



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2450 SANTA ROSA AVENUE
SANTA ROSA, CA

4,200+/- SF AVAILABLE
AUTOMOTIVE | SHOWROOM | SERVICE



Go
beyond
broker.

PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY DETAILS



2450 SANTA ROSA AVENUE
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**AUTOMOTIVE |
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FORMER CARTUNES AUTOMOTIVE SHOWROOM/ SERVICE OPPORTUNITY

HIGHLIGHTS

- 4,200+/- SF with Showroom and Auto Service Bays
- 3 Drive-In Doors (2 in operation, 1 with lift)
- Approx. 14' clear height
- Retail showroom + automotive service-bay configuration
- Recently replaced roof
- Conditioned Showroom
- 200+/- AMPS/3 Phase Power
- Shared surface parking and strong vehicle circulation
- Prominent Santa Rosa Avenue location
- Approx. 31,025 vehicles per day on Santa Rosa Avenue
- Close proximity to Highway 101 / Hearn Avenue
- Adjacent to active Advance Auto Glass operation
- Building/fascia signage opportunity

DESCRIPTION OF PREMISES

Former CarTunes automotive showroom and service facility with customer-facing retail area, three drive-in doors, service-bay space and direct Santa Rosa Avenue access. Well suited for automotive aftermarket, audio/electronics, tint, wrap, detailing, accessories, specialty service and similar automotive users.

LEASE TERMS

Rate

\$2.50/SF NNN + Est. \$0.52/SF NNN

Terms

Negotiable

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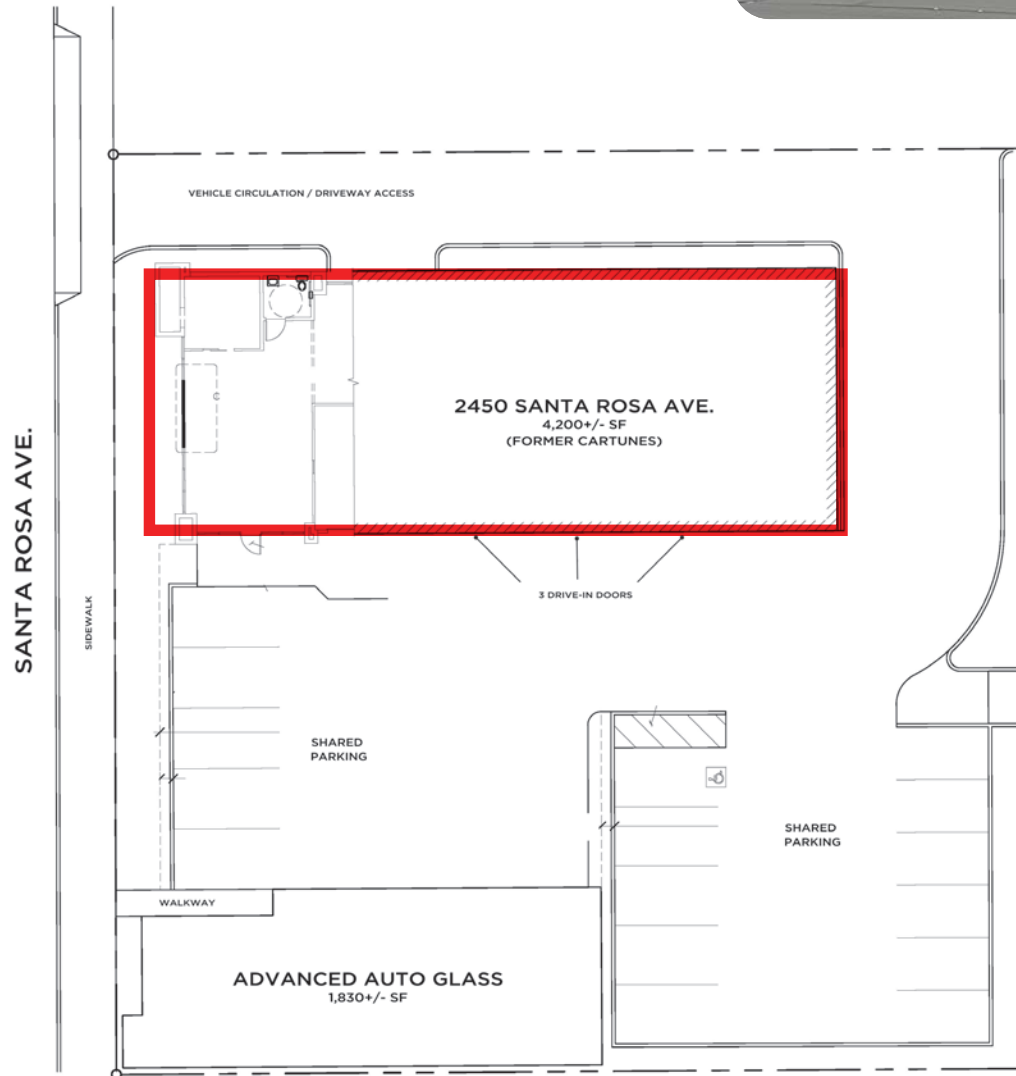


