



Keegan & Coppin
COMPANY, INC.

FOR LEASE

4575 SONOMA HIGHWAY
SANTA ROSA, CA

**FREE-STANDING COMMERCIAL
BUILDING WITH SPACE FOR LEASE**



Go beyond broker.

PRESENTED BY:

MICHAEL FLITNER, PARTNER
LIC # 00840890 (707) 528-1400, EXT 239
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RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
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PROPERTY DETAILS



4575 SONOMA HIGHWAY
SANTA ROSA, CA

RETAIL SPACE FOR LEASE

FREE-STANDING COMMERCIAL BUILDING WITH SPACE FOR LEASE

HIGHLIGHTS

- 4,132+/- Square Foot space Free-Standing Commercial Building - Space is Divisible
- 110+/- SF ATM space also available - May be enlarged
- Currently Occupied by a mattress company, Sleep City
- Floor Plan consists of an open showroom with windows on 3 sides, a restroom, and double door entry/exit
- Building and Monument Signage - At corner of Highway 12 X Mission Boulevard
- Ample on-site parking - Easy ingress and egress
- Zoned Neighborhood Commercial - Allows for a variety of retail, office, medical and commercial uses
- Located in North East Santa Rosa in Rincon Valley - Between Rincon Valley and Bennett Valley - Just off Highway 12
- Signalized intersection of Mission Boulevard & Highway 12 with combined average daily traffic counts totaling 61,000+/-

LEASE TERMS

Rate

\$2.50 PSF NNN

Estimated NNN charges: \$.48 PSF

Terms

Negotiable



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Prime neighborhood retail center located at key location on State Highway 12 and Mission Blvd.

Average daily traffic counts:

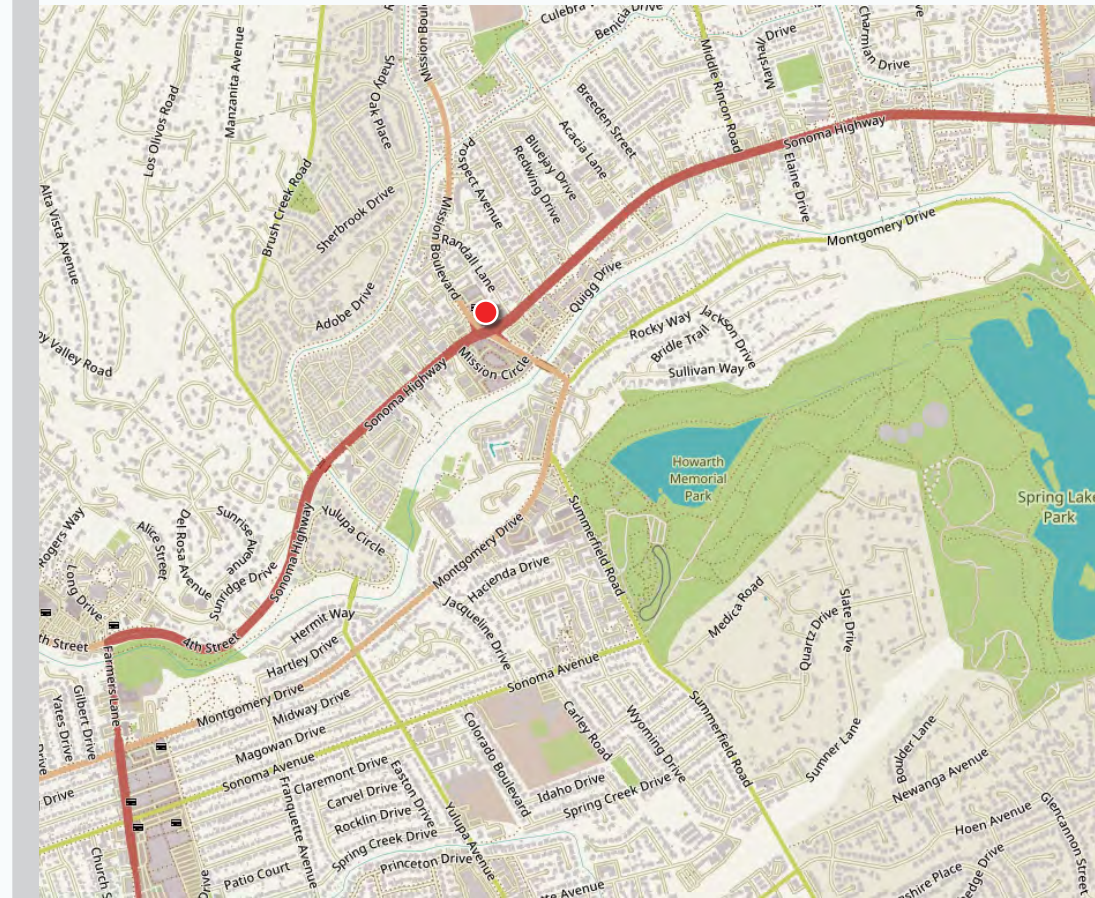
State Highway 12 (Sonoma Hwy) - 37,500+/-

Mission Blvd. - 23,938+/-

Conveniently located between Rincon Valley and Bennett Valley and neighboring Spring Lake / Howarth Park and Annadel State Park makes this a prime retail location for any retail business owner.

