



# Retail, Office & Warehouse

4036 MONTGOMERY DRIVE, SANTA ROSA, CA 95405

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## PROPERTY DESCRIPTION

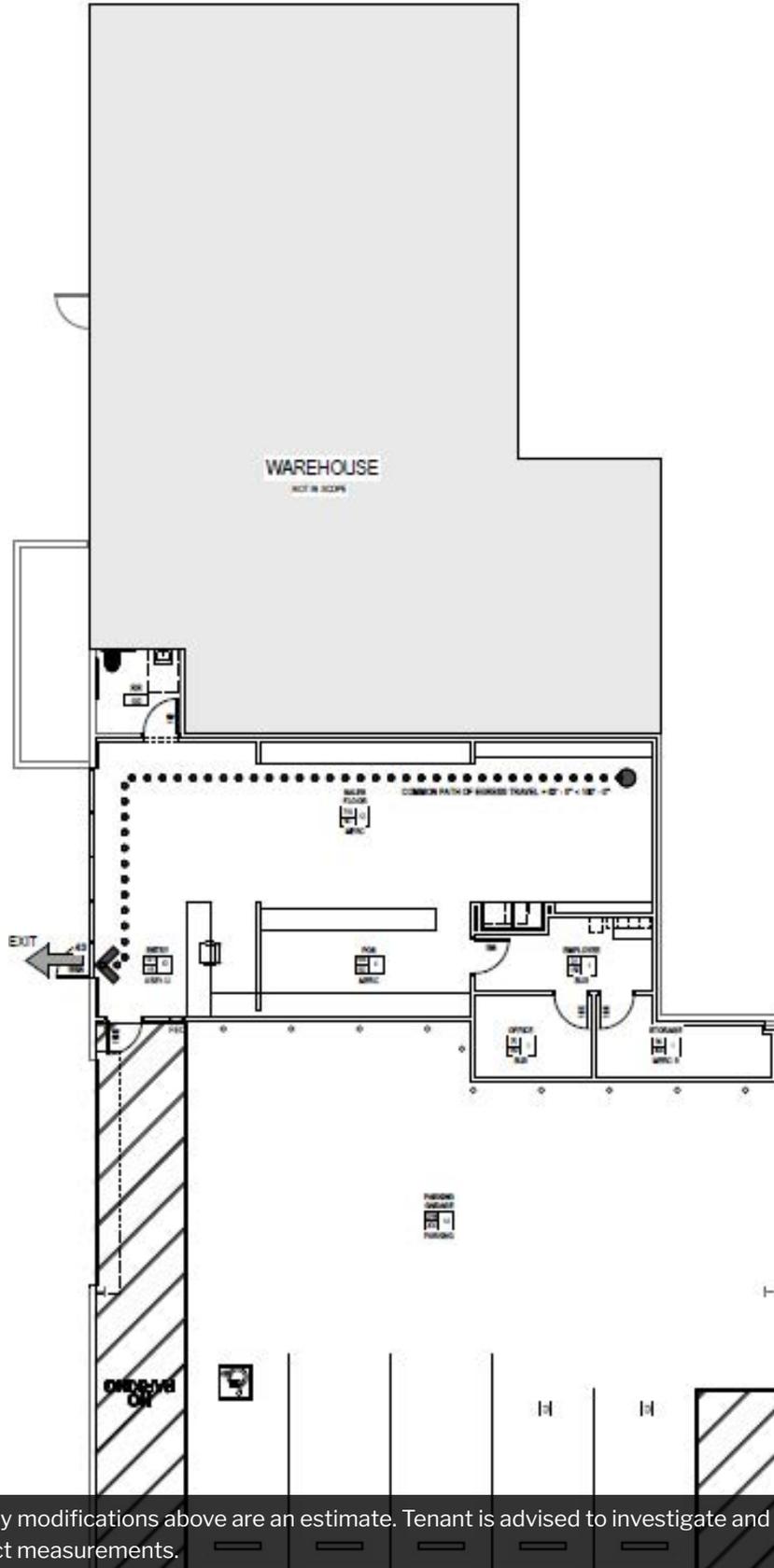
Exceptional retail, office, and warehouse leasing opportunity in a prime Santa Rosa location! This versatile property offers multiple spaces, ideal for a range of businesses. Featuring an approximately 2,800 square foot conditioned warehouse with an 11.5' roll-up door for loading. There's also a stylish, updated space that's approximately 1,200 square feet ideal for retail or office uses. Strategic placement along Montgomery Drive ensures high visibility and accessibility. Amazing location just a block from Spring Lake Park and close to Montgomery Village, with nearby access to Highway 12. Whether establishing a new venture or expanding an existing one, this property presents an unparalleled opportunity for success. Unleash your business's potential at 4036 Montgomery Drive!

