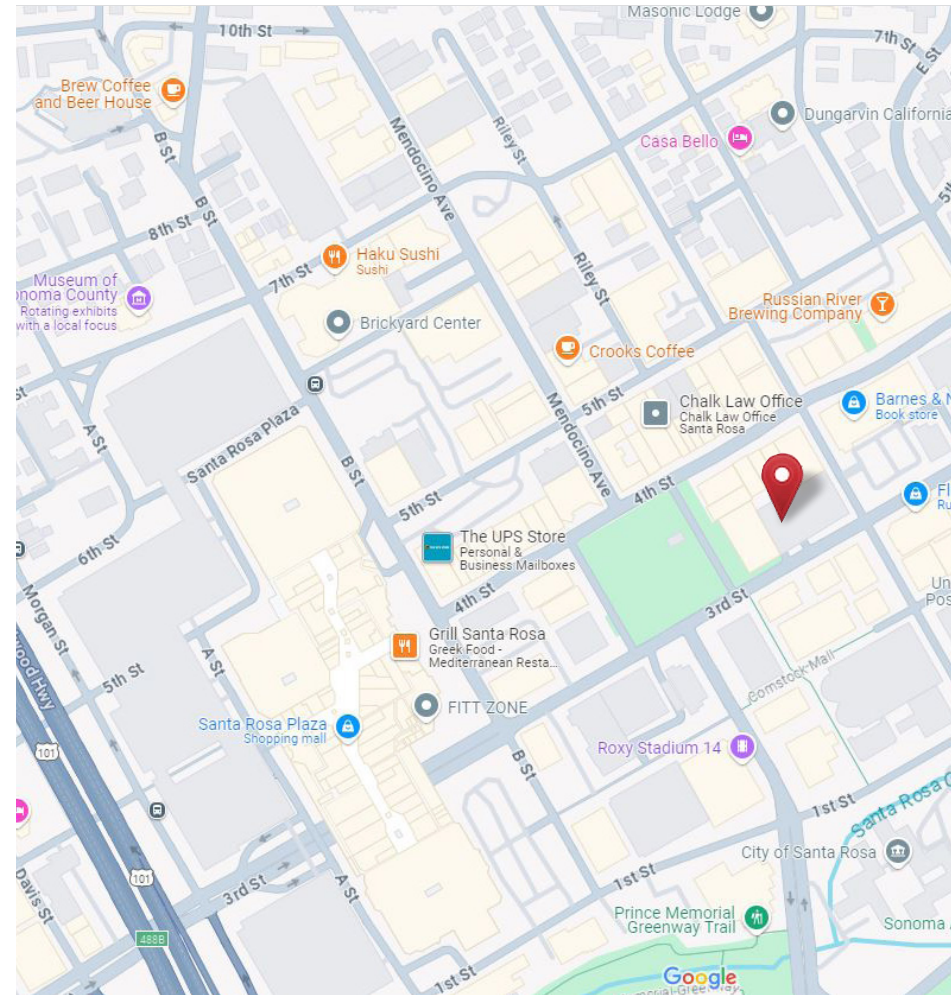
Santa Rosa's downtown and its vibrant charm offers both visitors and locals alike an eclectic mix of restaurants, boutiques, museums, galleries and entertainment. At its center is Old Courthouse Square, reunified in 2017 to create an outdoor plaza and park designed to host events and create a beautiful gathering place in the heart of Santa Rosa. Historic Fourth Street is downtown's main street and is lined with many locally owned stores, pubs, a public library, bookstores, and coffee shops. Russian River Brewing Company is located here and is widely known for its craft beers, including the popular Pliny the Younger. During its two-week release each April, Fourth Street is lined for blocks with thirsty beer lovers, all waiting for their taste of this golden elixir.

NEARBY AMENITIES

- Santa Rosa Plaza Mall
- Hotel E on Courthouse Square
- Russian River Brewing Company
- Corrick's Stationary, Gallery & Gifts
- Historic Railroad Square
- California Wine Country

TRANSPORTATION ACCESS

- Sonoma Marin Area Rail Transit (SMART)
- Sonoma County Transit
- Santa Rosa CityBus
- Golden Gate Transit



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PROPERTY PHOTOS



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UNIT C NEXT TO PARKING/PATIO AREA



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LOCATION AERIAL



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ABOUT US



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for almost 50 years. Our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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