



Retail Space For Sublease

8125 HIGHWAY 116

COTATI, CA 94931



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8125 HIGHWAY 116

COTATI, CA 94931

RETAIL PROPERTY FOR SUBLEASE



PROPERTY DESCRIPTION

W Commercial presents a prime sublease offer for a 2,100 SF retail space at 8125 Highway 116, Cotati, CA. Located in a newly constructed strip center, this endcap unit provides ample parking and excellent visibility off Highway 116, near Hwy 101. Ideal for businesses aiming for prominence, it's next to the future Cotati Village Community and close to downtown and Sonoma State University. With Acre Pizza and Jane Dispensary as co-tenants, the location promises robust foot traffic in a growing retail hub.

OFFERING SUMMARY

Sublease Rate:	\$2.00 NNN
Available SF:	2,100 SF
Sublease Term:	Through July, 2026
Availability:	Now
Zoning:	CG
Parking:	6.8:1,000



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RETAIL PROPERTY FOR SUBLEASE



PROPERTY HIGHLIGHTS

- Parking Ratio: 6.8:1,000
- EV Charging Stations
- Newly Constructed Building (2022)
- General Commercial Zoning (CG)
- APN: 144-040-021
- Traffic Count: HWY 116 | 17,139 ADT
- Traffic Count: 101 FWY | 119,898 ADT
- End Cap Space
- APN: 144-040-021
- Nearby Housing Developments
- ADA Restroom
- Warm Vanilla Shell
- Sublease Term: Through July, 2026



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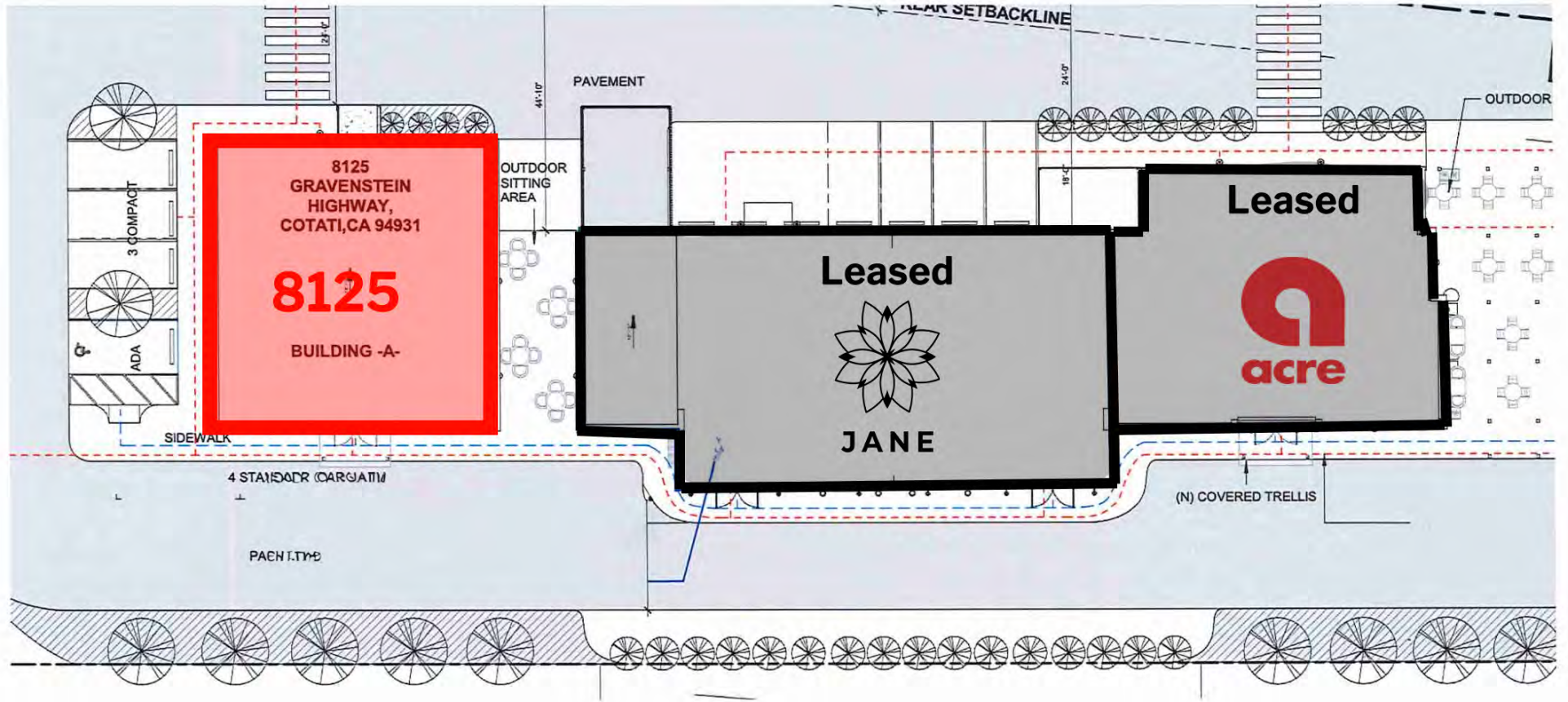
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SITE PLAN