## OFFERING SUMMARY

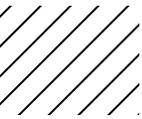
Lease Rate:	\$1.25 / SF / Month for entire 4,000 SF
Lease Rate:	\$2.00 / SF / Month for 1,200 SF retail/office
Lease Type:	Modified Gross
Available SF:	1,200 - 4,000 SF
Total Building Size:	10,172 SF
Lot Size:	0.44 Acres
APN:	013-284-012

# Floor Plan

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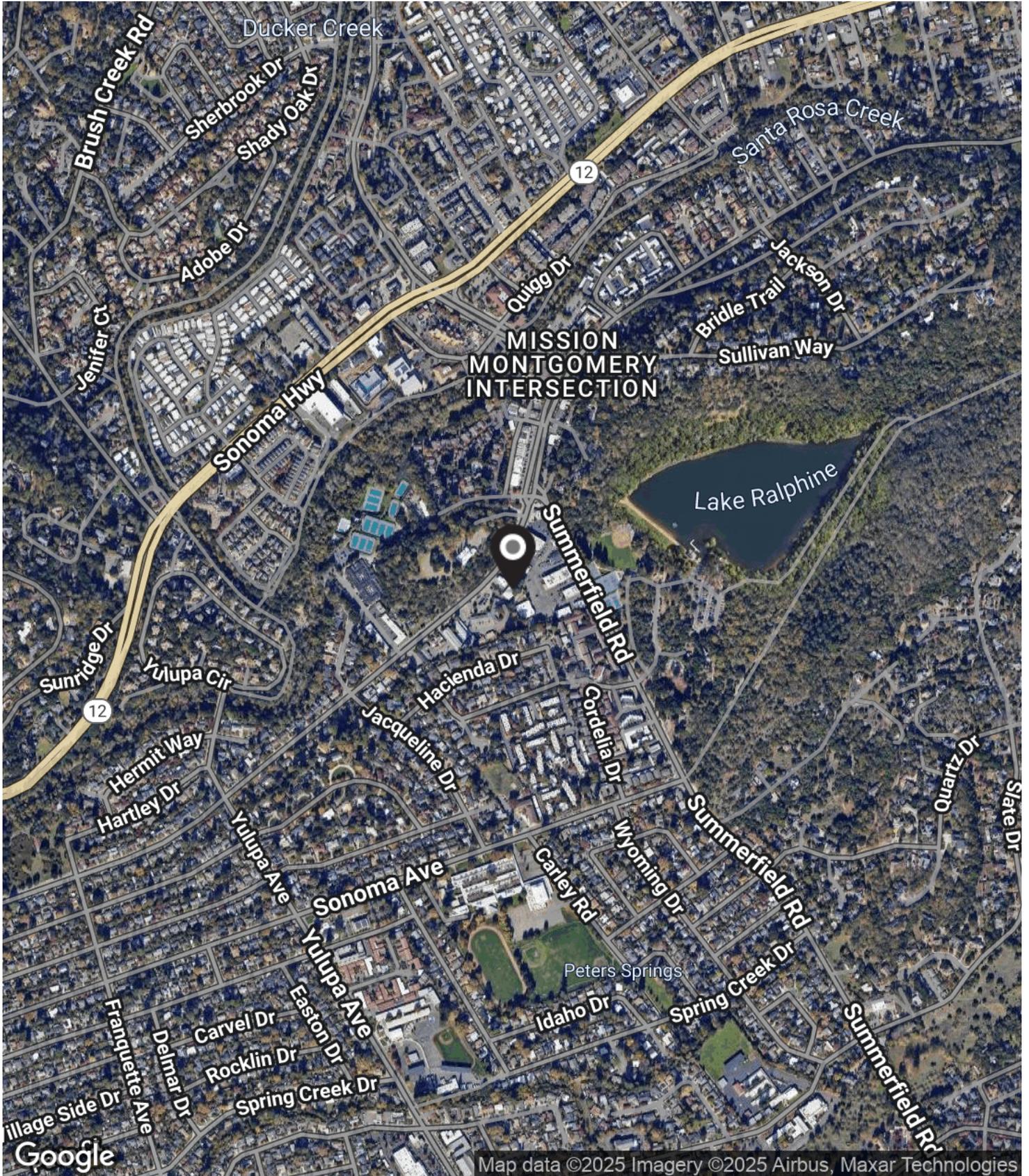


