

# Downtown Santa Rosa First Floor Retail Space For Lease

705, 707 & 733 FOURTH STREET, SANTA ROSA, CALIFORNIA  
±1,384 SF, ±1,834 RSF AND ±2,770 RSF \$1.90/SF/MONTH, NNN

**NEWMARK**

**Barry Palma, CCIM**, *Senior Managing Director*

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# Property Details

705, 707, & 733 FOURTH STREET, SANTA ROSA, CA

## Location

### 705 4th Street ±1,834 RSF

Space has 18' ceiling height 3 skylights, private office, new handicap restroom, new automatic front door and 18' of store front glass.

### 707 4th Street ±1,384 RSF

Space has 12' ceiling height, private office and 18' of store front glass

### 733 4th Street ±2,770 RSF

Offers 12' ceiling height, 33' of store front glass, 12' ceiling height and multiple private rooms and show room space.

## Asking Rate

\$1.90/RSF/Month, NNN

## Zoned

CD10-SA

## Neighbors

In the heart of Downtown and steps from: Russian River Brewery, Barnes & Noble Book Store, Mi Pueblo Mexican Grill, Punch clothing store, E.R. Sawyers, Mac Deli, L'Oro Di Napoli, Energy Clean Power showroom, Umpqua Bank, Wells Fargo, Bank of America, Exchange Bank, Corrick's Stationery & Arts Trails Gallery, FedEx Office, Starubuck's, Ting Hua

## Comments

- High Identity downtown retail space with signage on 4th Street
- Within blocks from Santa Rosa City Hall, State Office Building, U.S. Post Office and over ±300,000 SF of office buildings
- City parking meter in front and back of space
- Across the street from 5th St. Parking garage
- Over 1,100 apartment units completed, under construction or planned for downtown



