



SITE
0.61 AC

Helman Ln

Redwood Dr

10,195 VPD

98,469 VPD



FOR SALE

Lowe's Carve Out

7921 Redwood Dr | Cotati, CA 94931



Executive Summary

7921 Redwood Dr | Cotati, CA 94931



±0.61 AC

Available

±2,325 SF

Building
(conceptual plan)

32

Parking Spaces
(conceptual plan)

ABOUT THE PROPERTY

- Lowe's carve out opportunity located on Redwood Dr
- Easy access to the Hwy 101 on/off ramps
- Ideal highway adjacent location with the potential to serve the major population centers of Sonoma County
- Approximately 698.2K people visited the Cotati, CA Lowe's from September 2022 - August 2023 making it the 30th most visited Lowe's in California out of 108 locations ranked by Placer.AI

NEARBY RETAILERS



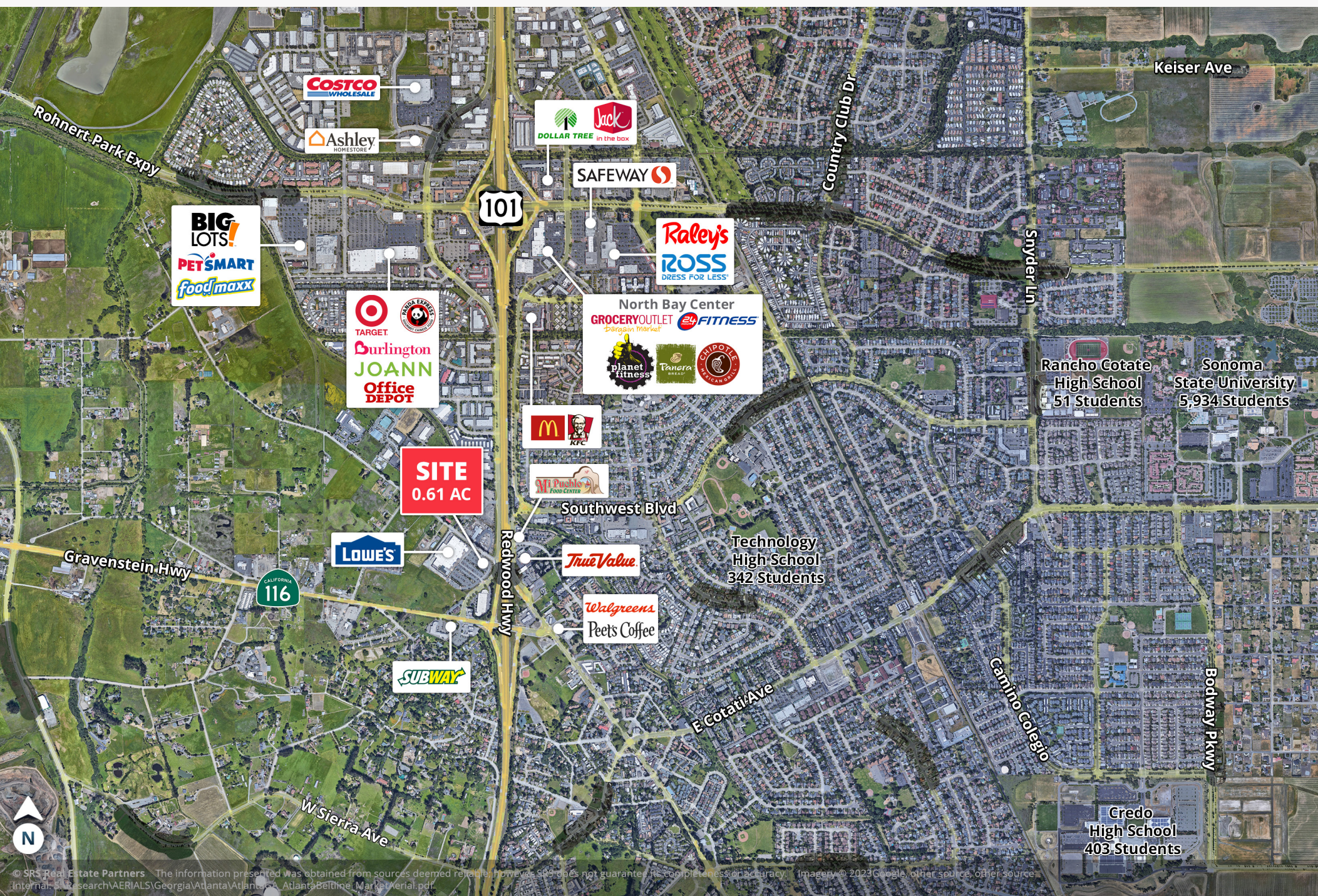
TRAFFIC COUNTS

Redwood Dr
Hwy 101

Year: 2022 | Source: Placer.AI

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Demographic Highlights

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Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	14,178	59,978	80,592
2028 Projected Population	14,183	60,426	80,752
Projected Annual Growth 2023 to 2028	0.01%	0.15%	0.04%

