



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

REDWOOD PLAZA  
1935 & 1995 MENDOCINO AVE.  
SANTA ROSA, CA

CVS DRUG STORE AND AUTO ZONE  
ANCHORED LOCATION AVAILABLE



CVS pharmacy  
AutoZone  
Kuroku  
B

COMMUNITY MARKET

Bag O' Crab

REDWOOD PLAZA SHOPPING CTR

MONUMENT SIGNAGE

Go beyond broker.

REPRESENTED BY:

DINO D'ARGENZIO, PARTNER  
LIC # 00754303 707-483-4783  
DARGENZIO@KEEGANCOPPIN.COM

MENDOCINO AVE

STEELE LN



# PROPERTY DETAILS



REDWOOD PLAZA  
1935 & 1995 MENDOCINO AVE.  
SANTA ROSA, CA

## CVS DRUG STORE & AUTO ZONE ANCHORED LOCATION FOR LEASE

### RETAIL TYPE

Jr. Anchor Postition

Community Center anchored by CVS

### NAME OF CENTER

CVS Drug Store/Redwood Plaza, 70,000+/- “Essential Business” Anchored Center, North East Santa Rosa

### G.L.A.

14,500+/- sf portion of 70,000+/- sf center

### PARKING

328+/- spaces on-site/total 1/230+/- psf - Center Average

\* Directory/multi-tenant monument signage available fronting Mendocino Avenue for this Space

### DESCRIPTION OF SITE

The shopping center is adjacent to the 100 acre campus of Santa Rosa Junior College student housing and next to Community Market (2nd largest accredited J.R. College in U.S.- Avg. Age 28 years). The location features very high traffic and pedestrian traffic in a densely populated residential and central business district area. The retail center is well positioned and across from the O'Reilly's Auto Parts, Safeway Marketplace. Within two (2) blocks, area businesses include: CVS Pharmacy, Auto Zone, Steele & Hops, Plato's Closet, Taco Bell, Burger King, McDonalds, Exchange Bank, Chase Bank, and Leslie Pools. Safeway Marketplace Center across the street includes: AT&T, Starbucks's, Panda Express, Great Clips, UPS Center, Jamba Juice, H&R Block, AAA, Redwood Credit Union, and LA Weight Loss Center. Auto Zone is to open in Winter 2025.

## TRADE AREA INFORMATION

Population	+/- 120,000 / 3 miles - Trade area - 49,915 / 2 miles - Trade area
Junior College	+/- 35,000 day students / 21,000 night students (Average age 28 yrs. Old)
Traffic Count	+/- 59,000 cars per day at intersection (Mendocino Avenue x Steele Lane)
Average Income	+/- \$83,000 / annual average household income (1 mile)
Employment Base	+/- 58,000 daytime employees within 1.5 miles - Day-time trade area

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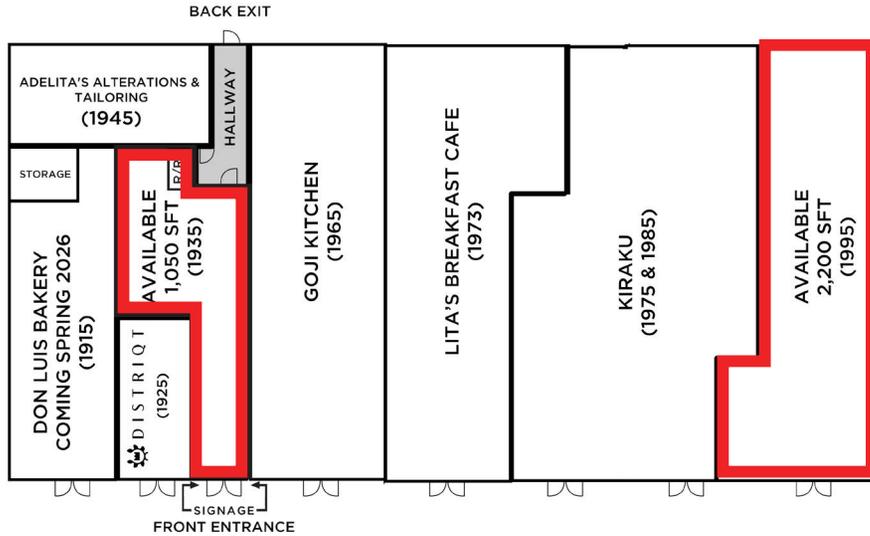


