



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

996 STEELE LANE  
SANTA ROSA, CA

**FORMER DENNY'S  
RESTAURANT SPACE AVAILABLE**



Go beyond broker.

PRESENTED BY:

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



## PROPERTY DETAILS

### PROPERTY DESCRIPTION

Take advantage of this rare opportunity to lease a fully equipped, high-visibility restaurant space previously operated as Denny's. Located in a high-traffic area with excellent visibility and ample parking this turnkey property is ideal for a diner or family-style restaurant concept. Save on build-out costs with an existing kitchen, dining furniture, and fixtures already in place. Flexible lease terms available for qualified tenants.

### HIGHLIGHTS

- Move-In Ready Restaurant Opportunity
- Existing Kitchen Infrastructure and Dining Setup in Place
- Strategically Located Near the Coddington Mall, Major Highways, Hotels, and Residential Areas
- Strong Local Traffic Counts and Established Customer Base
- Ample Parking and High Visibility Signage Opportunities
- Flexible Lease Terms Available for Qualified Tenants
- Bring New Life to a Beloved Local Landmark

### LEASE TERMS

#### RATE

\$2.27 psf - \$9,995/Month

#### TERMS

NNN



996 STEELE LANE  
SANTA ROSA, CA

### RESTAURANT SPACE FOR LEASE

### DETAILS

#### USER SPACE

4,408+/- sf

#### PARKING

On-site parking spaces



#### PRESENTED BY:

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





## PROPERTY DETAILS



996 STEELE LANE  
SANTA ROSA, CA

### RESTAURANT SPACE FOR LEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

- The total lot square footage is 30,000+/- sf - this includes several parking spaces in the front and rear of the building
- 4,408+/- square feet of Restaurant space
- Former Denny's Restaurant
- Located adjacent to 101 Freeway entrance
- Great Signage
- There is an opportunity to have freeway monument signage
- The average daily traffic (ADT) volume that passes the subject on Steele Lane is approximately 50,000 (see page 4 for further details)



#### PRESENTED BY:

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



# AREA DESCRIPTION



996 STEELE LANE  
SANTA ROSA, CA

## RESTAURANT SPACE FOR LEASE

### DESCRIPTION OF AREA

Located among a mix of retail, service and everyday consumer uses in the vicinity, the location gives you access to both pass-by and destination customers. Good frontage on a major city street (Steele Lane) with strong traffic. Proximity to other commercial uses means existing infrastructure and zoning accommodate business activity.

### NEARBY AMENITIES

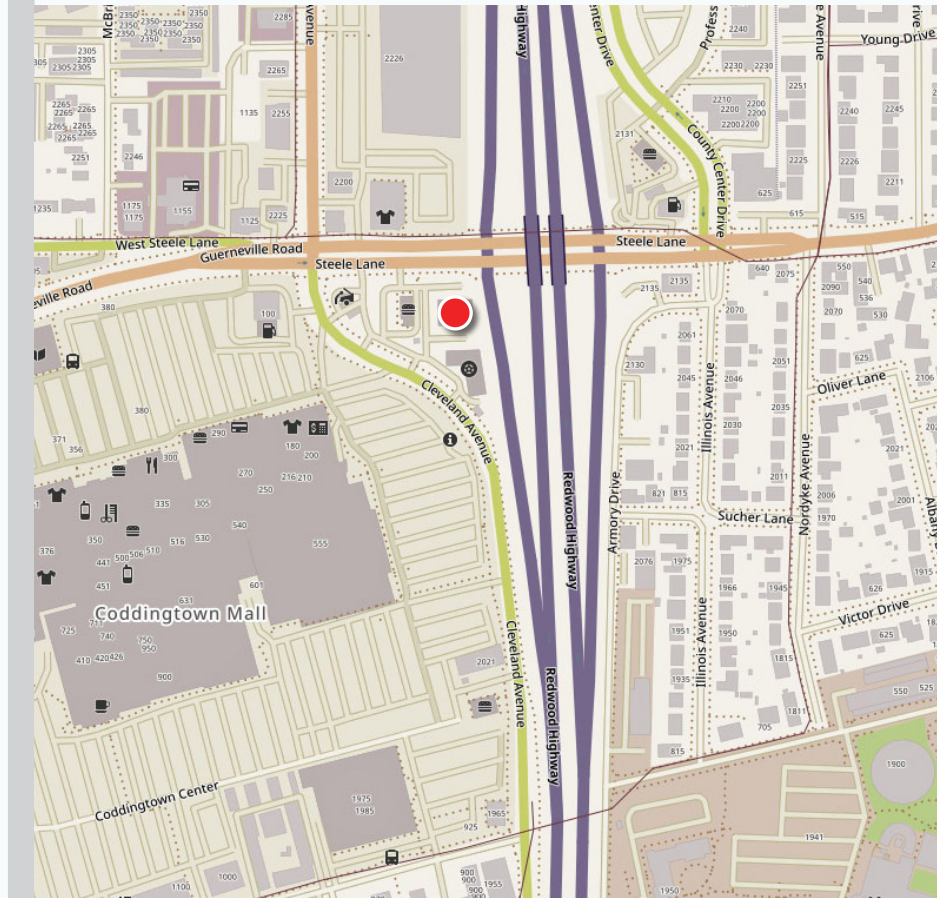
- Major Retail Hub
- Coddington Mall

### TRANSPORTATION ACCESS

- Access to major highways and various transportation arteries

### TRAFFIC COUNTS

Steele Ln @ Redwood Hwy E.	46,868/Day
US 101 @ Redwood Hwy	122,101/Day
Redwood Highway	137,564/Day
Steele Ln @ Redwood Hwy W.	50,491/Day
W Steele Ln @ McBride Ln	6,930/Day