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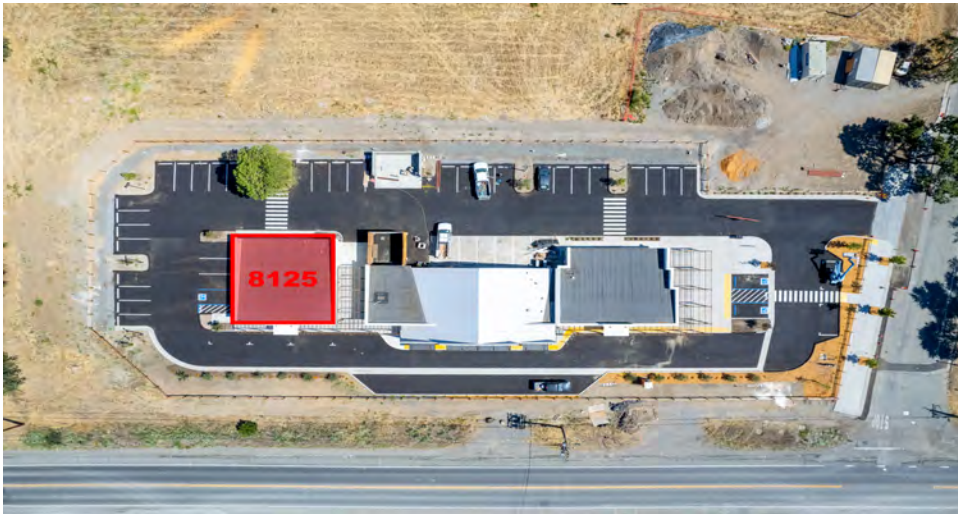
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COTATI VILLAGE DEVELOPMENTS



COTATI VILLAGE HOUSING DEVELOPMENTS

The Cotati Village housing development is a two-phase, community-focused project featuring a total of 303 rental units and integrated commercial spaces, designed to foster a vibrant and cohesive community atmosphere.



