



Keegan & Coppin
COMPANY, INC.

FOR LEASE

REDWOOD PLAZA
1935 MENDOCINO AVE.
SANTA ROSA, CA

CVS DRUG STORE AND AUTO ZONE
ANCHORED LOCATION AVAILABLE



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 MENDOCINO AVE.
SANTA ROSA, CA

CVS DRUG STORE & AUTO ZONE ANCHORED LOCATION FOR LEASE

RETAIL TYPE

1,050+/- SF in line next to Community Center anchored by CVS and Auto Zone (Spring 2026)

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, Bag O Crab Seafood, 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 Spring 2026. Next to Goji Kitchen, Lita’s Breakfast Cafe, Kiraku Sushi, Adelitas Alterations and soon to open Don Luis Craft Bakery.

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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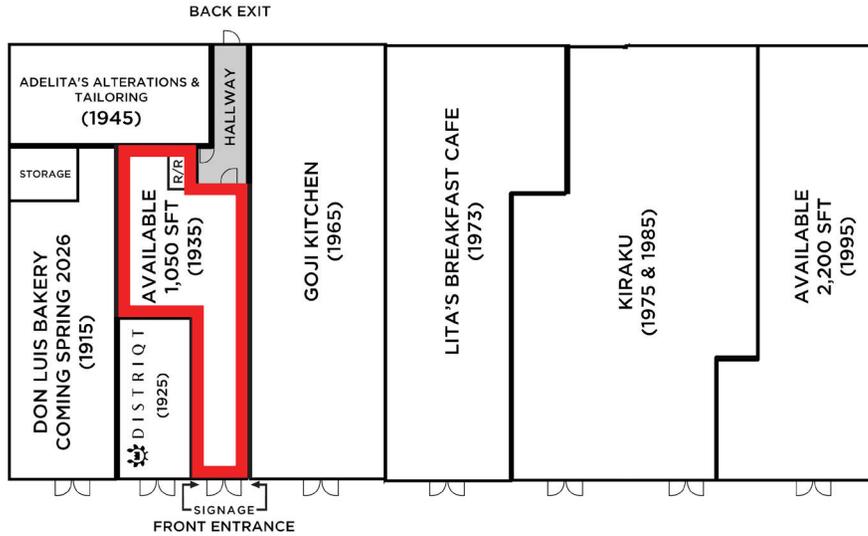


SITE PLAN



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SUBJECT

SUITE	TENANT
1945	ADELITA'S ALTERATIONS & TAILORING
1915	Don Luis Bakery Coming Spring 2026
1925	Distriqt (Women's Apparel) - NEWLY OPEN
1935	AVAILABLE (1,050+/- SF)
1965	Goji Kitchen
1973	Lita's Breakfast Cafe
1975 & 1985	Kiraku Sushi & Raman
1995	AVAILABLE (2,200+/- SF)
1901	Bag O Crab Seafood Restaurant