2023 Daytime Population

Daytime Population	14,312	48,200	68,388
Workers	7,532	21,157	31,065
Residents	6,780	27,043	37,323

2023 Income

Average Household Income	\$100,196	\$122,547	\$121,284
Median Household Income	\$69,381	\$88,939	\$88,149

Households & Growth

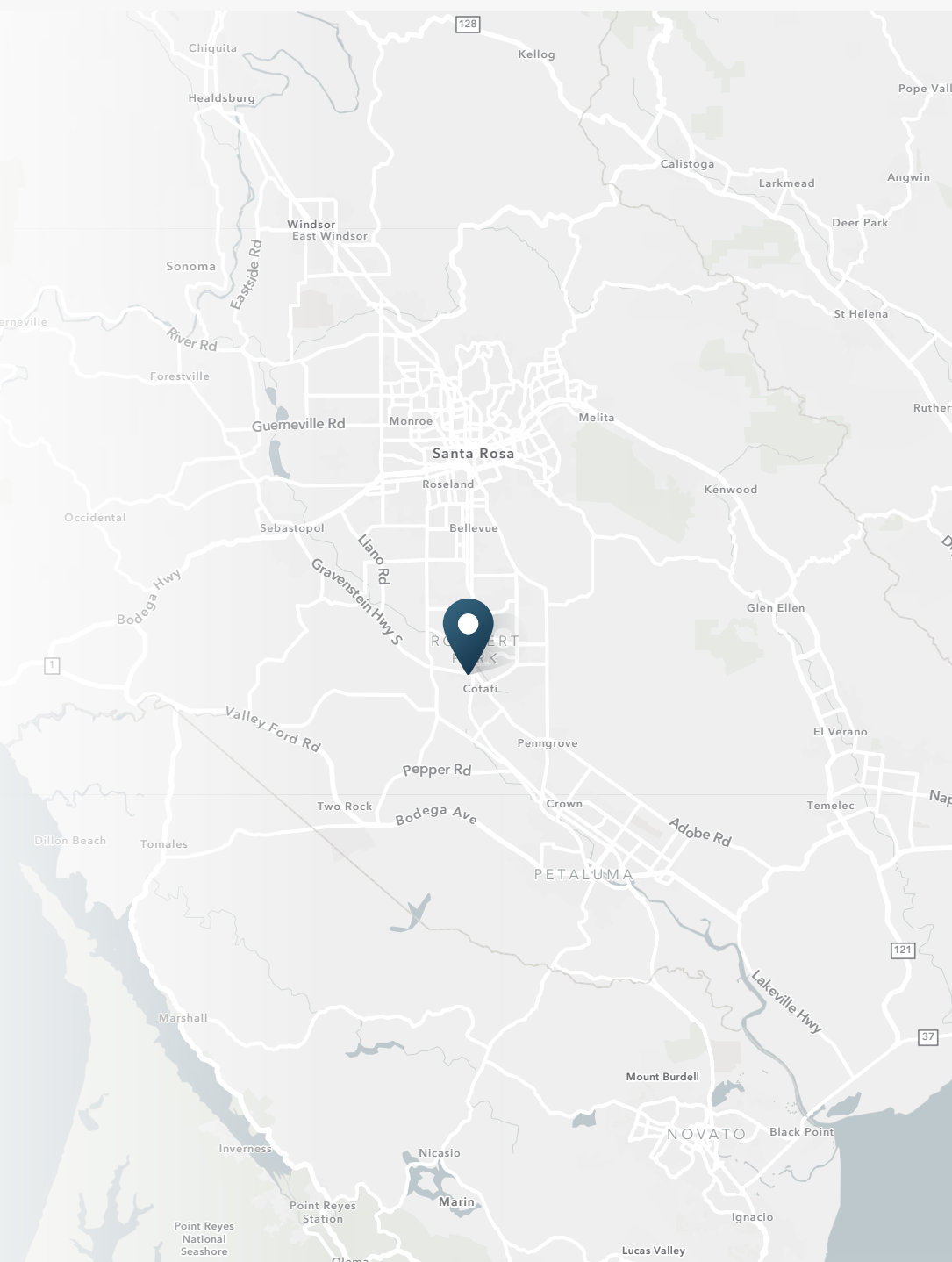
2023 Estimated Households	5,655	21,908	29,091
2028 Projected Households	5,694	22,176	29,294
Projected Annual Growth 2023 to 2028	0.14%	0.24%	0.14%

2023 Race & Ethnicity

White	51.0%	57.1%	56.2%
Black or African American	2.0%	2.1%	1.9%
Asian or Pacific Islander	4.4%	8.4%	7.3%
Other Race	22.3%	15.8%	17.8%
Two or More Races	17.4%	14.7%	14.7%
Hispanic	40.3%	29.6%	32.4%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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