Co-Tenants & Area Tenants: El Torrito Market, Flora Terra, Starbucks Coffee, Walgreens, Mission Plaza Shopping Center, McDonalds, Burger King, Union Hotel Restaurant, Valero Gas Station, Mission Hand Carwash, and many other retail services & restaurants.

Ideally located at the signalized intersection of Highway 12 (Sonoma Hwy) and Mission Blvd.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,307	81,760	178,859
Est. Avg. HH Income	\$117,760	\$123,847	\$113,200

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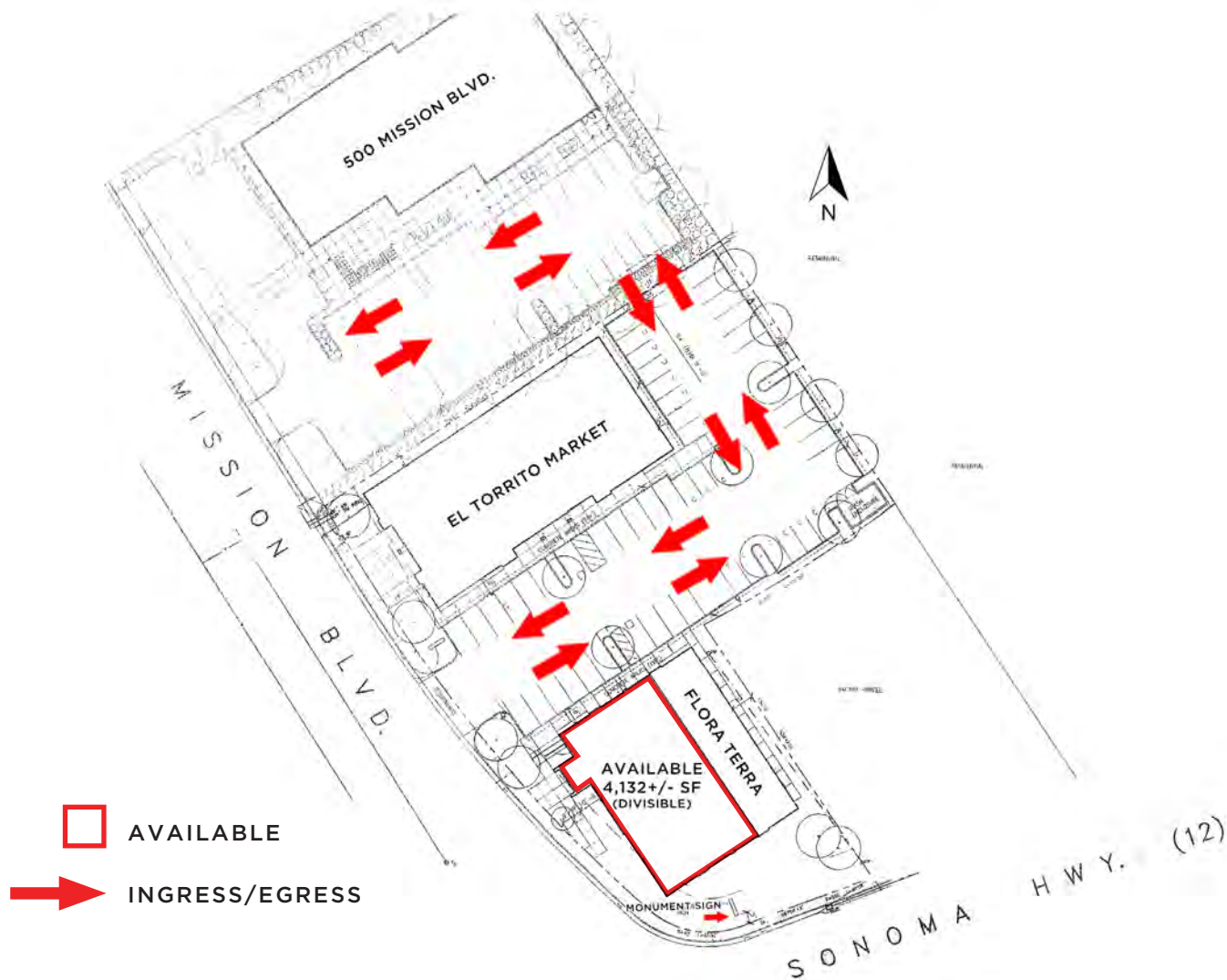


FLOOR PLAN



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 AVAILABLE

 INGRESS/EGRESS

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PROPERTY PHOTOS



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LOCATION MAP



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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.

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