# Interior Photos

705 Fourth Street

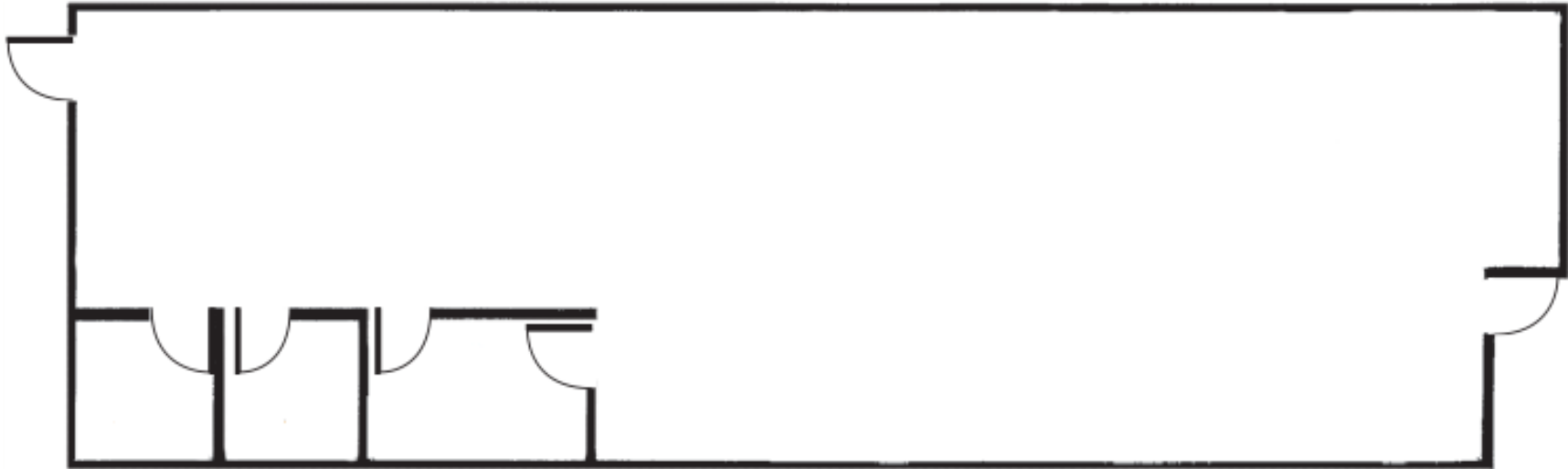


707 Fourth Street



# 705 Fourth Street - Floor Plan

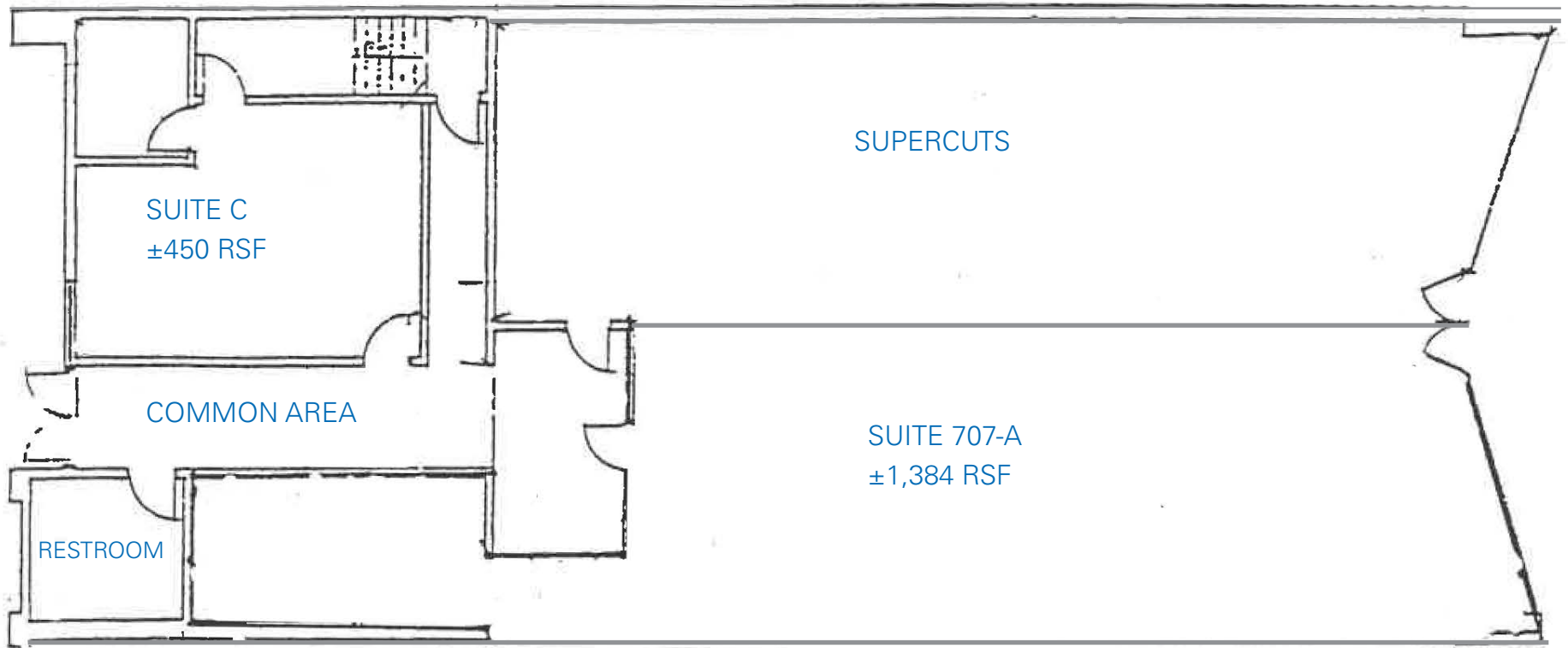
705, 707, & 733 FOURTH STREET, SANTA ROSA, CA





