



LARGEST SAFEWAY NORTH OF GOLDEN GATE BRIDGE LARGE SPACE AND TWO END CAPS AVAILABLE



ALPHA
REAL ESTATE ADVISORS

1211 W COLLEGE AVE. | SANTA ROSA, CA 95404

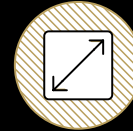
FOR LEASE

INVESTMENT HIGHLIGHTS



WEST COLLEGE SHOPPING CENTER

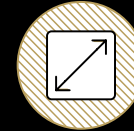
1211 W COLLEGE AVE.
SANTA ROSA, CA 95404



GLA

1,860 SF

Drive-Thru End Cap
Available



GLA

2,550 SF

End Cap Located at the
Hard Corner Signalized
Intersection



GLA

19,500 SF

Large Space, High Ceilings,
Two Dedicated Loading
Docks

PROPERTY HIGHLIGHTS

- This 191,175 SF center has the largest Safeway North of the Golden Gate Bridge
- Great daily needs cotenants with Safeway, Falling Prices, Acme Burger, UPS and more
- 1,860 SF drive-thru end cap available
- 2,550 SF end cap located at the hard corner signalized intersection
- 19,500 SF space available with two dedicated loading docks, existing, removable cold storage, and 17.5" ceiling height. Ideal for storage or entertainment uses.
- Extensive capital improvements to the center including upgraded facades



PROPERTY PHOTOS





RETAIL MAP



SITE PLAN



DEMOGRAPHIC SUMMARY



POPULATION	3 MILE	5 MILES	10 MILES
2023 Population	31,366	46,130	169,317
2028 Population Projection	31,213	45,911	168,026
Annual Growth 2010-2023	0.1%	0.1%	0.1%
Annual Growth 2023-2028	-0.1%	-0.1%	-0.2%
Median Age	46.9	46.7	46.7

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2023 Households	12,097	17,984	67,092
2028 Household Projection	12,042	17,902	66,585
Annual Growth 2023-2028	-0.1%	-0.1%	-0.2%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$141,460	\$141,400	\$139,248
Median Household Income	\$115,389	\$111,335	\$109,231
< \$25,000	1,195	1,622	5,966
\$25,000 - 50,000	1,702	2,512	8,830
\$50,000 - 75,000	1,312	2,060	8,366



Santa Rosa, CA

Santa Rosa, California, stands as a vibrant hub in Sonoma County, offering a compelling mix of urban amenities and the scenic beauty of wine country. Positioned at the crossroads of Highway 101 and Highway 12, Santa Rosa provides excellent connectivity, making it an ideal location for retail businesses seeking both local and regional visibility. The city's central location in the heart of Northern California's wine country adds a distinctive allure, drawing in residents and tourists alike.

The local economy in Santa Rosa reflects a diverse array of industries, including healthcare, tourism, and technology. This economic diversity translates into a dynamic consumer base, creating a favorable climate for retail establishments. Santa Rosa's commitment to sustainable practices and a thriving arts and culture scene enhances its overall appeal, providing retailers with opportunities to connect with environmentally conscious and culturally engaged consumers.

Demographically, Santa Rosa encompasses a mix of families, young professionals, and wine enthusiasts. The city's active community participates in numerous local events and festivals, fostering a strong sense of community pride and engagement. Retailers can tap into this community spirit for marketing initiatives and to build lasting connections with their customer base.

From historic storefronts in Railroad Square to modern commercial spaces in growing neighborhoods, Santa Rosa offers a diverse range of retail locations. As a commercial real estate agent, I am enthusiastic about the retail listing I have in Santa Rosa, confident that it presents a lucrative opportunity for businesses looking to thrive in a city that seamlessly combines economic vitality, cultural richness, and natural beauty in the heart of Sonoma County.



EXCLUSIVELY LISTED BY

STEVE KALYK

MANAGING DIRECTOR OF BROKERAGE

O 628.203.8489 C 415.813.0019

STEVE@ALPHARE.COM

LIC #02018743

SAM TALLMAN

ASSOCIATE VICE PRESIDENT

O 628.203.8580 C 408.314.5808

SAM@ALPHARE.COM

LIC #01935917

- BROKER -

BRADEN CROCKETT

O 310.947.8007

DEALS@ALPHARE.COM

LIC # 1946071 (CA)