



Keegan & Coppin
COMPANY, INC.

FOR LEASE

470 ROHNERT PARK EXPY W.
ROHNERT PARK, CA

7,000 SF END CAP RETAIL BUILDING
(PLUS 3,800 SF MEZZANINE)

**YOUR NAME
HERE**

Go beyond broker.

PRESENTED BY:

TOM LAUGERO, PARTNER
LIC # 00473264 (707) 528-1400, EXT. 251
TLAUGERO@KEEGANCOPPIN.COM

DAVE PETERSON, SENIOR PARTNER
LIC # 01280039 (707) 528-1400, EXT. 210
DPETERSON@KEEGANCOPPIN.COM



PROPERTY DETAILS



470 ROHNERT PARK EXPY WEST
ROHNERT PARK, CA

**RETAIL BUILDING
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- 7,000+/- SF End cap retail building
- 3,800+/- SF Mezzanine (no charge)
- Located in the heart of 800,000 SF of national and regional retail hub
- Immediate area includes FoodMax, Target, Granite Expo, Office Depot, Dollar Tree, Costco, Ashley Furniture, Good Will, Petsmart, AT&T, Starbucks, and FedEx
- New pickle ball/health club across the street (under construction)
- Excellent demographics
- High traffic/High identity

LEASE TERMS

Rate

Contact Agents



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
 LIC # 00473264 (707) 528-1400, EXT. 251
 TLAUGERO@KEEGANCOPPIN.COM

DAVE PETERSON, SENIOR PARTNER
KEEGAN & COPPIN CO., INC.
 LIC # 01280039 (707) 528-1400, EXT. 210
 DPETERSON@KEEGANCOPPIN.COM



AREA DESCRIPTION



470 ROHNERT PARK EXPY WEST
ROHNERT PARK, CA

RETAIL BUILDING FOR LEASE

DESCRIPTION OF AREA

The area is already well-served by retail, restaurants, service providers. There's Expressway Marketplace nearby with anchors like FoodMaxx, PetSmart. Because of the intersection, the high visibility location helps with signage.

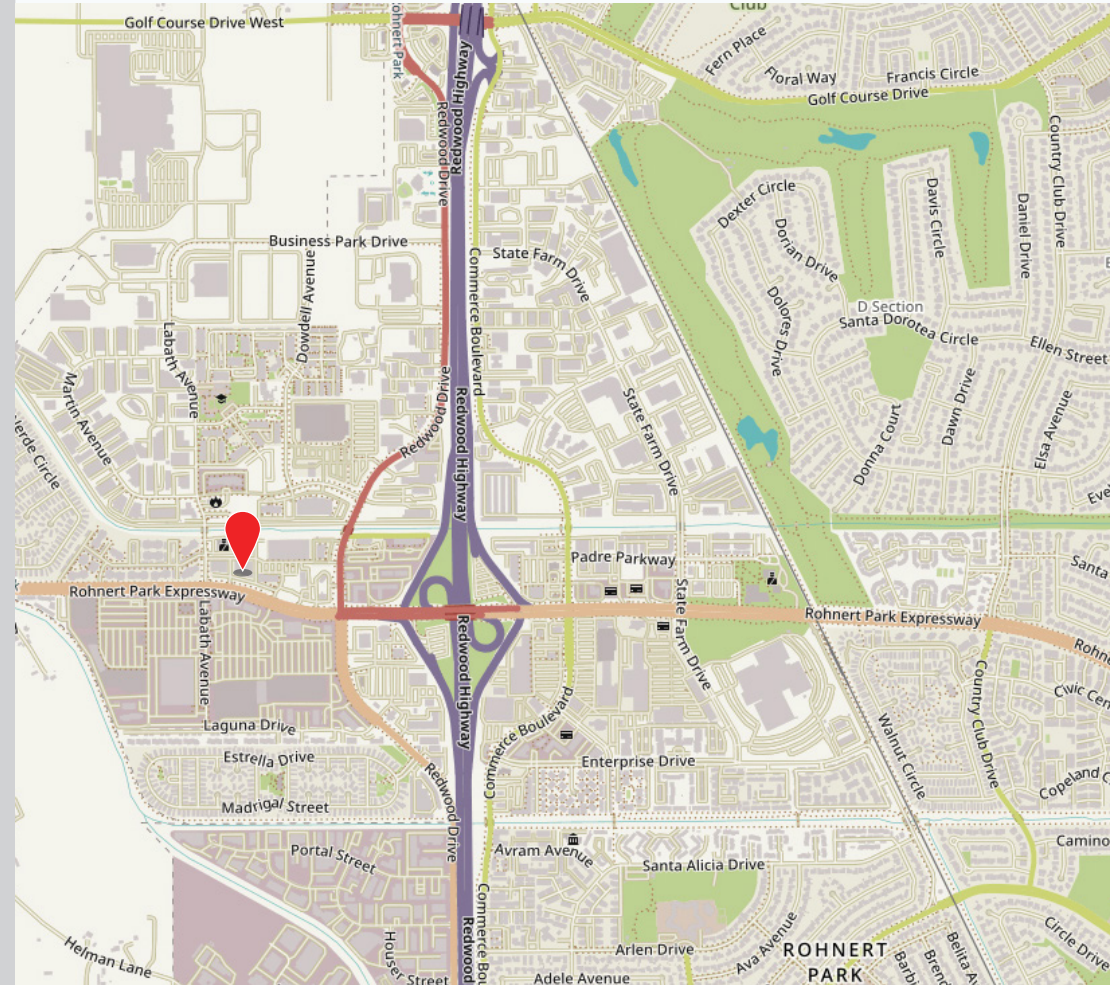
NEARBY AMENITIES

- Sonoma State University nearby
- Graton Resort & Casino is less than a mile away
- Dense residential neighborhoods feeding the commercial strip