\* Floor Plan is not exact. Any modifications above are an estimate. Tenant is advised to investigate and obtain professional inspections to provide exact measurements.



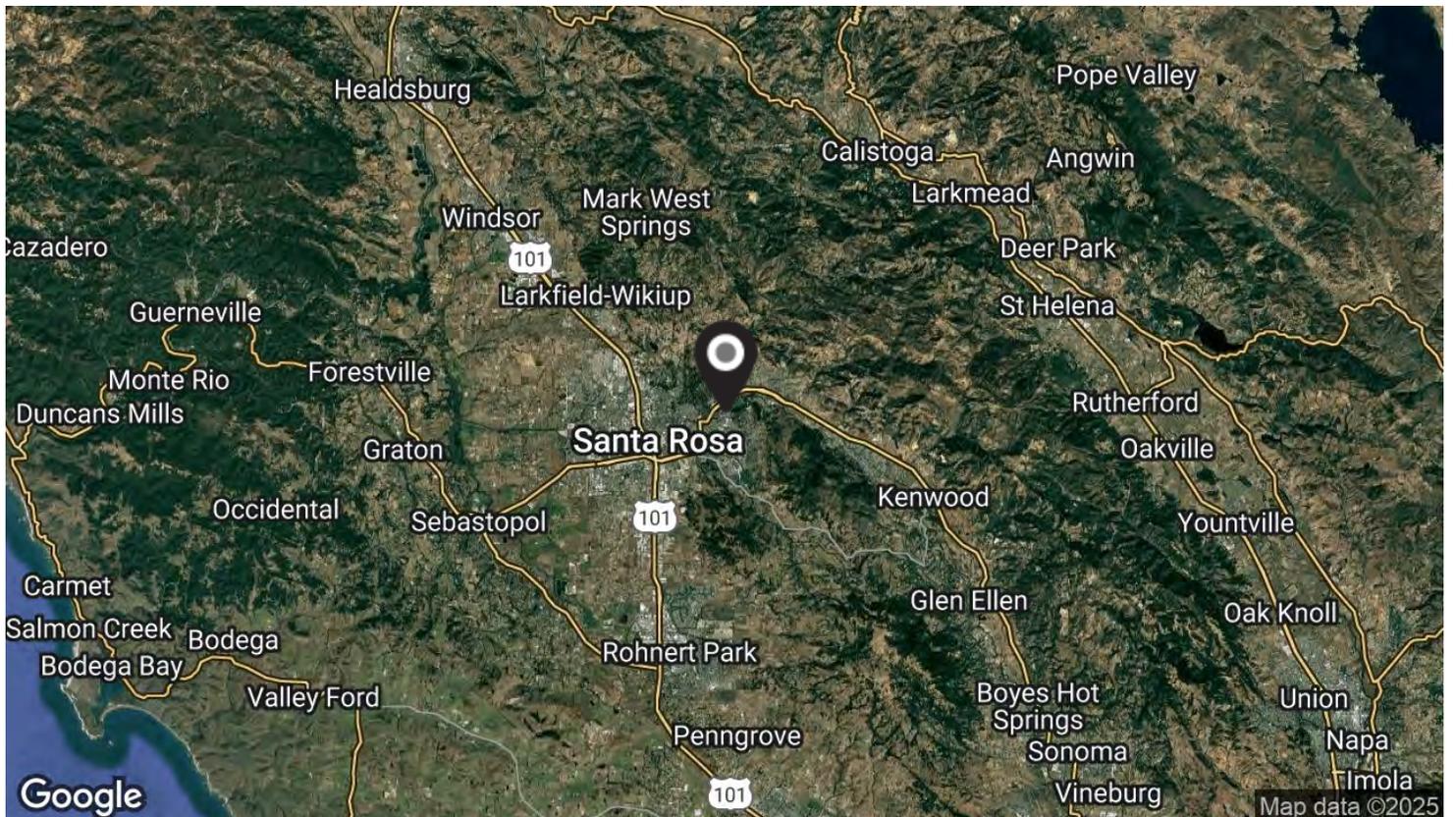
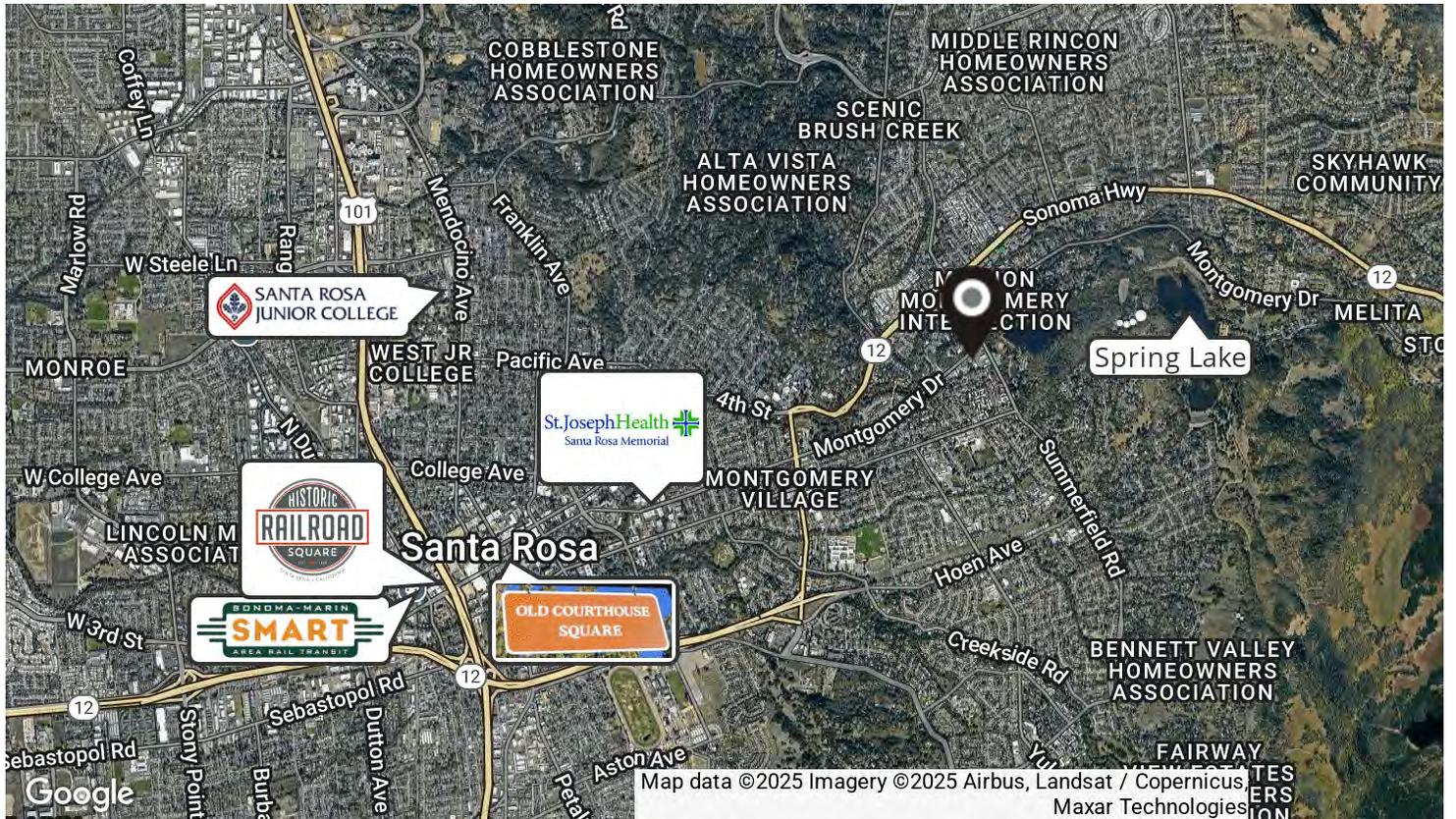
# Aerial Map