# SITE PLAN



REDWOOD PLAZA  
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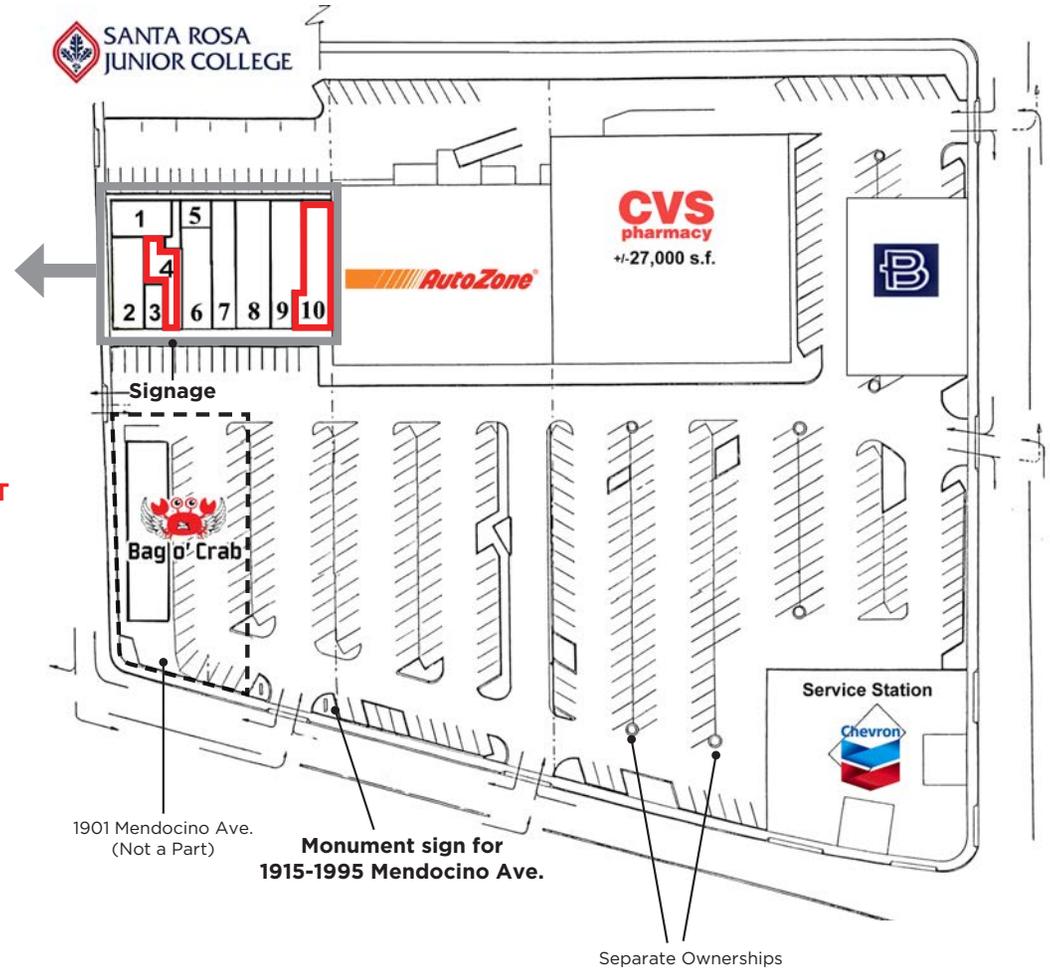
**CVS DRUG STORE &  
AUTO ZONE ANCHORED  
LOCATION FOR LEASE**



**↑  
SUBJECT**

**↑  
SUBJECT**

SUITE	TENANT
1945	ADELITA'S ALTERATIONS & TAILORING
1915	Don Luis Bakery Coming Soon
1925	Distriqt (Women's Apparel) - NEWLY OPEN
<b>1935</b>	<b>AVAILABLE (1,050+/- SF)</b>
1965	Goji Kitchen
1973	Lita's Breakfast Cafe
1975 & 1985	Kiraku Sushi & Raman
<b>1995</b>	<b>AVAILABLE (2,200+/- SF)</b>
1901	Bag O Crab Seafood Restaurant