TRANSPORTATION ACCESS

- Sonoma County Transit runs several local routes in Rohnert Park & Cotati
- Nearby access to Highway 101

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,901	58,287	94,438
Avg. HH Income	85,886	110,718	108,912
Avg. Age	37.5	39.9	39.3



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT. 251
TLAUGERO@KEEGANCOPPIN.COM

DAVE PETERSON, SENIOR PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01280039 (707) 528-1400, EXT. 210
DPETERSON@KEEGANCOPPIN.COM

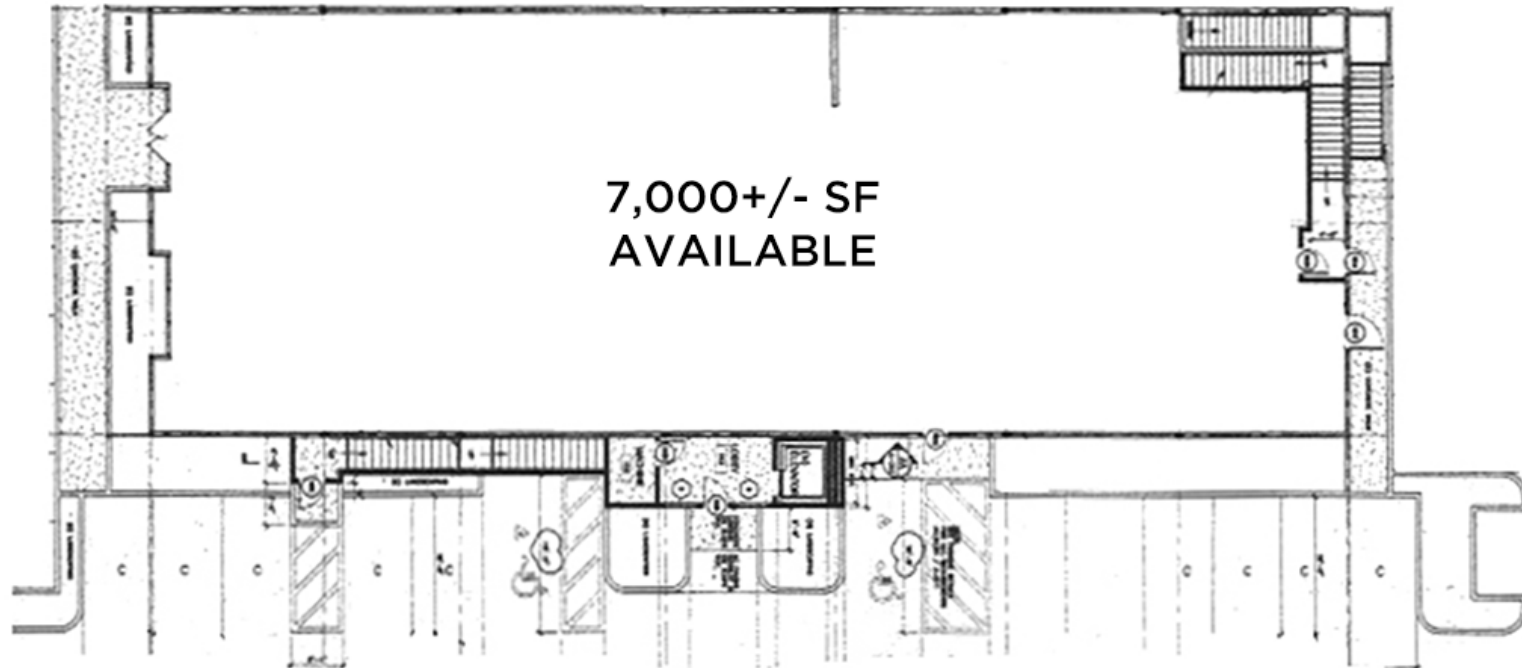


FLOOR PLAN



470 ROHNERT PARK EXPY WEST
ROHNERT PARK, CA

**RETAIL BUILDING
FOR LEASE**



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT. 251
TLAUGERO@KEEGANCOPPIN.COM

DAVE PETERSON, SENIOR PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01280039 (707) 528-1400, EXT. 210
DPETERSON@KEEGANCOPPIN.COM



PROPERTY PHOTOS



470 ROHNERT PARK EXPY WEST
ROHNERT PARK, CA

**RETAIL BUILDING
FOR LEASE**



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT. 251
TLAUGERO@KEEGANCOPPIN.COM

DAVE PETERSON, SENIOR PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01280039 (707) 528-1400, EXT. 210
DPETERSON@KEEGANCOPPIN.COM



LOCATION MAP



470 ROHNERT PARK EXPY WEST
ROHNERT PARK, CA

**RETAIL BUILDING
FOR LEASE**



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

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.

REPRESENTED BY:

TOM LAUGERO, PARTNER
LIC # 00473264 (707) 528-1400, EXT. 251
TLAUGERO@KEEGANCOPPIN.COM

DAVE PETERSON, SENIOR PARTNER
LIC # 01280039 (707) 528-1400, EXT. 210
DPETERSON@KEEGANCOPPIN.COM