



Keegan & Coppin
COMPANY, INC.

FOR LEASE

525 4TH STREET
SUITE A
SANTA ROSA, CA

**GREAT BOMBAY BUILDING
DOWNTOWN SANTA ROSA**



Go beyond broker.

PRESENTED BY:

ERLINA D'ARGENZIO, SENIOR AGENT
LIC # 01985519 (707) 528-1400, EXT 241
ERLINA.OTHMAN@KEEGANCOPPIN.COM



PROPERTY DETAILS



525 4TH STREET
SUITE A
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BUILDING DOWNTOWN
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PROPERTY INFORMATION

HIGHLIGHTS

- 970+/- SF Space located in the heart of Downtown Santa Rosa
- Second story elevator serviced - Common restrooms
- Former hair salon
- Great natural light
- Front & rear access (4th & 5th Streets)
- Metered parking lot at rear of building plus street parking in the front of building
- High ceilings
- Plumbing for shampoo bowls
- Great signage

DESCRIPTION OF PREMISES

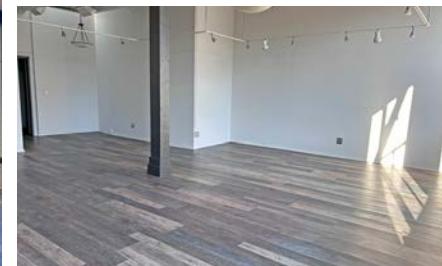
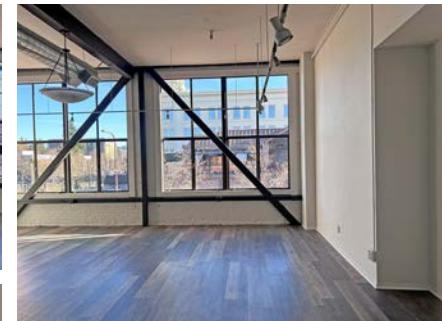
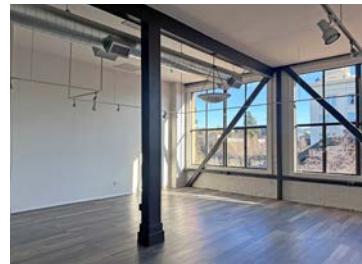
Located within the Bombay Trading Company Building in the heart of downtown Santa Rosa. The area is surrounded by retail shops, boutiques and a variety of restaurants. The space has potential to be used as a salon space, office or other services. The high ceilings and glassline brings ample natural light to the space.

LEASE TERMS

Rate

\$2.40 PSFT/Month Gross plus utilities*

*Approximately \$0.15 PSFT share of PGE, water and sewer, and waste management.



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AREA DESCRIPTION



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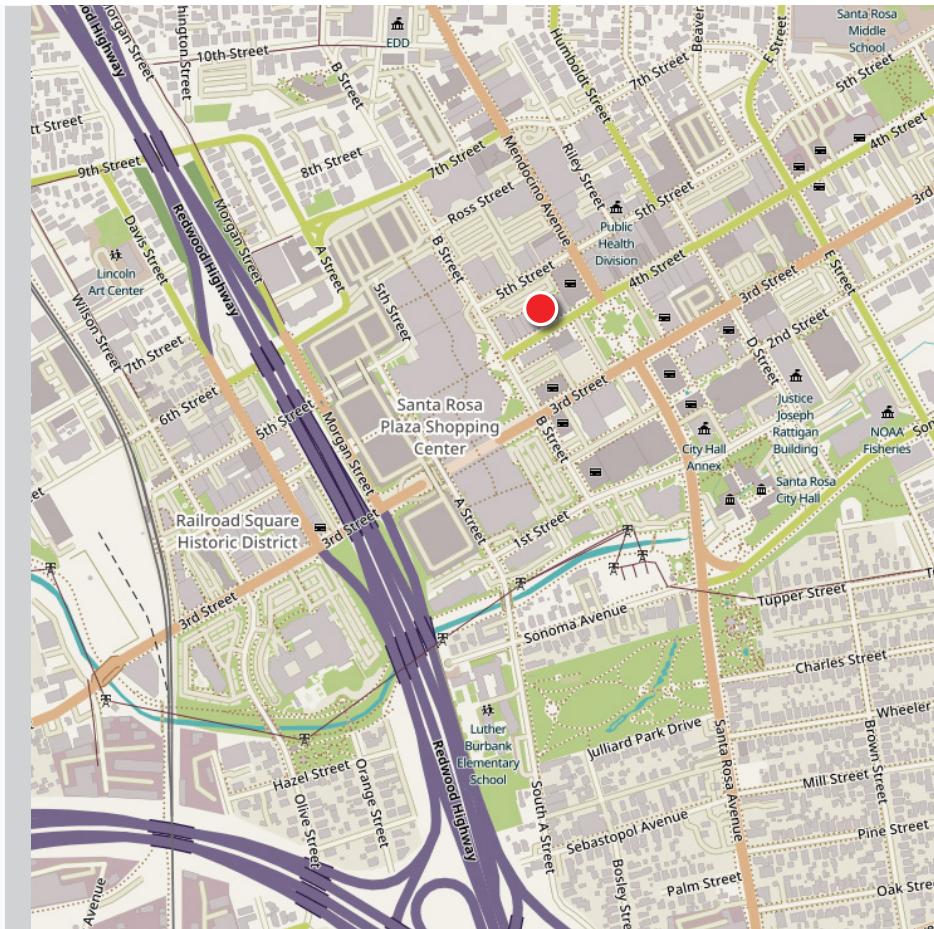
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DESCRIPTION OF AREA

The area around 525 4th Street, Suite A in downtown Santa Rosa, CA, is located in the heart of the city, making it a central and vibrant area with a mix of residential, commercial, and entertainment spaces.