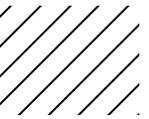
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# Location Map

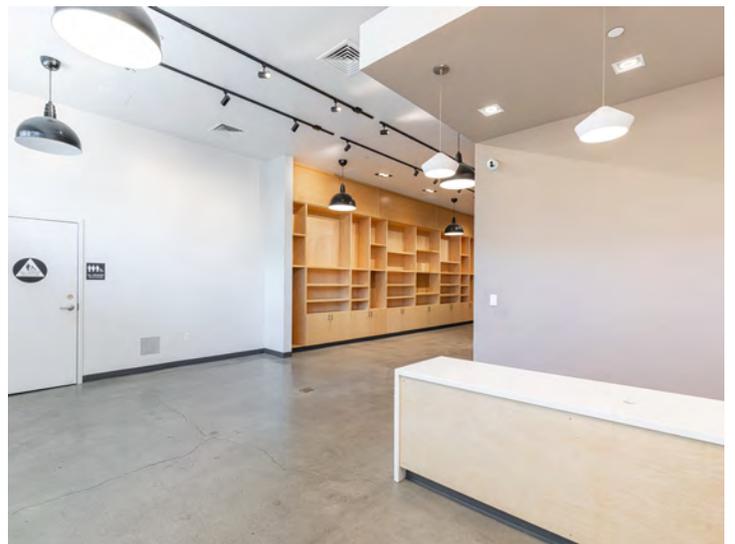
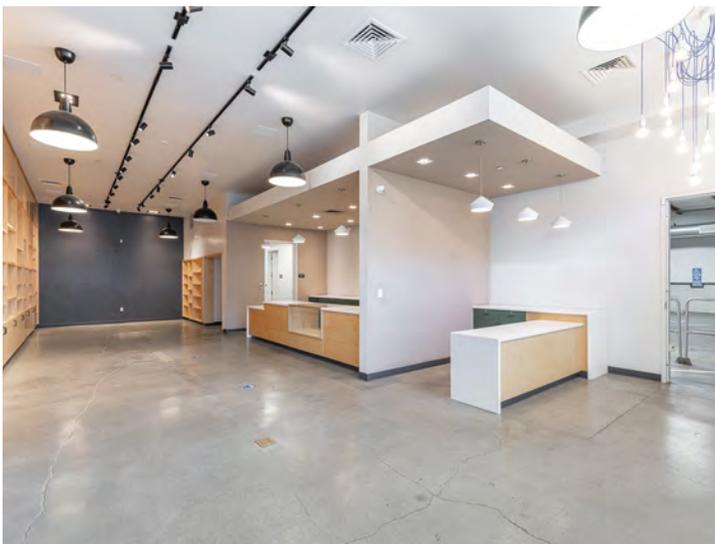
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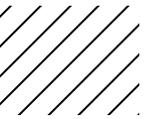




# Photos

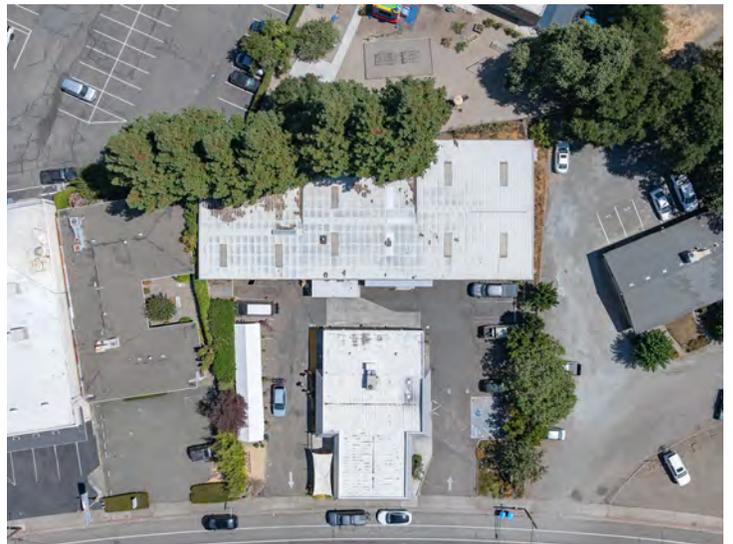
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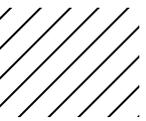