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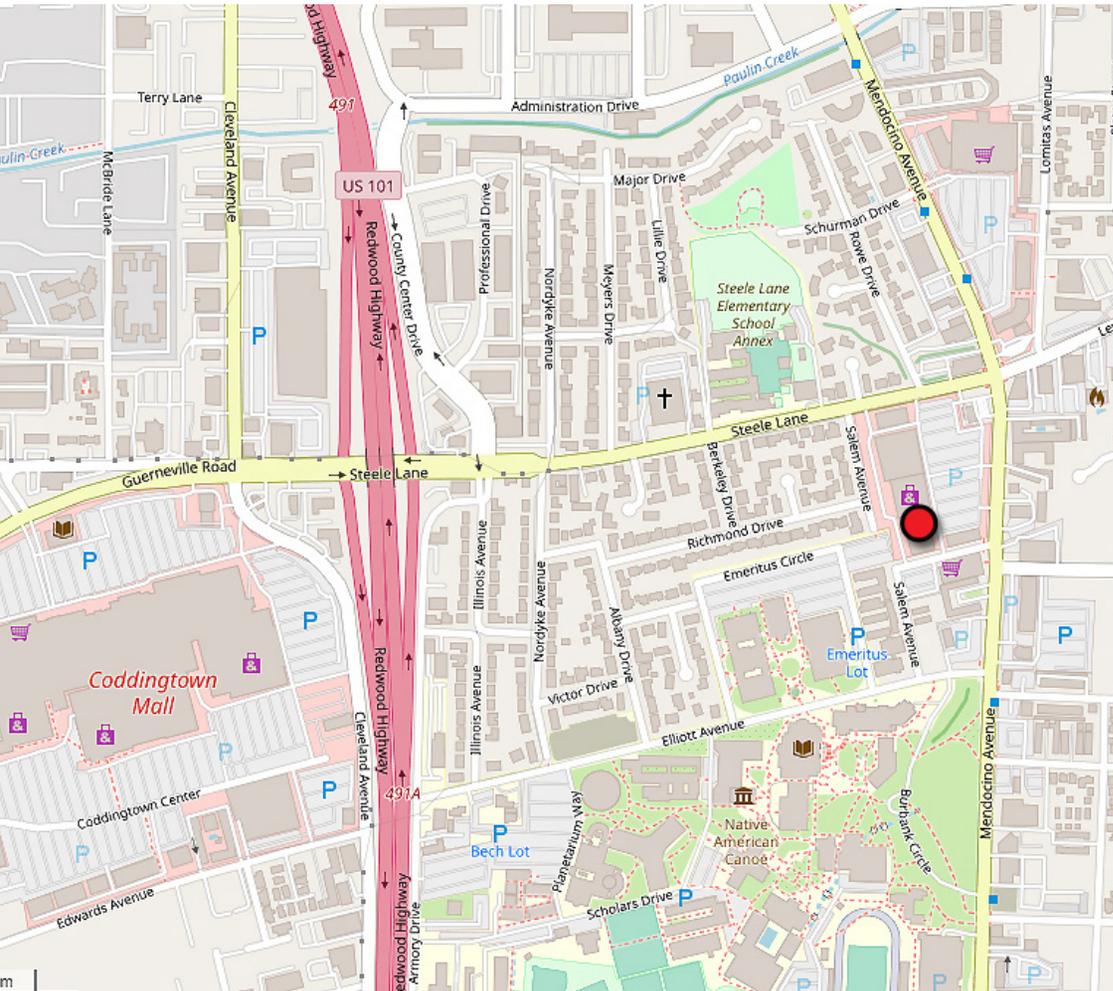
# PROPERTY DETAILS

## 1935 MENDOCINO AVE.



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SANTA ROSA, CA

**CVS DRUG STORE &  
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LOCATION FOR LEASE**



## FEATURES

**1935 MENDOCINO AVE.  
1,050+/- SF**

- Next to “Essential Business” Anchor Tenants
- Established Retail Center
- 70,000+/- sf CVS Drug Store Anchored Retail Center
- Across from Safeway Marketplace
- Over 57,000 Cars/Days at Intersection
- Street Monument Signage Available
- Surrounded by Significant Population Employment and Residential Base
- Next to Santa Rosa Junior College (32,000+/- Daytime Students & 22,000+/- Night Students)
- Abundant On-Site Parking
- Next to a 27,000+/- sf Big Lots and 8,000+/- Community Market

## LEASE RATE

\$1.85/psft/NNN

Plus CAM/NNN costs of \$.75/psft

## LEASE TERMS

New lease term available with options to extend at scheduled rent adjustments. The Landlord will maintain the roof and AC at no cost to tenant.