FLOOR PLAN



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AREA DESCRIPTION



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DESCRIPTION OF AREA

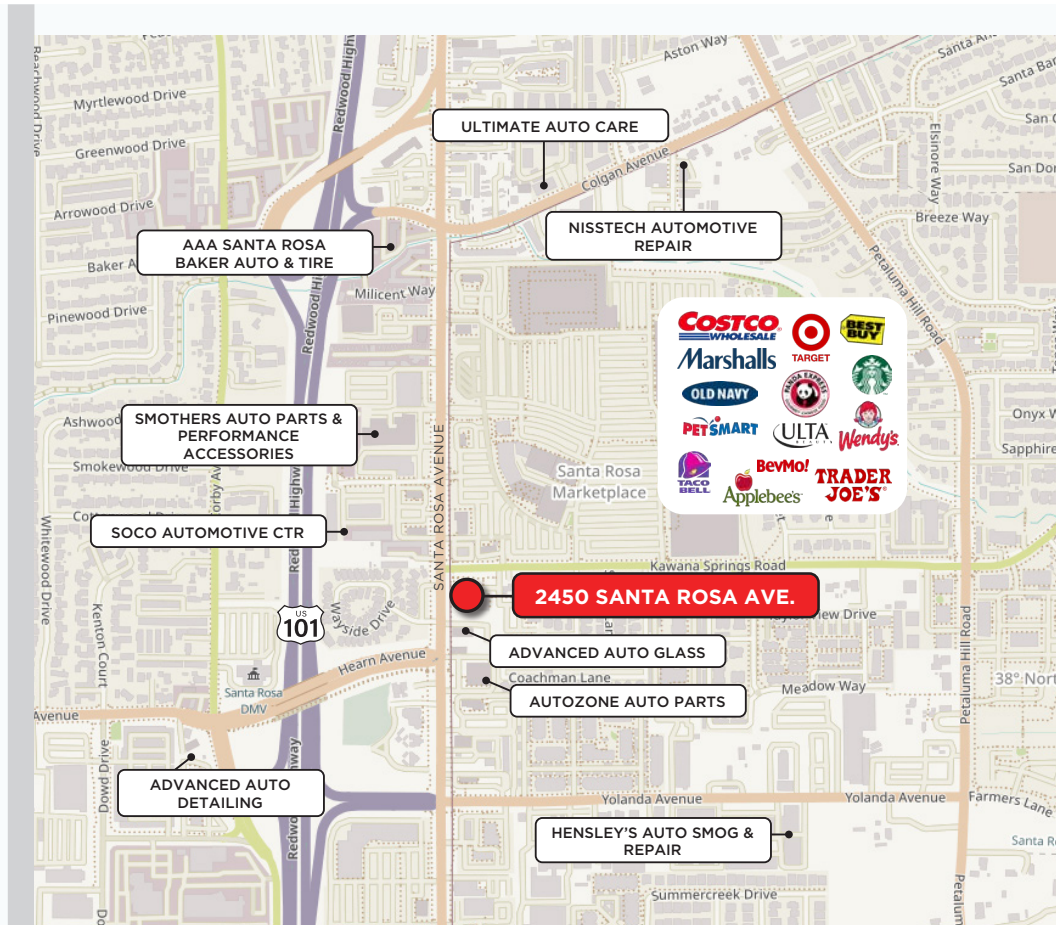
Located along Santa Rosa Avenue, one of Santa Rosa's primary automotive and commercial corridors, with convenient access to Hearn Avenue and Highway 101. The property benefits from strong vehicle exposure, with approximately 31,000 VPD on Santa Rosa Avenue and 129,000+ VPD on Highway 101 nearby.

TRANSPORTATION ACCESS

- Santa Rosa Avenue
- Hearn Avenue
- Highway 101

DEMOGRAPHICS	1 MILE	3 MILES
Est. Population	21,948	107,249
Est. Avg. HH Income	\$76,151	\$87,939

TRAFFIC COUNTS	
Santa Rosa Ave.	31,025+/- Per Day
Highway 101 (nearby)	129,000+/- Per Day



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PROPERTY PHOTOS



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LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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