DESIGN DRAW BUILD
COTATI VILLAGE COMMUNITY
APRIL 22, 2022
COTATI, CA
DESIGN REVIEW APPLICATION



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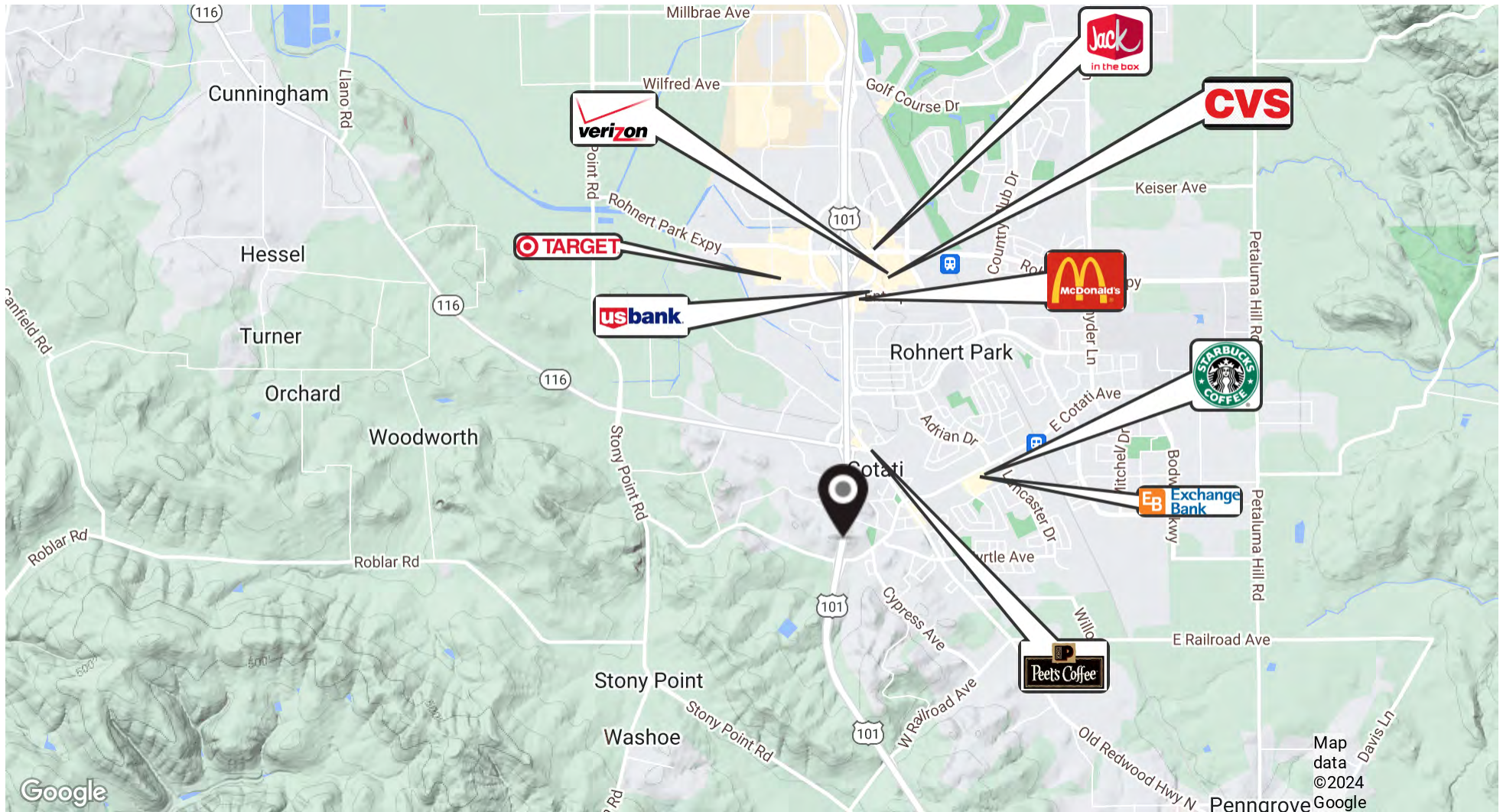
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LOCATION MAP