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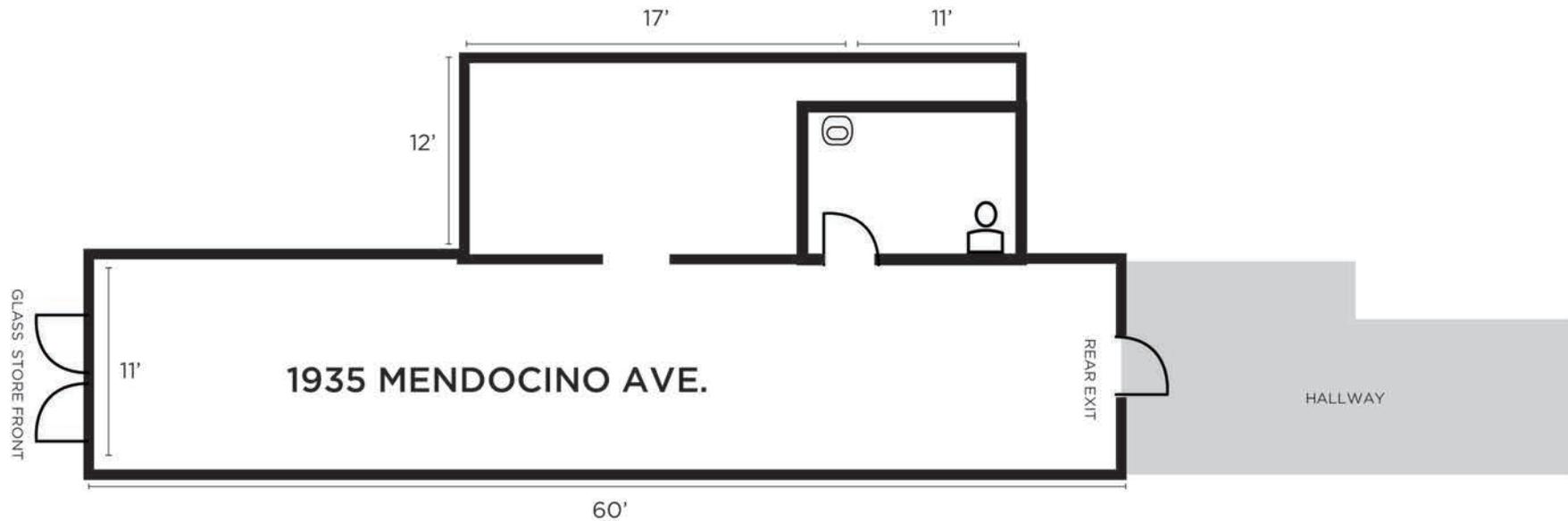
# FLOOR PLAN

