



Keegan & Coppin
COMPANY, INC.

FOR LEASE

4137 SANTA ROSA AVENUE
SANTA ROSA, CA

HIGH IDENTITY LAND & BUILDINGS



SANTA ROSA AVE

Go
beyond
broker.

PRESENTED BY:

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



PROPERTY DETAILS

PREMIER RETAIL • INDUSTRIAL • OFFICE • SHOWROOM OPPORTUNITY

HIGHLIGHTS

- 9,000+/- sf combined warehouse/retail office space on approximately 3+/- acres
- **Santa Rosa Avenue (front)**
- Three (3) available buildings approximately 5,250+/- sf of office space, storage building, and courtyard display area
- Zoned commercial for sales
- Approximate 0.5+/- acre for outdoor display on north side of office
- Customer parking lot for ten (10) vehicles, employee parking on south side of office
- **Highway 101 (rear of property)**
- Warehouse 3,750+/- sf on approximately 2+/- acres lot
- **Can be divided into two (2) spaces –
Front Space: \$5,500.00 per month /
Back Space: \$10,500.00 per month.**
- Industrial signage on warehouse or freeway with county approval
- Extensive outdoor storage and yard area
- Main office building has five separate offices, two bathrooms and a coffee room
- Ideal for heavy equipment, fleet vehicles, trucks, trailers, and inventory storage
- Excellent visibility with prominent frontage on Santa Rosa Avenue
- Easy access to Highway 101 and major transportation routes
- Ample customer and employee parking
- Flexible configuration suitable for a variety of commercial and industrial operations
- Significant potential for owner-users, contractors, distributors, equipment dealers, and investors



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DESCRIPTION OF PREMISES

A rare combination of visibility, functionality, and expansion potential.

Situated on approximately **3 acres** along one of Santa Rosa's busiest commercial corridors, **4137 Santa Rosa Avenue** presents a unique opportunity for businesses seeking a highly visible location with extensive outdoor storage and display capabilities. Combining retail frontage on Santa Rosa Avenue and Highway 101, office, showroom, industrial functionality, and expansive yard space, the property offers exceptional flexibility for a wide range of commercial users.

Whether you're an owner-user looking to consolidate operations or an investor seeking a versatile commercial asset, this property provides the infrastructure and location to support long-term success.

LEASE TERMS

Rate

\$16,000/Month/Gross

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OUTDOOR STORAGE ADVANTAGE

Large parcels offering secure outdoor storage are increasingly difficult to find in Sonoma County. The approximately **3-acre** site provides valuable space for storing and displaying heavy equipment, commercial vehicles, trucks, trailers, construction materials, machinery, and inventory while maintaining excellent customer visibility from Santa Rosa Avenue.

STRATEGIC LOCATION

Positioned in one of Santa Rosa's primary commercial corridors, the property benefits from outstanding regional accessibility, strong traffic exposure, and proximity to major retailers, service providers, and Highway 101. This central location supports efficient distribution, customer access, and employee convenience throughout Sonoma County and beyond.

INVESTMENT & OWNER-USER OPPORTUNITY

Properties that successfully combine retail, office, showroom, warehouse, and expansive outdoor storage are exceptionally limited in today's market. **4137 Santa Rosa Avenue** offers the flexibility to support immediate operations while providing long-term value for future growth and investment.

For pricing, property information, and a private tour, contact the listing broker.



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IDEAL USES

The property's unique combination of buildings and expansive yard space makes it well suited for:

- Heavy equipment sales and service
- Construction and landscape contractors
- Trucking and transportation companies
- Fleet operations and logistics
- Building materials and supply companies
- Agricultural equipment sales
- RV, trailer, and commercial vehicle sales
- Auto and truck dealerships
- Manufacturing support operations
- Wholesale distribution
- Industrial showroom and warehouse users



