



Keegan & Coppin
COMPANY, INC.

FOR LEASE

217 ROBERTS AVENUE
@ WEST 3RD STREET
SANTA ROSA, CA

**DOWNTOWN COMMERCIAL
BUILDING**

YOUR NAME HERE

RHONDA DERINGER
PARTNER
LIC # 01206401
(707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM

NAI Northgate

CHRIS SANTANA
PRESIDENT | CFO
LIC # 01868378 DRE: # 01910787
(925) 203-1106
CHRIS.SANTANA@NGCIP.COM

PRESENTED BY:

Go beyond broker.



PROPERTY DETAILS



217 ROBERTS AVENUE
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PROPERTY INFORMATION

HIGHLIGHTS

- 7,700+/- SF Commercial Building Space
- Floor plan includes: Showroom area - conditioned space with offices, shop areas with high ceilings-insulated and heater, 3 roll-up doors, skylights, and clean room
- High ceilings and 3 roll-up doors - Showroom area with drop ceiling-conditioned space
- Previously occupied by Kelly Moore Paints store with \$3.4M in sales (2022)
- 1.26+/- Acre lot/54,886+/- SF
- Just off Hwy 12 & Hwy 101 - Easy access
- Near Railroad Square with hotels, restaurants & shops
- Centrally located serving greater Santa Rosa

Parking

On-site - Large parking lot

Zoning

MMU - Maker Mixed Use in the Commercial District

LEASE TERMS

Rate

\$0.85 PSF (NNN \$0.15 PSF)



DESCRIPTION OF LOCATION

Prime Downtown Santa Rosa location just blocks from Railroad Square. Immediate access to both Highway 12 and Highway 101. Adjacent to future downtown station area development project as well as existing downtown amenities including restaurants, coffee, and retail shopping. MMU (Maker Mixed Use) zoning allows for a variety of uses.

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AREA DESCRIPTION



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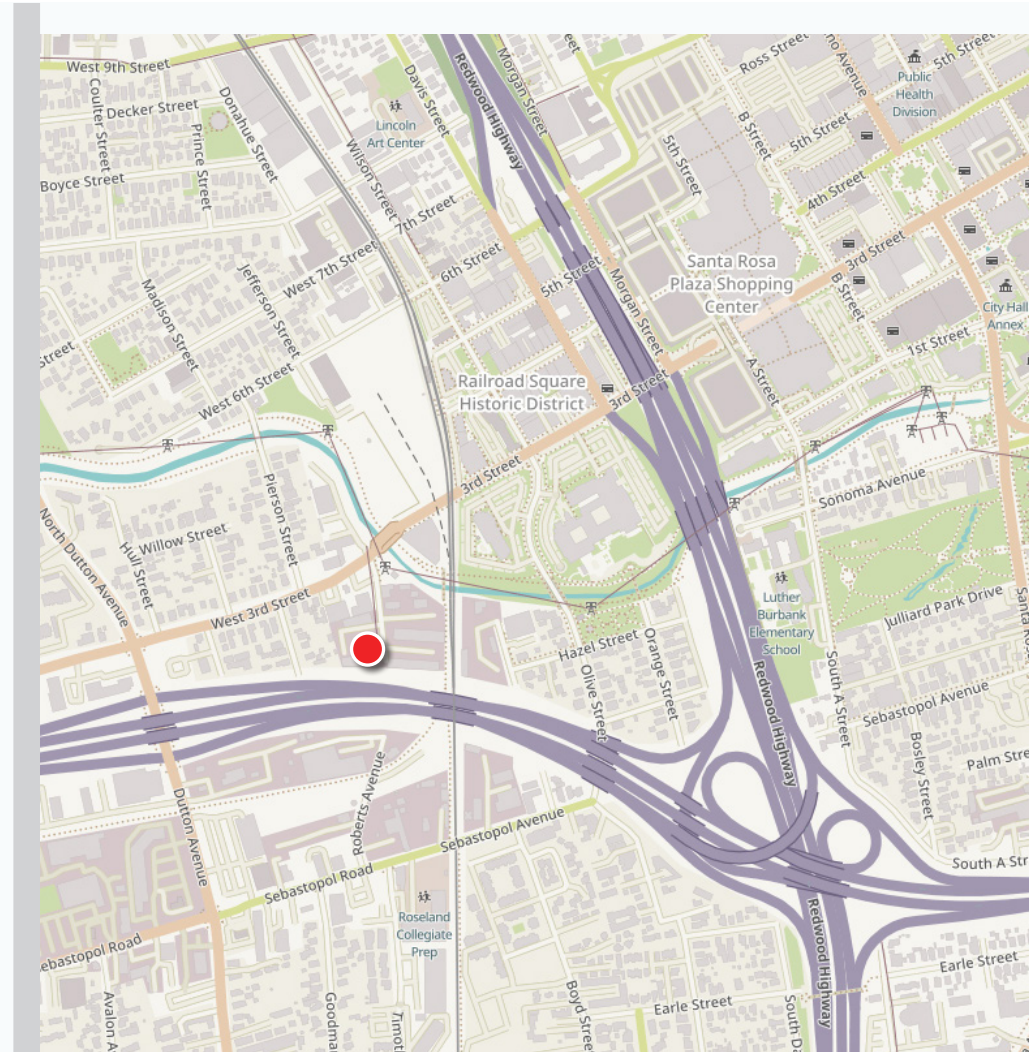
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DESCRIPTION OF AREA