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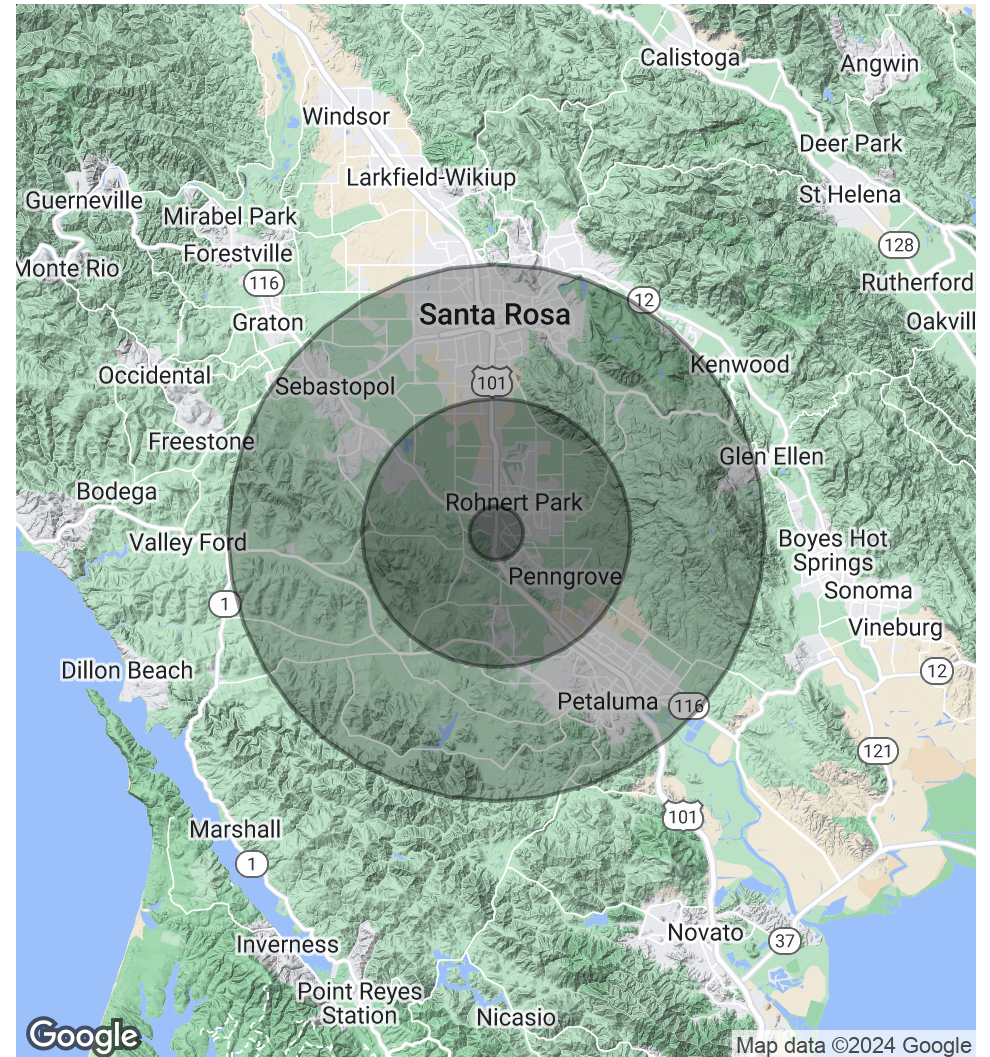
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DEMOGRAPHIC INFORMATION

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,938	69,635	304,697
Average Age	38.7	38.7	40.8
Average Age (Male)	37.8	38.7	39.5
Average Age (Female)	40.9	38.7	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,127	27,311	117,458
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$84,156	\$97,276	\$101,827
Average House Value	\$509,926	\$555,289	\$594,553

* Demographic data derived from 2020 ACS - US Census



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COTATI INFORMATION



COTATI, CALIFORNIA

Cotati, CA is a small city located in Sonoma County, California. The city has a thriving commercial real estate industry that supports the local economy. Cotati's commercial real estate market is diverse, with properties ranging from small retail spaces to large office buildings and warehouses.

One of the main factors driving the commercial real estate industry in Cotati is the city's strategic location. Cotati is situated in close proximity to major cities like San Francisco and Oakland, making it an attractive location for businesses looking to expand their operations in Northern California. Additionally, Cotati has a strong transportation infrastructure, with easy access to major highways and the Sonoma County Airport.

The retail sector is a significant component of Cotati's commercial real estate market. The city has several shopping centers and plazas that are home to national chain stores, local boutiques, and restaurants. These retail spaces provide essential goods and services to both the local community and visitors to the area. The office market in Cotati is also strong, with several professional and medical office buildings located throughout the city. These spaces cater to a range of industries, including healthcare, finance, and technology. The city's thriving business community and proximity to major urban centers make it an attractive location for companies looking to establish a presence in the region.

In addition to retail and office spaces, Cotati's commercial real estate market includes industrial and warehouse properties. The city has several industrial parks that are home to manufacturing and distribution companies, as well as logistics and transportation firms. These properties provide employment opportunities and support the local economy. Overall, Cotati's commercial real estate industry is an important contributor to the city's economy. The diverse mix of retail, office, and industrial spaces provides opportunities for businesses of all sizes and industries to establish and grow their operations in the region. With its strategic location and strong transportation infrastructure, Cotati is poised for continued growth and development in the years to come.



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OFFICE BUILDING FOR SALE

COTATI, CA 94931

ABOUT W COMMERCIAL REAL ESTATE



W COMMERCIAL REAL ESTATE

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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W COMMERCIAL DISCLAIMER



DISCLAIMER

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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 the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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