1935 MENDOCINO AVE.



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# PROPERTY PHOTOS

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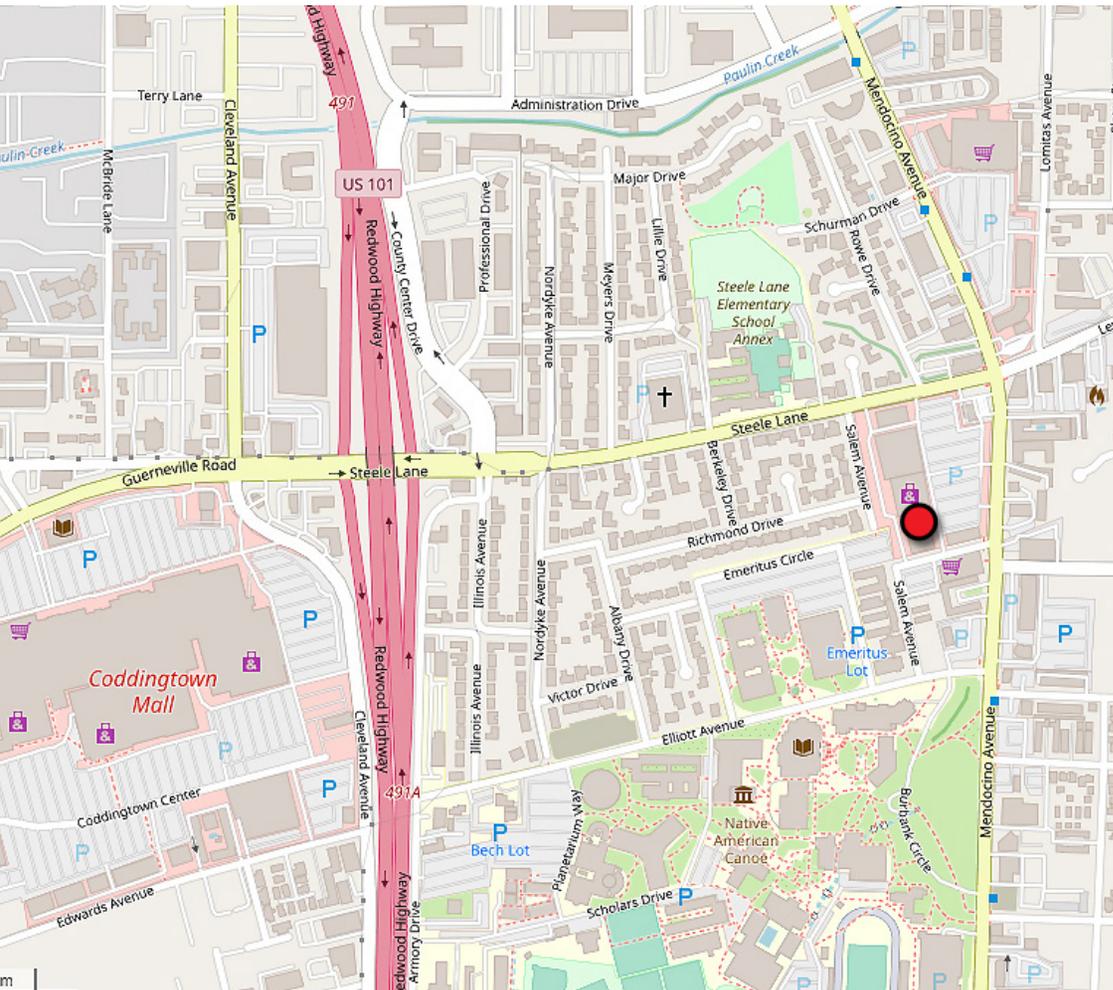
# PROPERTY DETAILS

## 1995 MENDOCINO AVE.



REDWOOD PLAZA  
1935 & 1995 MENDOCINO AVE.  
SANTA ROSA, CA

**CVS DRUG STORE &  
AUTO ZONE ANCHORED  
LOCATION FOR LEASE**



## FEATURES

**1995 MENDOCINO AVE.  
2,200+/- SQFT CO-ANCHOR POSITION**

- Next to “Essential Business” Anchor Tenants (Auto Zone, Paris Baguette deli and CVS)
- 70,000+/- sf CVS Drug Store Anchored Retail Center
- Across from Safeway Marketplace
- Over 57,000 Cars/Days at Intersection
- Street Monument Signage Available
- Surrounded by Significant Population Employment and Residential Base
- Next to Santa Rosa Junior College (32,000+/- Daytime Students & 22,000+/- Night Students)
- Abundant On-Site Parking
- Next to an 8,000+/- SF Community Market

## LEASE RATE

\$1.85/PSFT/NNN

Plus trash, water, and common utilities.

Plus CAM/NNN is \$.75/PSFT/NNN.

## LEASE TERMS

New lease term available with options to extend at scheduled rent adjustments. The Landlord will maintain the roof and AC at no cost to tenant.