### PRESENTED BY:

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





## PROPERTY PHOTOS



996 STEELE LANE  
SANTA ROSA, CA

**RESTAURANT SPACE  
FOR LEASE**



ACCESS FROM STEELE LANE



ACCESS FROM STEELE LANE



**PRESENTED BY:**

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





## PROPERTY PHOTOS



996 STEELE LANE  
SANTA ROSA, CA

**RESTAURANT SPACE  
FOR LEASE**



**ACCESS FROM CLEVELAND AVE.**



**ACCESS FROM CLEVELAND AVE.**



**PRESENTED BY:**

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





## PROPERTY PHOTOS



996 STEELE LANE  
SANTA ROSA, CA

**RESTAURANT SPACE  
FOR LEASE**



**PRESENTED BY:**

**KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM**

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.





## PROPERTY PHOTOS



996 STEELE LANE  
SANTA ROSA, CA

**RESTAURANT SPACE  
FOR LEASE**



**PRESENTED BY:**

**KEVIN DORAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01704987 (707) 528-1400, EXT. 270  
KDORAN@KEEGANCOPPIN.COM**



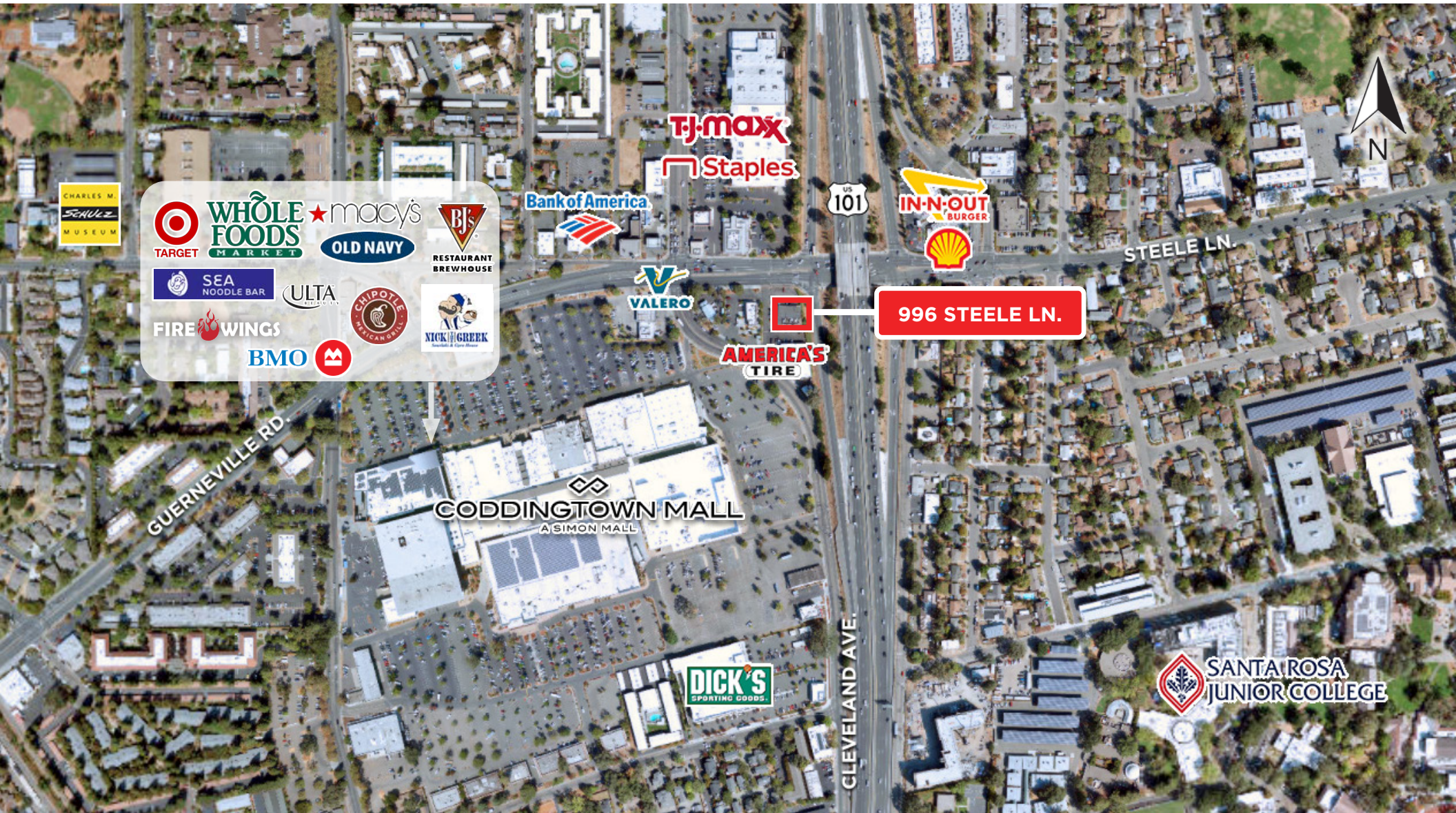


# LOCATION MAP



996 STEELE LANE  
SANTA ROSA, CA

RESTAURANT SPACE  
FOR LEASE



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

Map created using ArcGIS® software by Esri. ArcGIS® is the intellectual property of Esri and is used herein under license. Copyright © Esri.





# LOCATION MAP



996 STEELE LANE  
SANTA ROSA, CA

RESTAURANT SPACE  
FOR LEASE



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

Map created using ArcGIS® software by Esri. ArcGIS® is the intellectual property of Esri and is used herein under license. Copyright © Esri.