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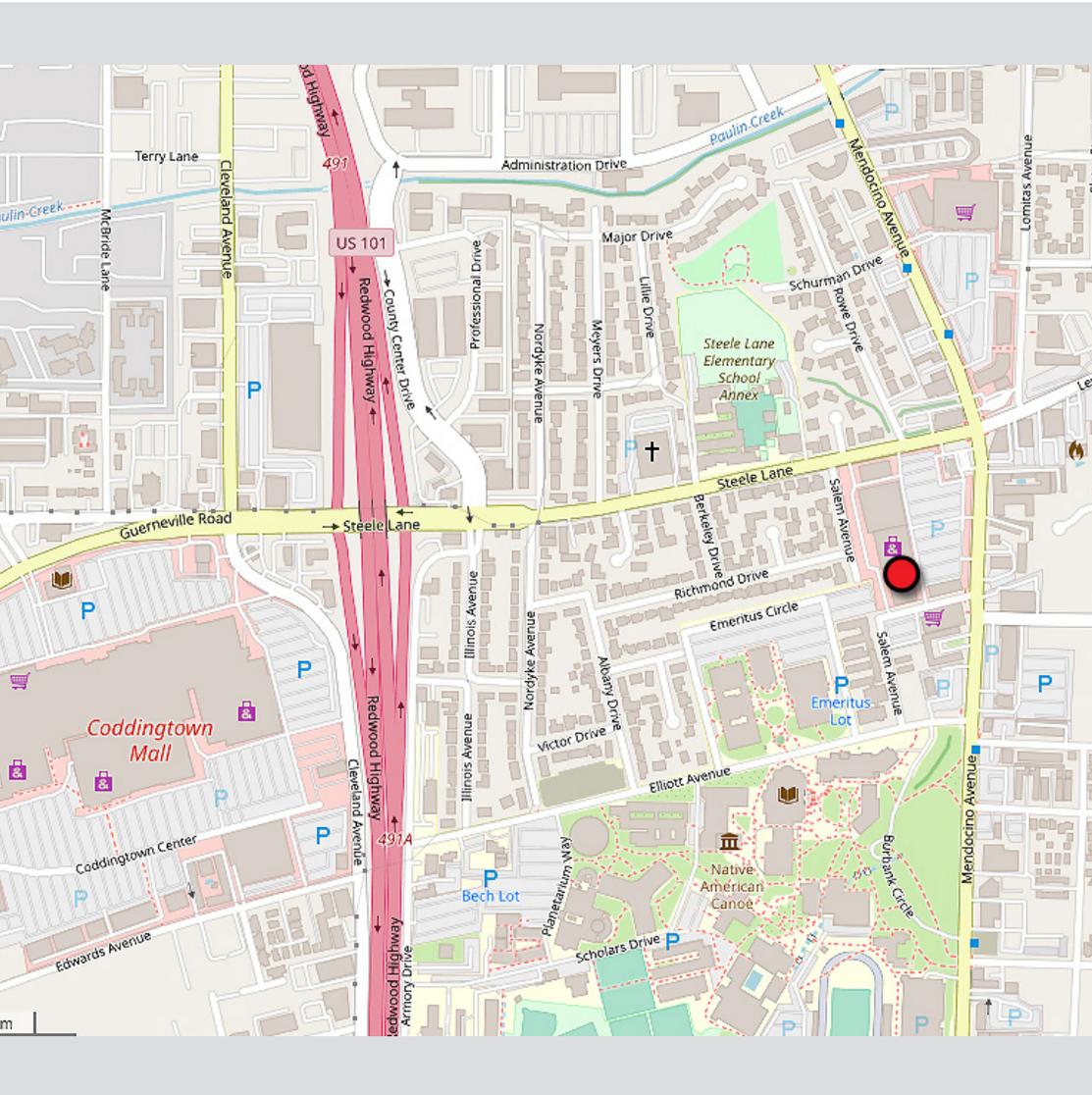
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FEATURES

**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

RADIUS (DRIVE TIMES)	5 MINS.	10 MINS.	20 MINS.
Trade Area Population	195,308	327,184	201,3106
Daytime Population	203,422	328,890	498,173
Average Income	\$87,016	\$92,012	\$6,615.85
Average Spent on Fitness & Health	\$5,748.40	\$6,172.30	\$6,615.85
Average Spent on Entertainment	\$3,305.41	\$3,508.59	\$3,746.03
Average Spent on Apparel	\$2,302.97	\$2,405.40	\$2,539.93