- Santa Rosa, the hub of economic activity in northern California's wine country, welcomes artists of all ages, as well as young people, retirees, professionals and those especially interested in wine and high-tech manufacturing.
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- Approximately 55 miles north of San Francisco, Santa Rosa offers a metropolitan wine country lifestyle experience, with gourmet restaurants and high-end shops.
- The region is home to about 500,000 residents, many of whom work in unincorporated rural areas or small towns north, east and west of the city.
- Institutions of higher education draw college students to the area. Santa Rosa's relaxed lifestyle and easy access to senior medical care attracts many retirees.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	24,751	192,669	322,354
Est. Avg. HH Income	\$81,228	\$107,963	\$113,019

TRAFFIC COUNTS	
State Route 12	83K/Day
West Third St.	11K/Day
Dutton Ave.	26K/Day



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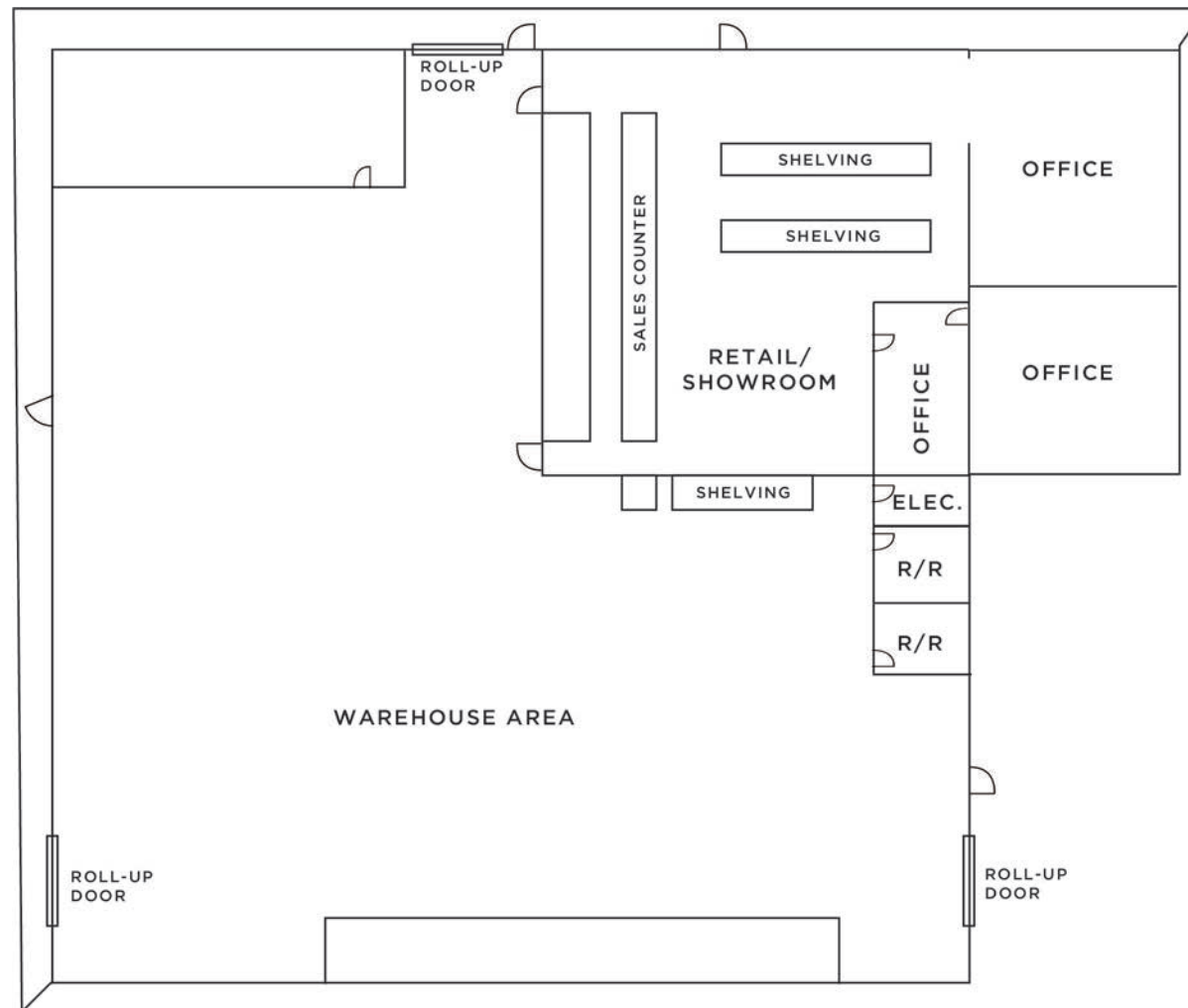


FLOOR PLAN



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VICINITY AERIAL



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PROPERTY PHOTOS



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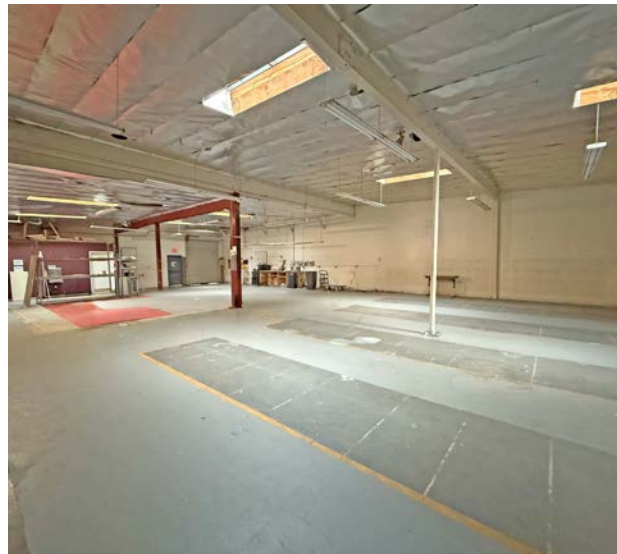
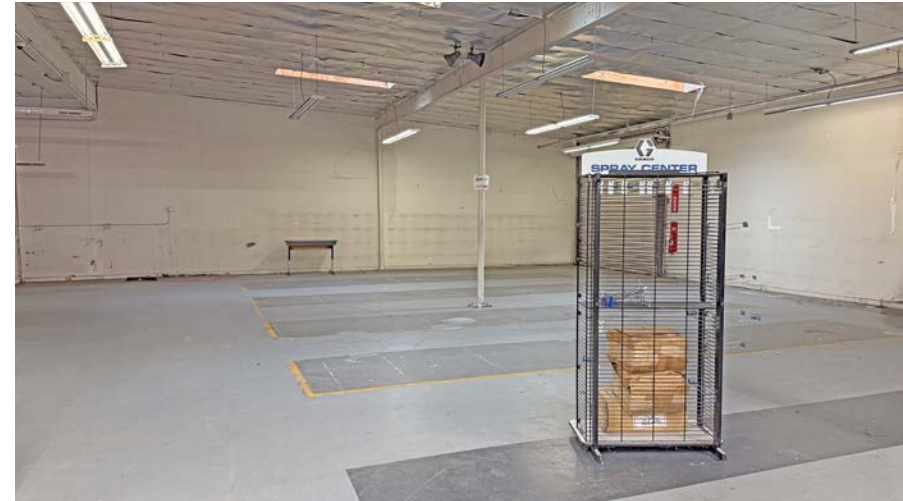