# Photos

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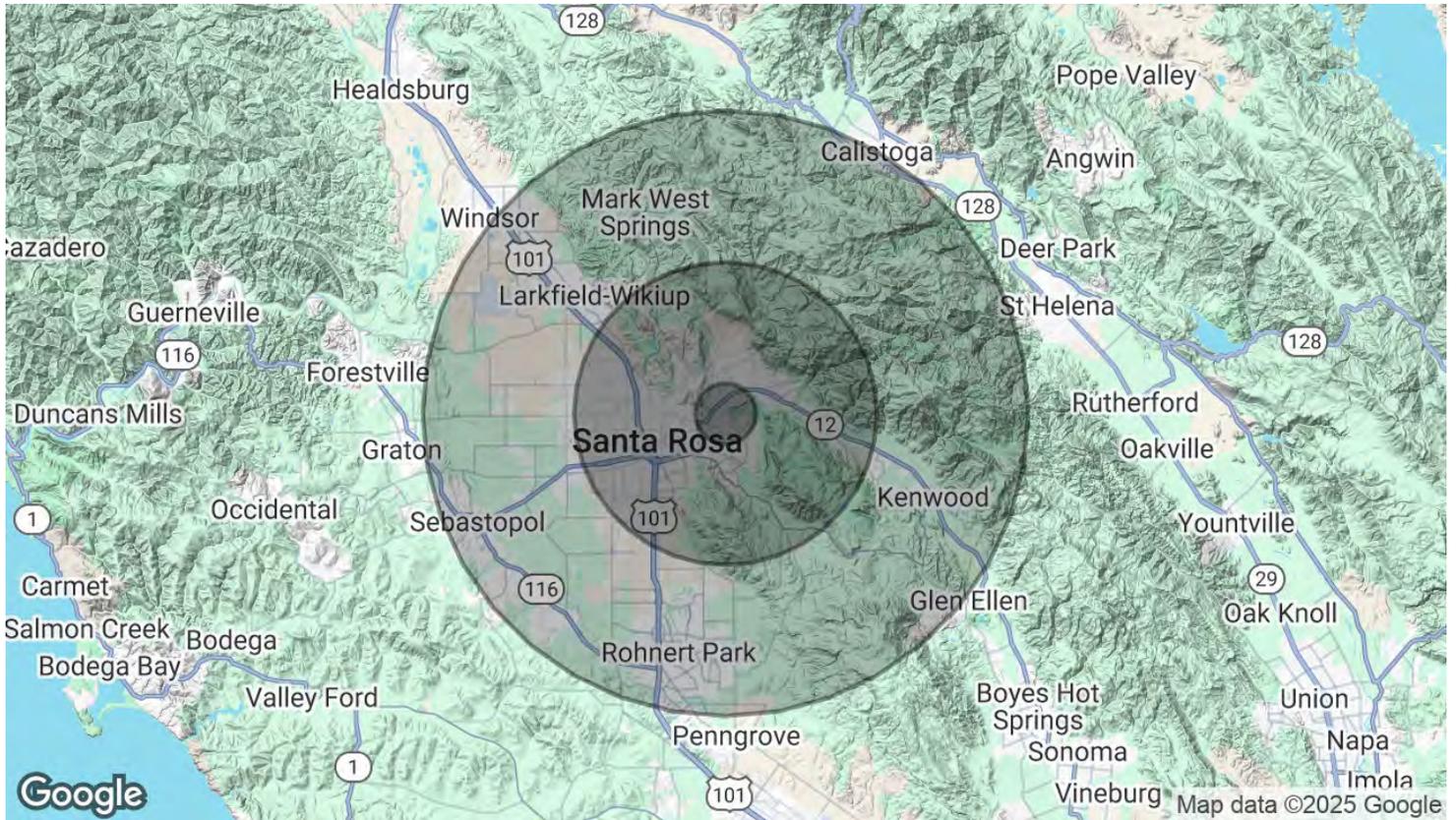
# Photos

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# Demographics Map & Report

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	13,973	166,442	303,817
Average Age	44	42	42
Average Age (Male)	42	41	41
Average Age (Female)	46	43	43

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,848	62,803	113,165
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$135,200	\$125,889	\$131,878
Average House Value	\$784,432	\$747,199	\$781,790

Demographics data derived from AlphaMap