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AREA DESCRIPTION



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DESCRIPTION OF AREA

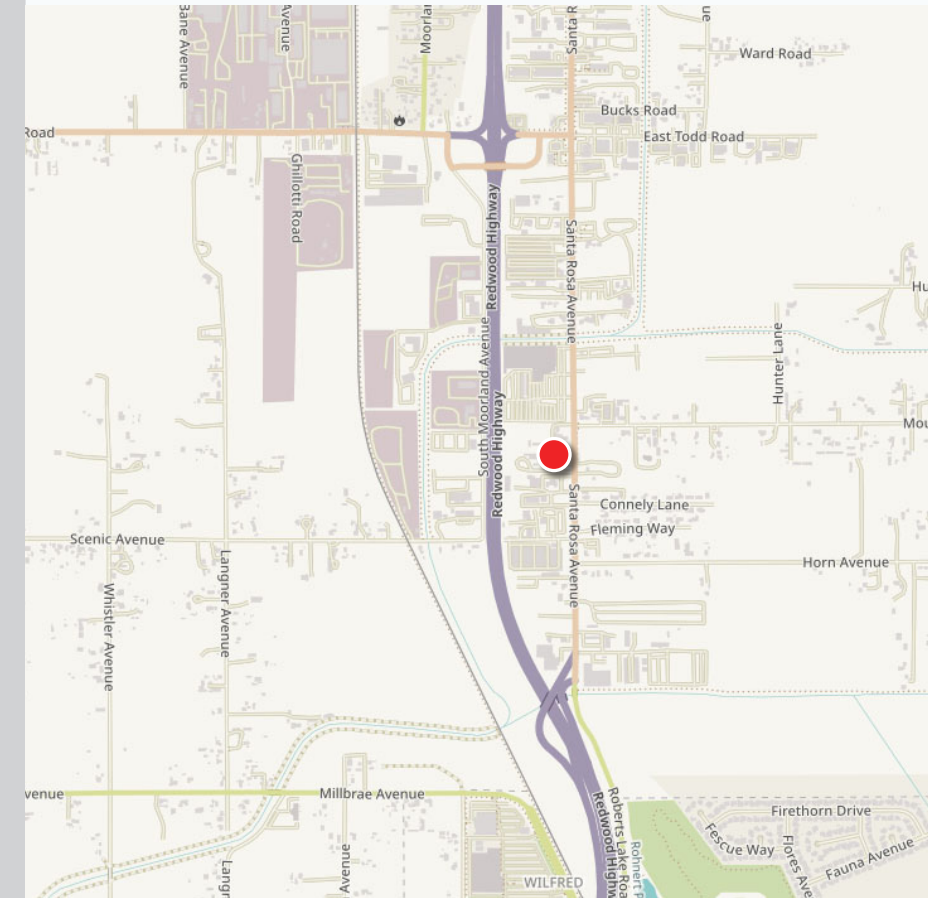
This property is located in the path of progress between Santa Rosa and Rohnert Park. Easy access to Santa Rosa Avenue and Highway 101.

NEARBY AMENITIES

- Close proximity to major anchor shopping centers and restaurants

TRANSPORTATION ACCESS

- Highway 101 and major arterial roads
- Convenient public transportation



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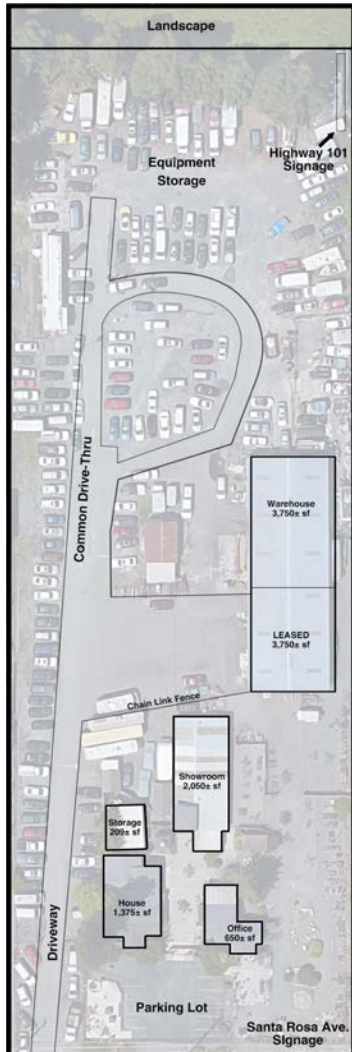