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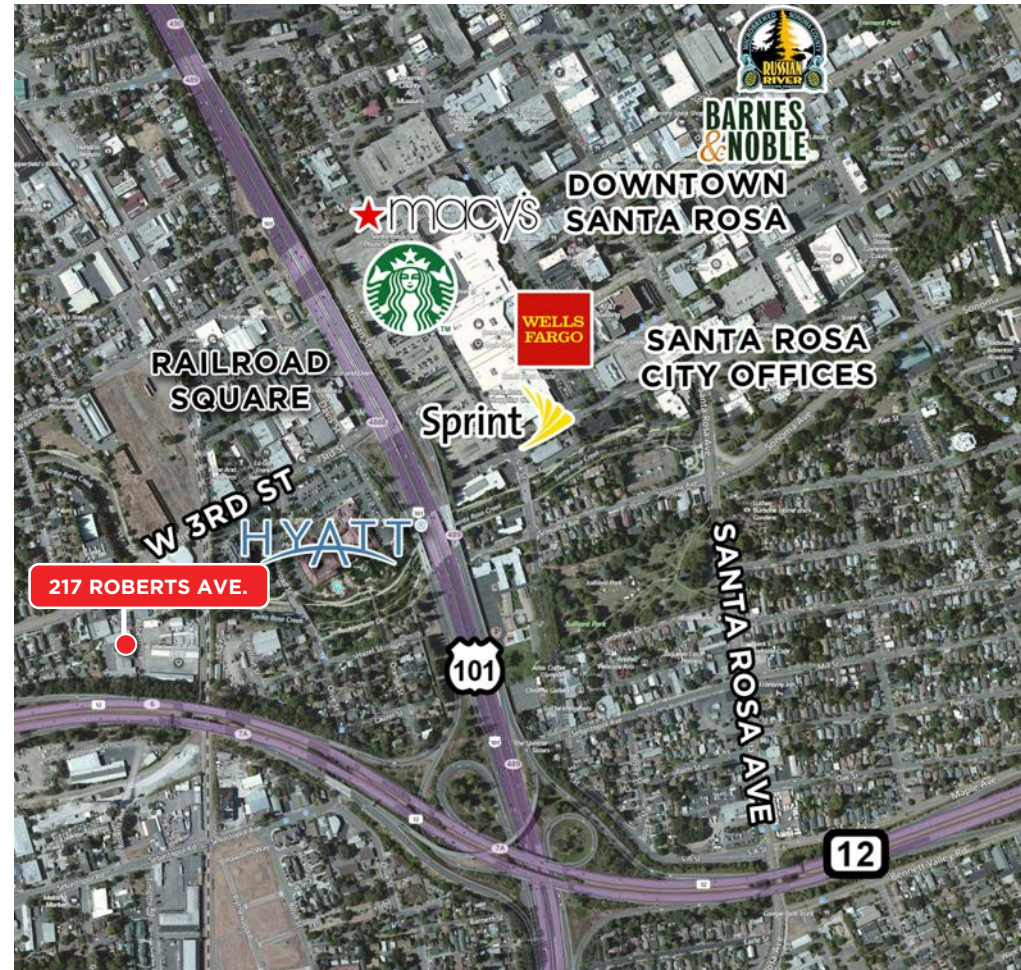


LOCATION MAP



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