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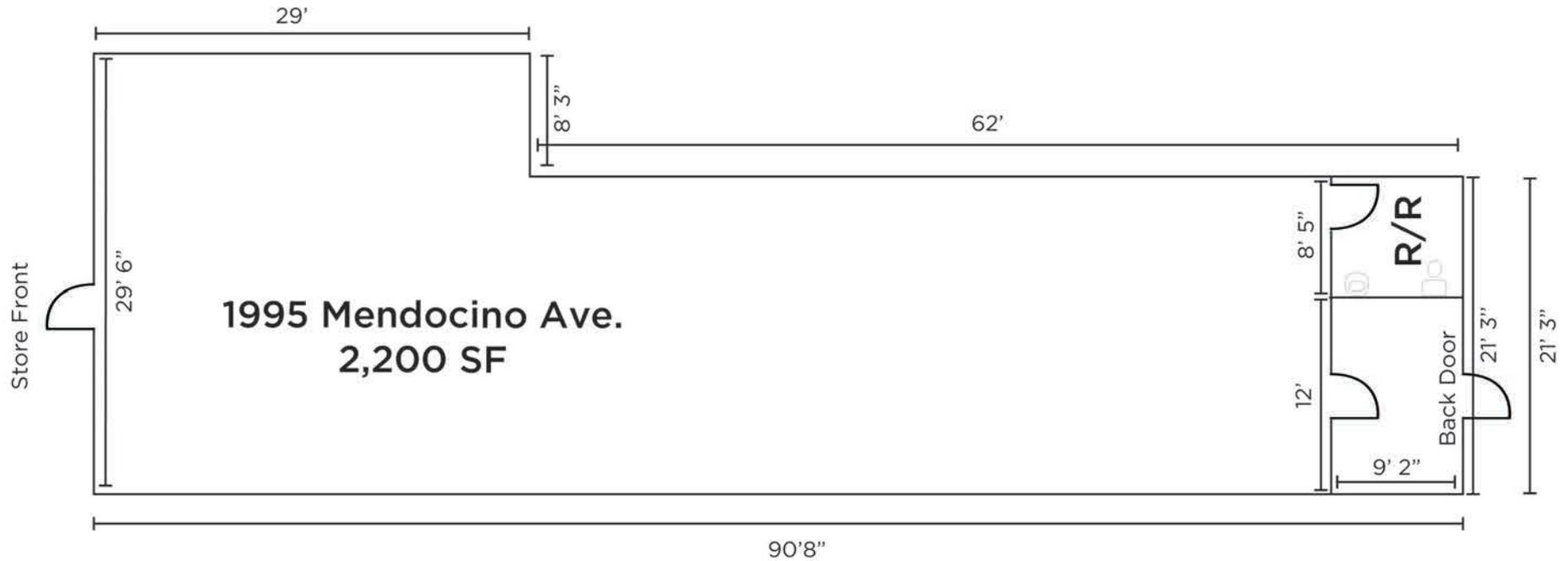
# FLOOR PLAN

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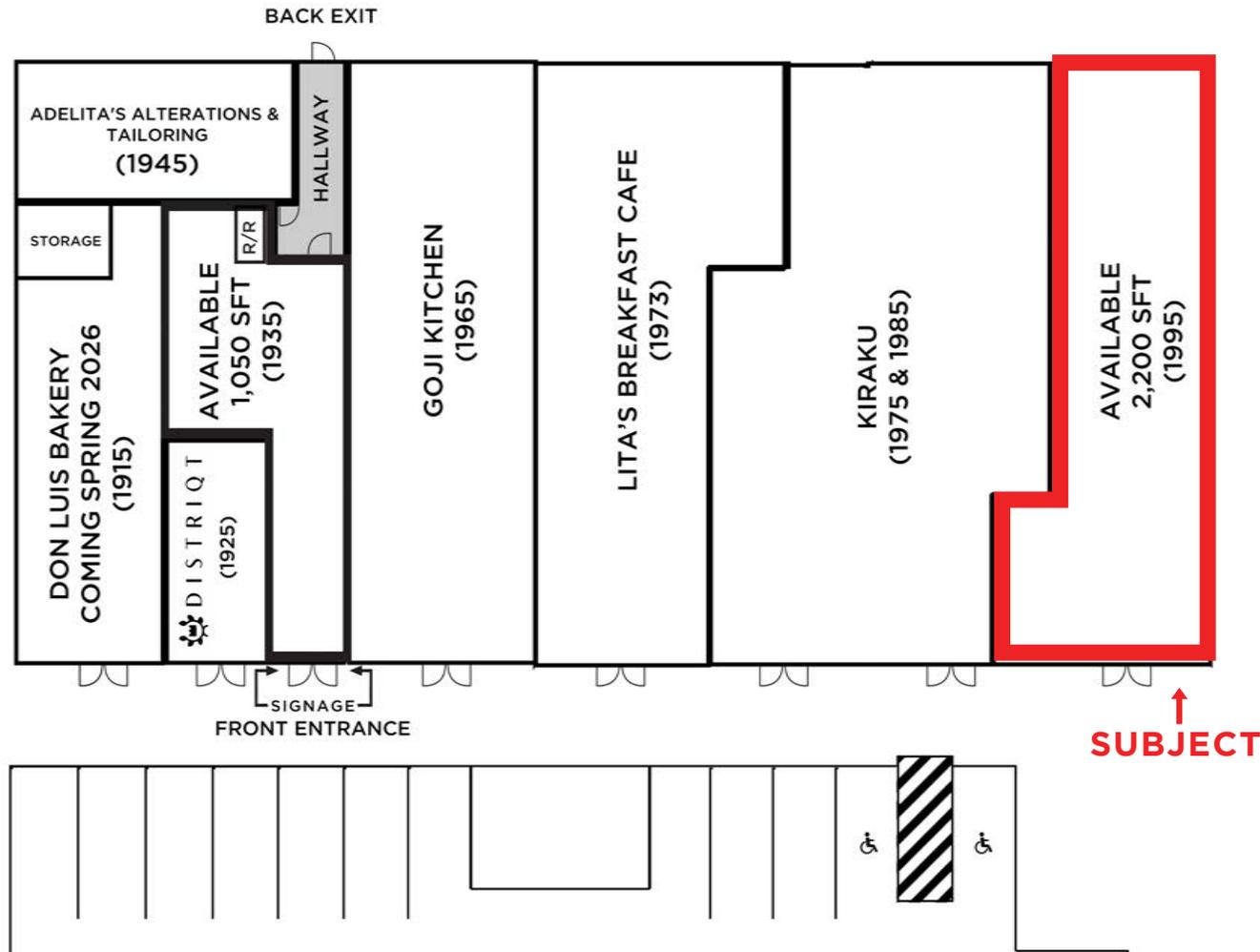