NEARBY AMENITIES

- Santa Rosa Plaza Mall is a short walk away, this indoor shopping center offers a variety of retail stores, dining options, and more.
- Railroad Square Historic District is a charming area with historic buildings, local cafes, antique shops, and boutiques.
- The Luther Burbank Home & Gardens is a few blocks from 4th Street, this historical landmark offers beautiful gardens and insights into the life of horticulturist Luther Burbank.
- SRJC (Santa Rosa Junior College) is located a little further east, the college adds a youthful and dynamic presence to the area.
- Frequent open markets and scheduled events on the square.



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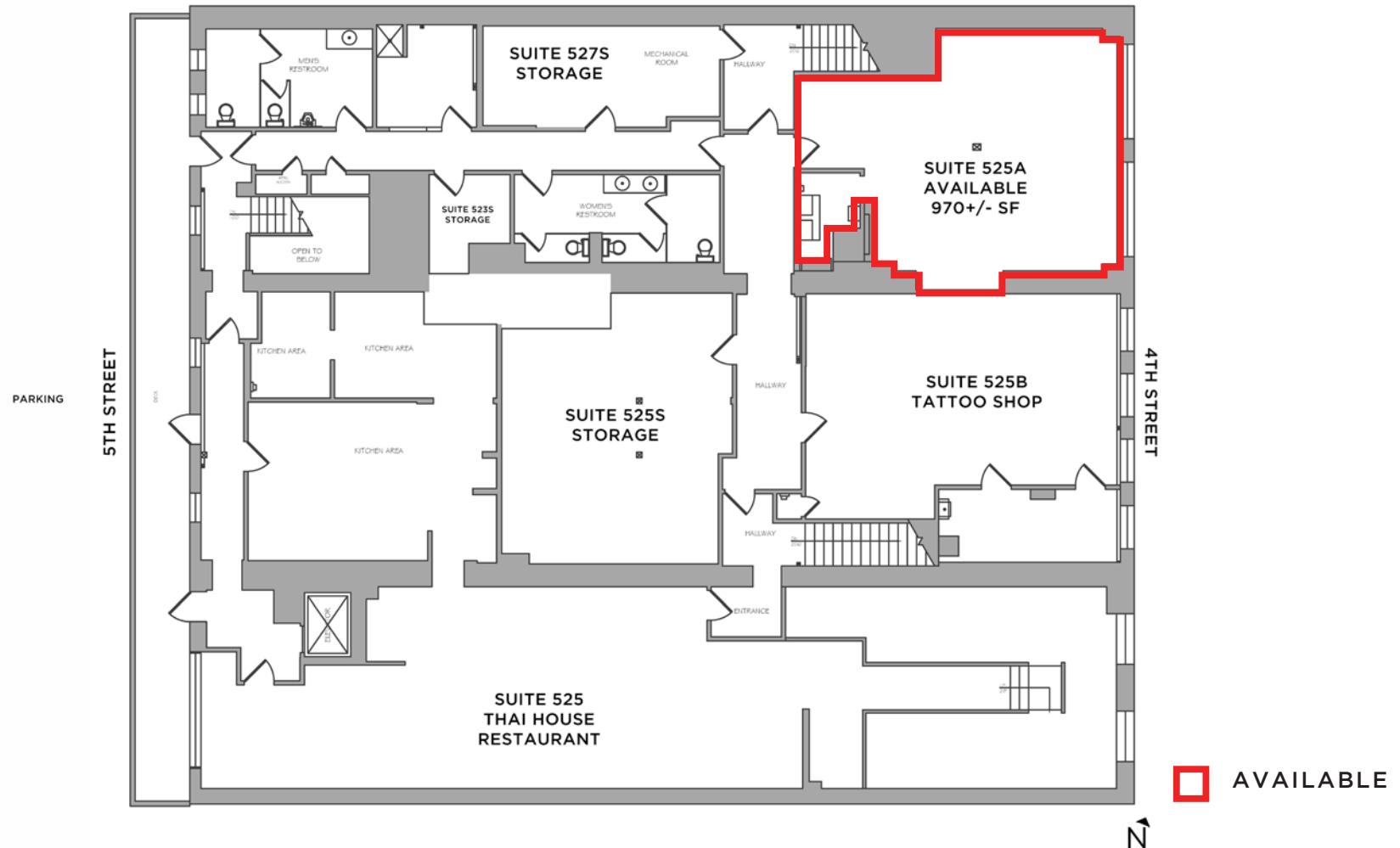


FLOOR PLAN



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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LOCATION MAP



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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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