

Coddington

Santa Rosa, California

- Located in Sonoma County wine country
- 50 miles north of Golden Gate Bridge

The Overview

Coddington is locally owned by the family that originally built it, Coddington Enterprises. Coddington is located less than 2-miles north of downtown Santa Rosa with easy access to several on/off ramps to Hwy. 101. The Center was originally constructed and opened in 1962 as an open-air Shopping Center but then became enclosed in 1979 when “malls” gained popularity.

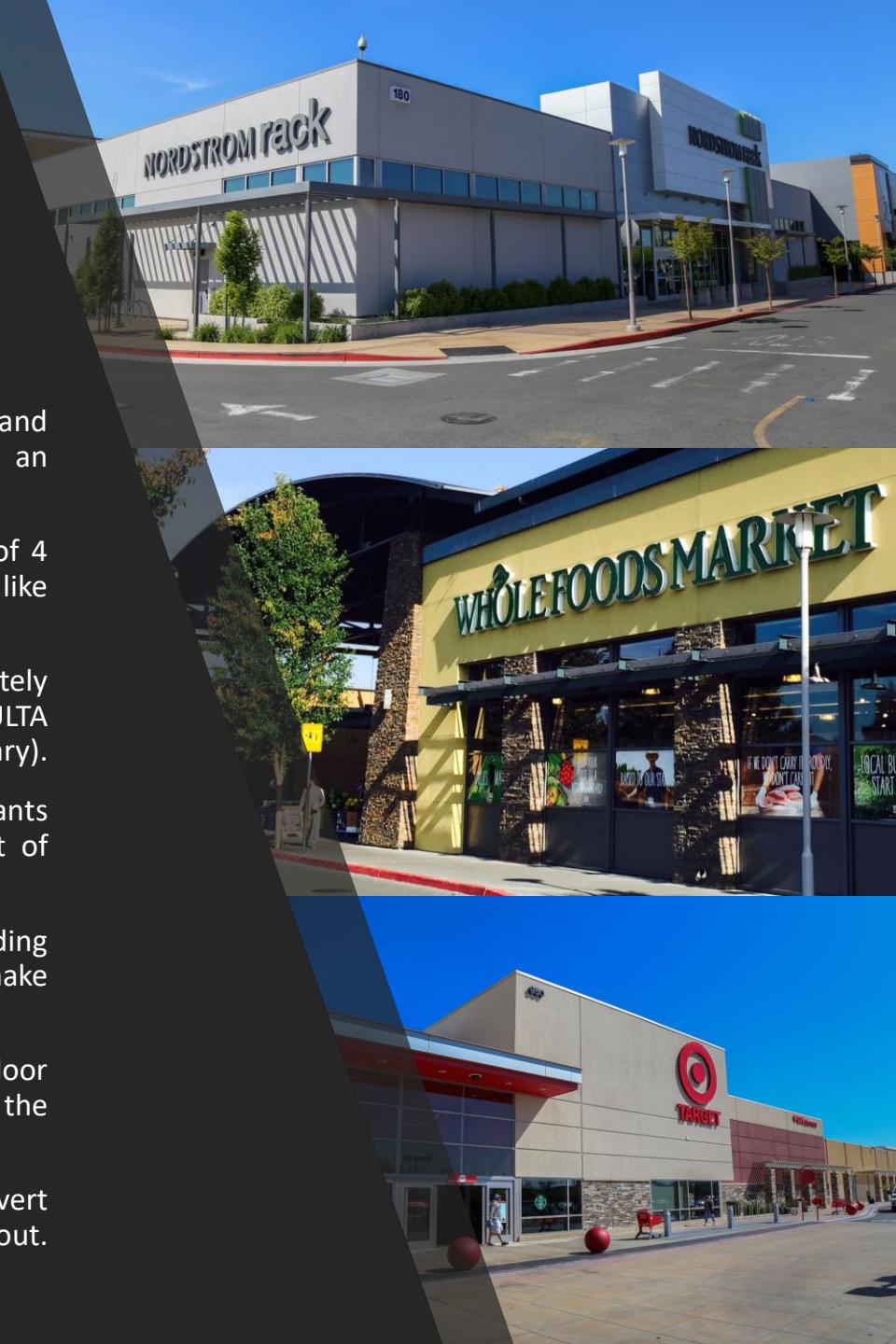
The interior of Coddington was remodeled in late 2011 however with continued changes within the market-place and consumer demands, there is a need for more public gathering spaces and soft goods choices.