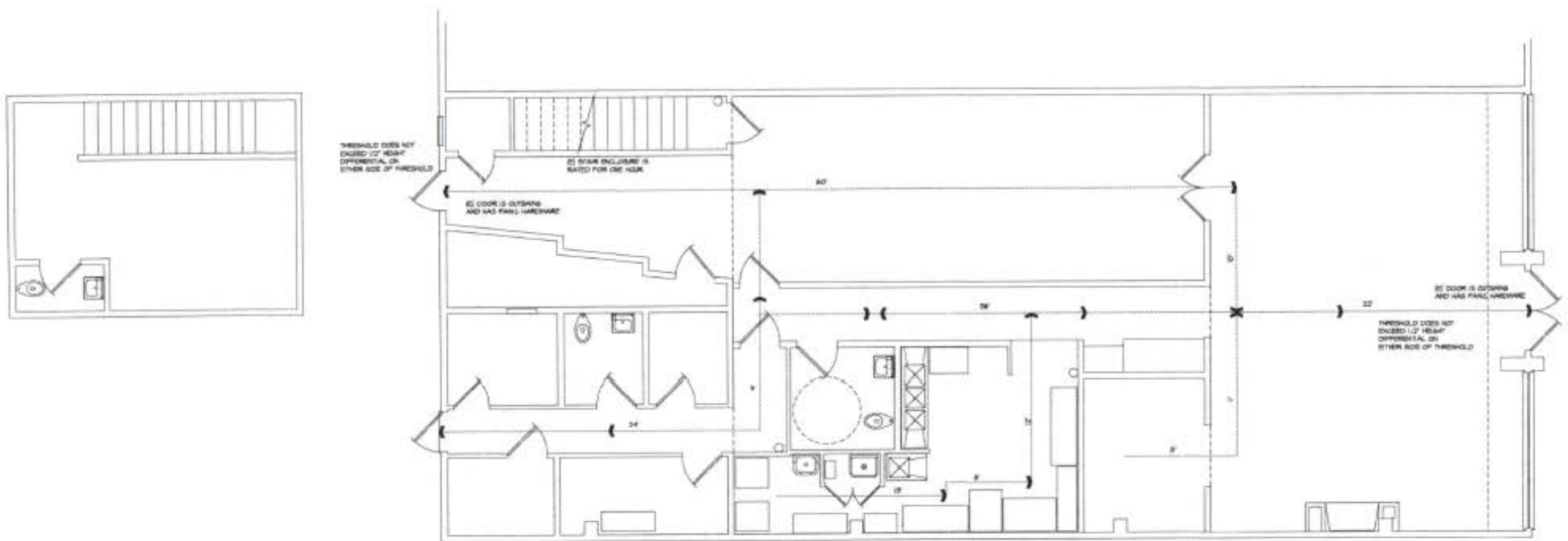
# 707 Fourth Street - Floor Plan

705, 707, & 733 FOURTH STREET, SANTA ROSA, CA



# 733 Fourth Street - Floor Plan

705, 707, & 733 FOURTH STREET, SANTA ROSA, CA







# Downtown Santa Rosa Amenities Map

705, 707, & 733 FOURTH STREET, SANTA ROSA, CA



705, 707 & 733 FOURTH STREET



 **Sonoma Clean Power**

 **BIRD & THE BOTTLE**

 **UMPQUA BANK**

HAKU SUSHI



 **Exchange Bank**



**MI PUEBLO MEXICAN GRIL**  
**punch**  
 **TING HAU** 



**BARNES & NOBLE**

**BANK OF AMERICA** 



**BEER BARON BAR & KITCHEN**  
   
EST 1879  
**E.R. SAWYER JEWELERS**  
*the i love you store*

 **Providence**

L'ORO DI NAPOLI



 **SANTA ROSA PLAZA**  
A SIMON MALL

MONTGOMERY VILLAGE



# Santa Rosa Demographics Map

705, 707, & 733 FOURTH STREET, SANTA ROSA, CA

## POPULATION

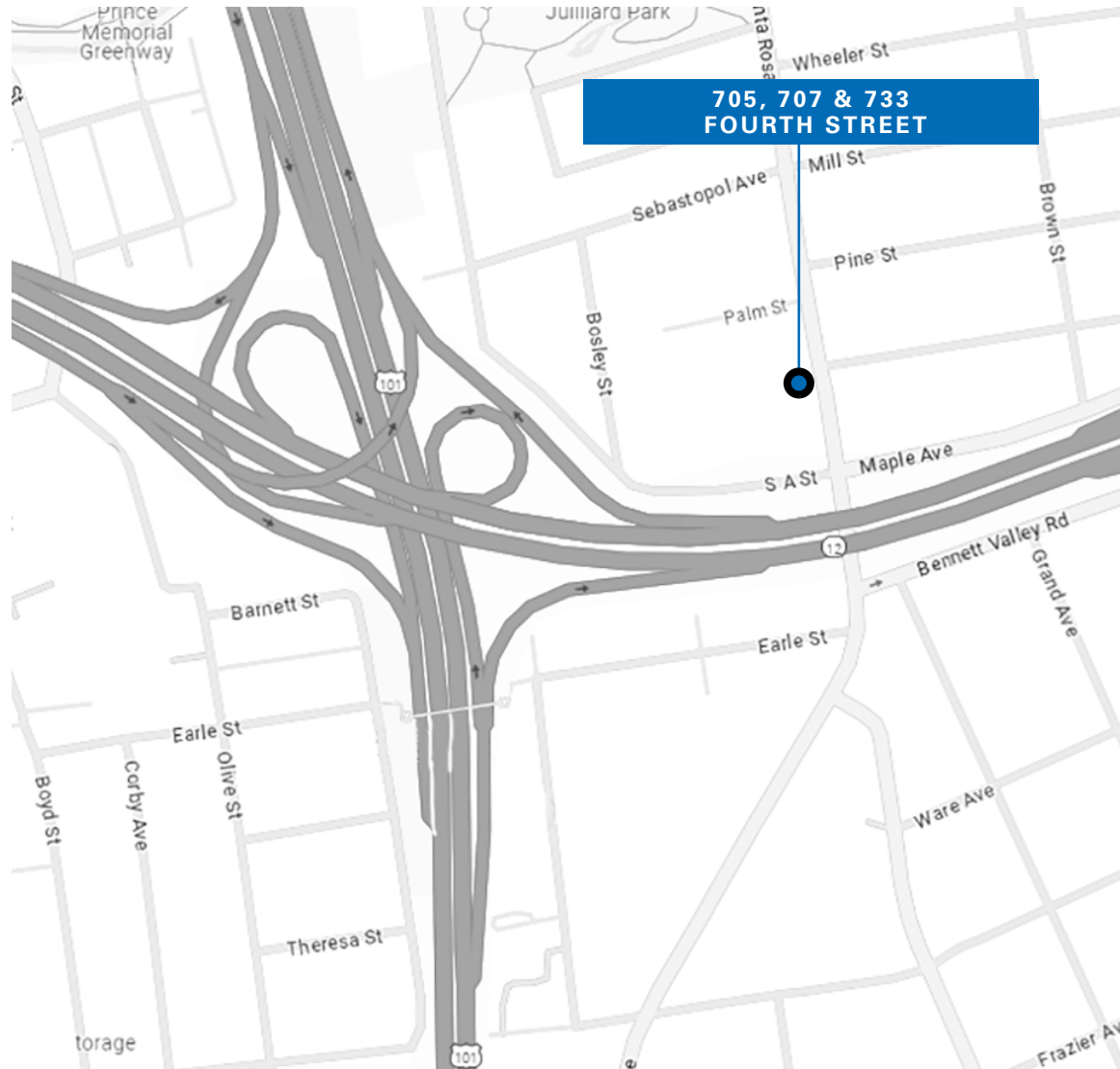
	3 MILES	5 MILES	10 MILES
Total Population	142,048	194,247	326,764
Total Daytime Population	142,619	185,036	303,165
Workers	72,688	89,369	144,103
Residents	69,931	95,667	159,062

## HH & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	52,160	71,257	122,738
# of Persons Per HH	2.67	2.68	2.60
Average HH Income	\$116,299	\$126,473	\$132,429
Average House Value	\$707,762	\$756,898	\$818,444

## AVERAGE DAILY TRAFFIC COUNTS 2022

D St	4th St SE	3,948
4th St	E St NE	6,557
5th St	Orchard St SW	3,882
D St	3rd St SE	4,619
5th St	Riley St SW	4,710
4th St	Mendocino Ave SW	6,965
E St	4th St SE	8,237
Humboldt St	5th St SE	2,272
3rd St	E St NE	10,434
E St	3rd St SE	10,641





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# 705,707 & 733 Fourth Street, Santa Rosa, California

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*Exclusive agent:*

**Barry Palma, CCIM**

*Senior Managing Director*

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