# SITE PLAN



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# RETAIL & FOOD SERVICE LEASE COMPS



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Address	City	Use Type	Size PSF	Lease Rate	Lease Type	Tenant	Lease Execution Date
1414 4th Street #102	Santa Rosa	Retail/Fitness	1,550	\$1.95	NN	Dynamic Fitness Supply	4/22/2021
1422 4th Street	Santa Rosa	Retail/Café	1,135	\$1.95	NNN	Dierk's Inc.	4/20/2021
315 D Street	Santa Rosa	Office	800	\$1.65	NNN	Nancy Ramos-Gonzales	3/17/2021
527 4th Street/CBD	Santa Rosa	Retail/Food	4,700	\$1.50	NNN	Warike Corporation	11/23/2020
1049 4th Street	Santa Rosa	Hair/Beauty	650	\$1.95	MG	Cindy Mills	10/3/2020
50 Santa Rosa Ave/CBD	Santa Rosa	Office/Banking	3,941	\$2.36	MFS	Bank of Marin	5/20/2020
1404 4th Street	Santa Rosa	Photo/Design	1,250	\$2.00	NN	Tamara Donohue Bella Photo & Design	4/5/2020
1414 4th Street #103	Santa Rosa	Retail	2,650	\$2.05	NN	Urban Garden & Home	9/1/2021
100 B Street/CBD	Santa Rosa	Office/Banking	2,976	\$1.85	MFS	Poppy Bank	4/27/2021
1404 4th Street	Santa Rosa	Retail	1,200	\$2.05	MG	One on One Fitness	6/1/2020
1925 Mendocino Avenue	Santa Rosa	Beauty	540	\$2.15	NNN	Hair & Fox	8/1/2021
1301-B Cleveland Avenue	Santa Rosa	Coffee/Retail	2,150	\$1.45	NNN	Land & Water Coffee Co.	1/1/2021
804 4th St.	Santa Rosa	Office	6,400	\$1.95	NNN	Birkshire Hathaway RE	2/2021
601 Mendocino Ave	Santa Rosa	Beauty care	2,450	\$1.85	NNN	Tattoo Salons	2/2022
1226 4th St.	Santa Rosa	Retail/ Dispensary	1,100	\$4.00	NNN	Dispensary	5/2022
1049 4th St	Santa Rosa	Retail/Beauty	1,100	\$1.95	MG	Health Beauty	2/2022

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# VICINITY AERIAL MAP



REDWOOD PLAZA  
1915 & 1995 MENDOCINO AVE.  
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CVS DRUG STORE AND  
BIG LOTS ANCHORED  
LOCATION FOR LEASE



Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

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