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FLOOR PLAN

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PROPERTY PHOTOS

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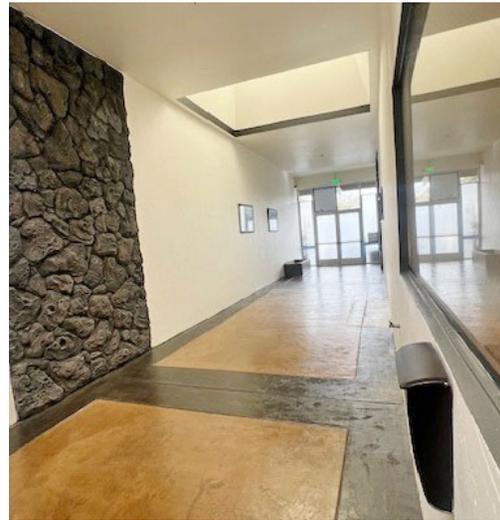
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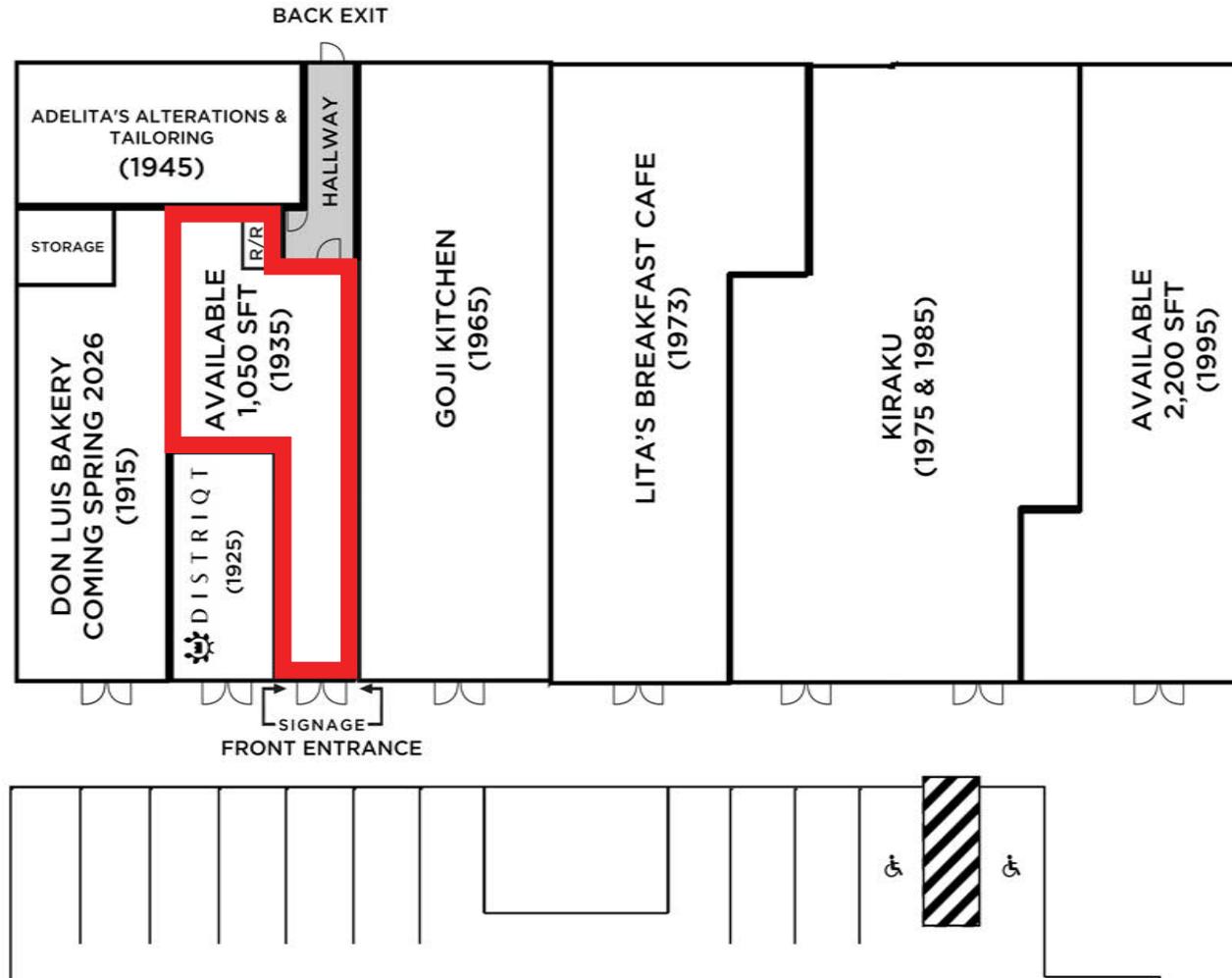


SITE PLAN



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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
19355 MENDOCINO AVE.
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CVS DRUG STORE AND
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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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