



SUBLEASE OPPORTUNITY - AUTOMOTIVE

5215 REDWOOD DR. | ROHNERT PARK, CA 94928

FOR LEASE



ALPHA
REAL ESTATE ADVISORS

CONTENTS

3 SUBLEASE HIGHLIGHTS

4 PROPERTY PHOTOS

7 MARKET OVERVIEW

8 DISCLAIMERS

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SUBLEASE HIGHLIGHTS

PROPERTY

- **Sublease Opportunity With Excellent Visibility**
Exceptional exposure with over 130,000+ vehicles per day (VPD) on US 101.
- **Long-Term Flexibility**
20 years of lease options, all managed under sub-landlord authority, ensuring stability and adaptability for future planning.
- **Excellent Accessibility**
Proximity to major highways and local thoroughfares ensures a steady stream of traffic, drawing both local and commuter clientele.
- **Ample Parking & Flow-Through Design**
Features a well-laid-out parking area and efficient vehicle flow, perfect for businesses that require smooth customer transitions.
- **Established Automotive Market**
Located within an area known for automotive services, creating synergy and drawing clients familiar with the location's past use.
- **High Traffic and Demographics**
Positioned in a high-traffic area with a strong customer base, from local residents to passing drivers.
- **Versatile Opportunity**
Suitable for other quick-service models (e.g., detailing, tire services) or potentially adaptable for other retail concepts.
- **Prime Location Near High-Traffic Generators**
Strategically positioned adjacent to popular destinations such as In-N-Out Burger, Chick-fil-A, El Pollo Loco, Scandia Family Fun Center, and Sportsman's Warehouse, ensuring consistent traffic and exceptional visibility.
- **Versatile Full Basement**
Includes a spacious full basement ideal for storage or additional under-car services, offering expanded functionality and operational flexibility.

QUICK FACTS

SQFT

2,090 SQFT

DRIVE THRU BAYS AVAILABLE

3



PROPERTY PHOTOS



AERIAL



MARKET OVERVIEW

Rohnert Park, CA

Located in Sonoma County’s southern central plain and home to approximately 43,500 residents, Rohnert Park is the county’s third largest city. Known as one of the first planned communities in the United States, it was designed thoughtfully with families in mind, featuring bike paths and walkways that connect its tree-lined boulevards and picturesque neighborhoods. Each neighborhood centers around a park and an elementary school, providing a community-focused environment. Surrounded by lush farms and grazing land, Rohnert Park is also known for producing premium organic produce, fruits, and cheeses that are nationally sought after.

ECONOMY

Although Rohnert Park is recognized for its residential appeal, it boasts a diverse economy that includes Sonoma State University with over 9,300 students, a vibrant arts community, a popular casino, and abundant recreational and dining options. Job growth has continued positively, with a 1.7% increase over the past year, and future job growth is projected to reach 36% over the next decade—surpassing the national average. The city’s economy employs around 24,000 people, with leading sectors in Retail Trade, Health Care & Social Assistance, and Accommodation & Food Services. The highest-paying industries include Utilities (\$87,300), Information (\$85,100), and Public Administration (\$69,800).

TRANSPORTATION

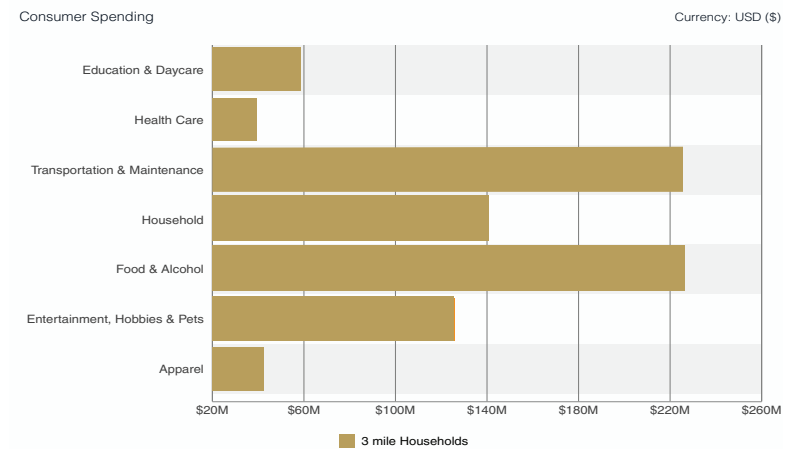
Rohnert Park, CA, with a 2024 population estimate of 43,500, is experiencing steady growth at an annual rate of 0.76%. The city spans over seven square miles, with a population density of approximately 6,436 residents per square mile, placing it in the upper quartile for population density within California. Residents enjoy a balanced urban-suburban environment, with many owning their homes and enjoying access to diverse dining, shopping, and recreational options. The community is particularly popular among young professionals and families, and its public schools are regarded as above average, making Rohnert Park a desirable place to live and work within Sonoma County.

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	5,850	62,814	112,456
Median Age	39.3	38.4	38.3

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households Size	2,191	23,472	39,282

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$123,717	\$107,678	\$105,994
Median Household Income	\$100,254	\$86,273	\$84,838
< \$25,000	257	3,022	4,923
\$25,000 - 50,000	355	3,617	6,441

CONSUMER SPENDING	1 MILE	3 MILES	5 MILES
Transportation & Maintenance	\$123,717	\$225,097,708	\$381,596,317



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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