SITE PLAN AERIAL



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 AVAILABLE
 NOT AVAILABLE

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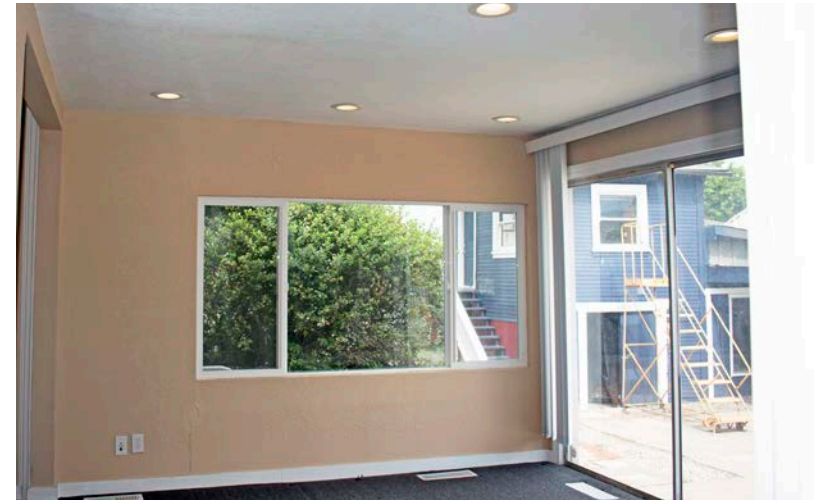
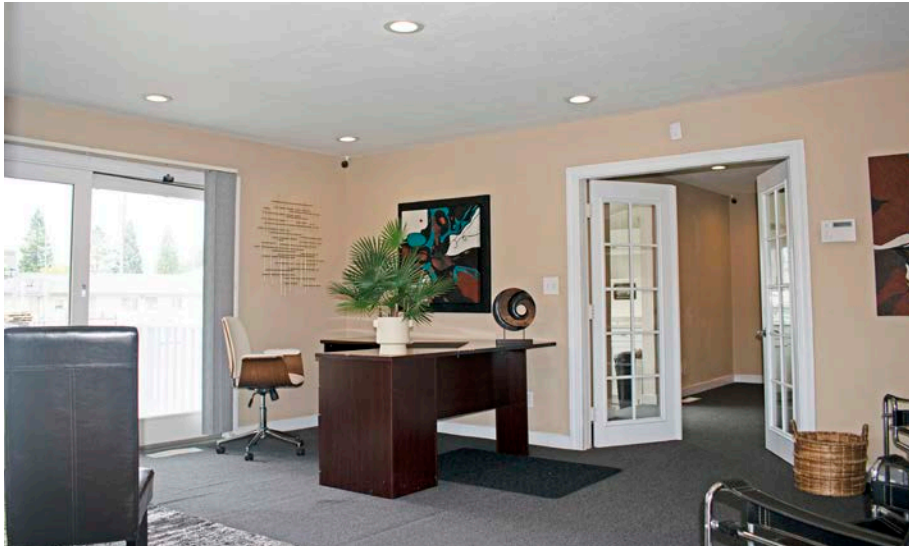


PROPERTY PHOTOS



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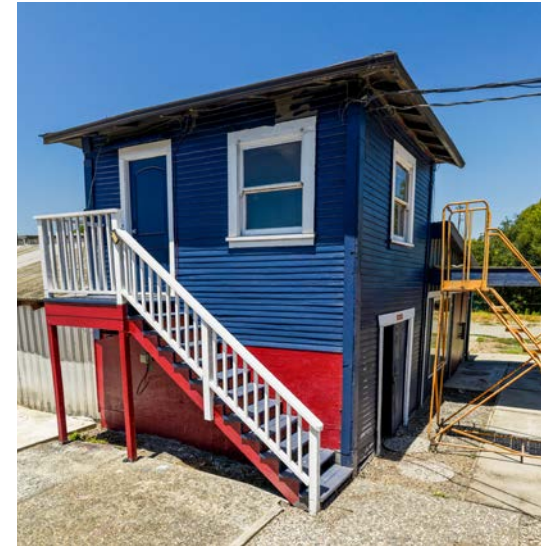


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LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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