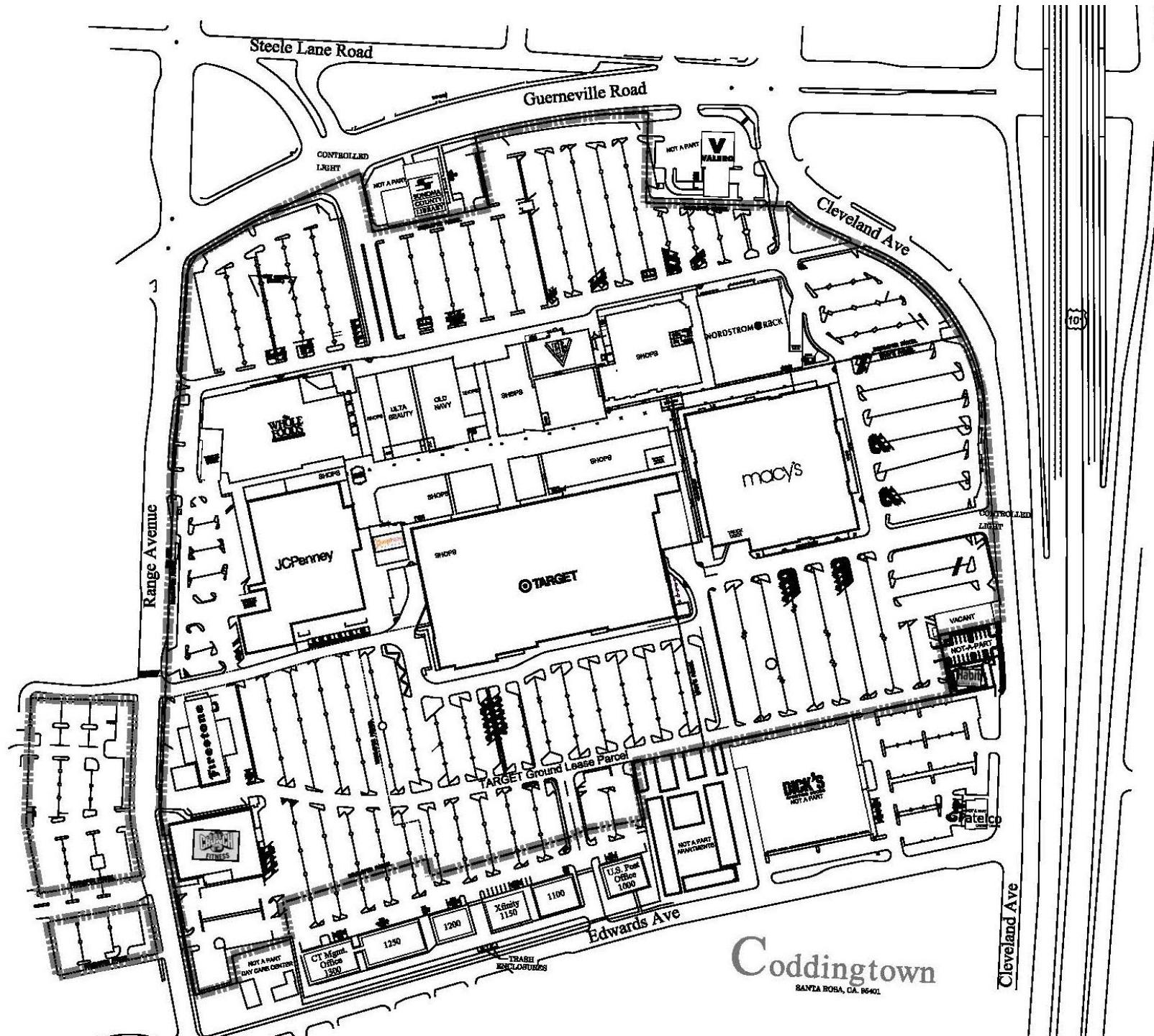
Coddington currently has over 40 shops, restaurants, services, and 5 anchors. Our improvements have continued surrounding Coddington including bringing Dick's Sporting Goods, Patelco Credit Union, Habit Burger, Xfinity and coming soon European Wax Center, 88 Bao Bao Dumplings, and a brand new expanded U.S. Post Office opening in late 2025.

Coddington provides 24/7 Security detail, free open-air parking, on-site access to a major Bus Transit Mall station, safe walking distance to SMART Train Station (2 blocks west), and ample electric vehicle & Tesla charging stations.

Coddington Redevelopment

- Due to growing changes within the market, trade area, and consumer demands, Coddington has gone through an extensive transformation.
- The redevelopment phases included the complete demo of 4 existing buildings and construction to bring new anchors like Whole Foods, Target, and Nordstrom Rack.
- The north exterior of Coddington has been completely refaced with restaurants, junior anchors (Old Navy & ULTA Beauty), and services (dental, vision, banks, gas station, library).
- Fitness has become an added lifestyle component with tenants Crunch Fitness, Orange Theory Fitness & YogaSix as part of Coddington's lifestyle mix.
- In 2015, Dick's Sporting Goods opened in a brand-new building located adjacent to Coddington. Macy's continues to make improvements to their building and expanding their brand.
- The Redevelopment will continue by creating an outdoor *Square* inside Coddington and a complete remodel of the interior through out.
- We are working with residential developers to later convert JCPenney into high-density housing once their term runs out. JCPenney is still operating at Coddington today.





Coddington

CODDINGTOWN

Established 1962

Radius (drive times) 5 mins 10 mins 20mins

Radius (drive times)	5 mins	10 mins	20mins
Trade area population	195,308	327,187	501,316
Daytime population	203,422	328,890	498,173
Avg. household income	\$87,016	\$92,012	\$98,369
Avg. \$\$ on fit. & health	\$5,748.40	\$6,172.30	\$6,615.85
Avg. \$\$ on entertain.	\$3,305.41	\$3,508.59	\$3,746.03
Avg. \$\$ on apparel	\$2,302.97	\$2,405.40	\$2,539.93



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