



SITE
0.61 AC



Helman Ln

Redwood Dr

10,195 VPD

98,469 VPD



FOR SALE

Lowe's Carve Out

7921 Redwood Dr | Cotati, CA 94931



Executive Summary

7921 Redwood Dr | Cotati, CA 94931



±0.61 AC
Available

±2,325 SF
Building
(conceptual plan)

32
Parking Spaces
(conceptual plan)

ABOUT THE PROPERTY

- Lowe's carve out opportunity located on Redwood Dr
- Easy access to the Hwy 101 on/off ramps
- Ideal highway adjacent location with the potential to serve the major population centers of Sonoma County
- Approximately 698.2K people visited the Cotati, CA Lowe's from September 2022 - August 2023 making it the 30th most visited Lowe's in California out of 108 locations ranked by Placer.AI

NEARBY RETAILERS



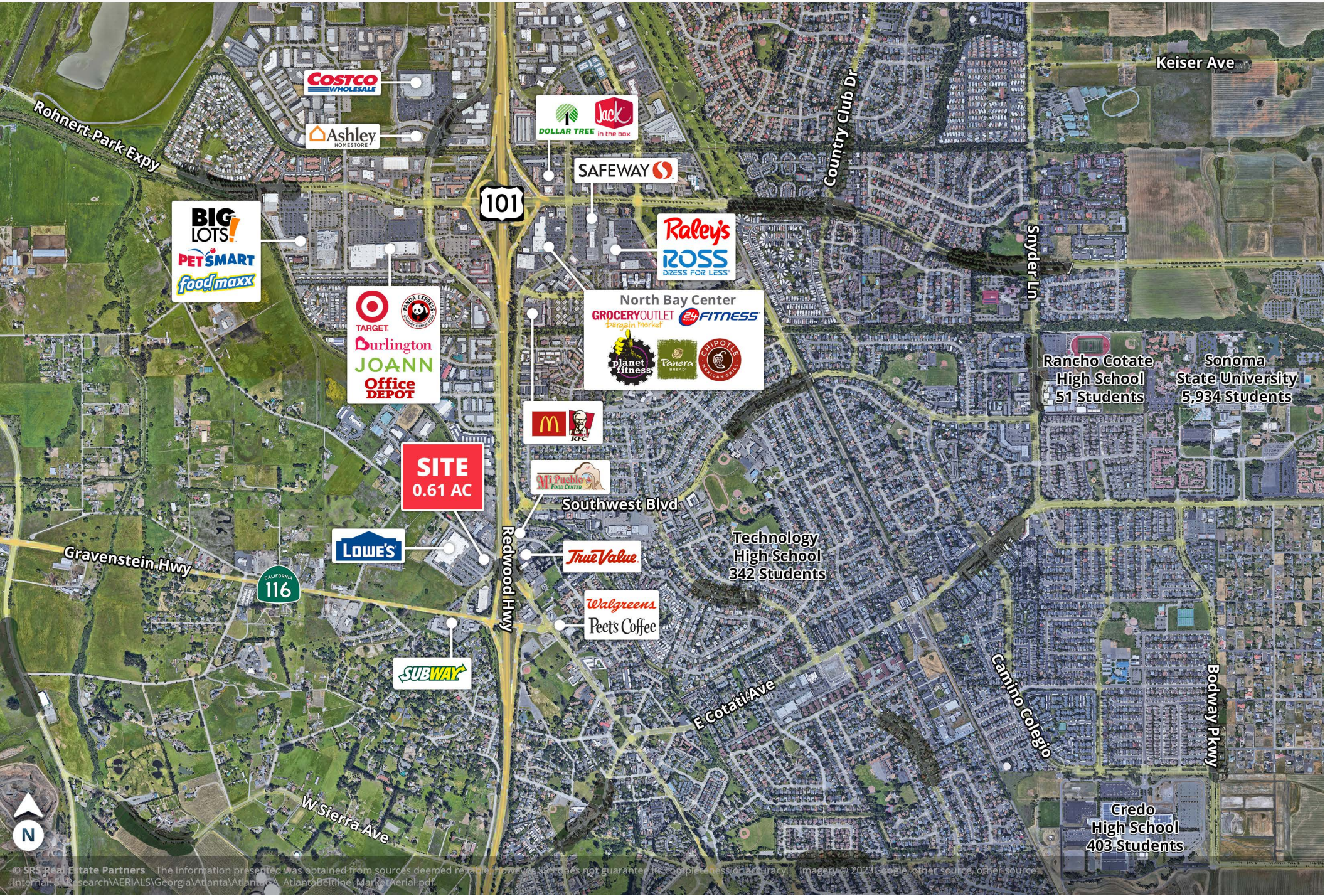
TRAFFIC COUNTS

Redwood Dr	10,195 VPD
Hwy 101	98,469 VPD

Year: 2022 | Source: Placer.AI

Retail Aerial

7921 Redwood Dr | Cotati, CA 94931



COSTCO
WHOLESALE

Ashley
HOMESTORE

DOLLAR TREE
in the box
Jack

SAFeway

BIG LOTS!
PET SMART
food maxx

TARGET
Burlington
JOANN
Office DEPOT

North Bay Center
GROCERY OUTLET
Planet Fitness
Taverna
AMPOLO

Raley's
ROSS
DRESS FOR LESS

SITE
0.61 AC

McDonald's
KFC

Mi Pueblo
FOOD CENTER

Southwest Blvd

LOWE'S

True Value

Technology High School
342 Students

Walgreens
Peets Coffee

SUBWAY

Keiser Ave

Country Club Dr

Snyder Ln

Rancho Cotate High School
51 Students

Sonoma State University
5,934 Students

Gravenstein Hwy

CALIFORNIA
116

Redwood Hwy

E Cotati Ave

Camino Colegio

Bodway Pkwy

W Sierra Ave

Crede High School
403 Students

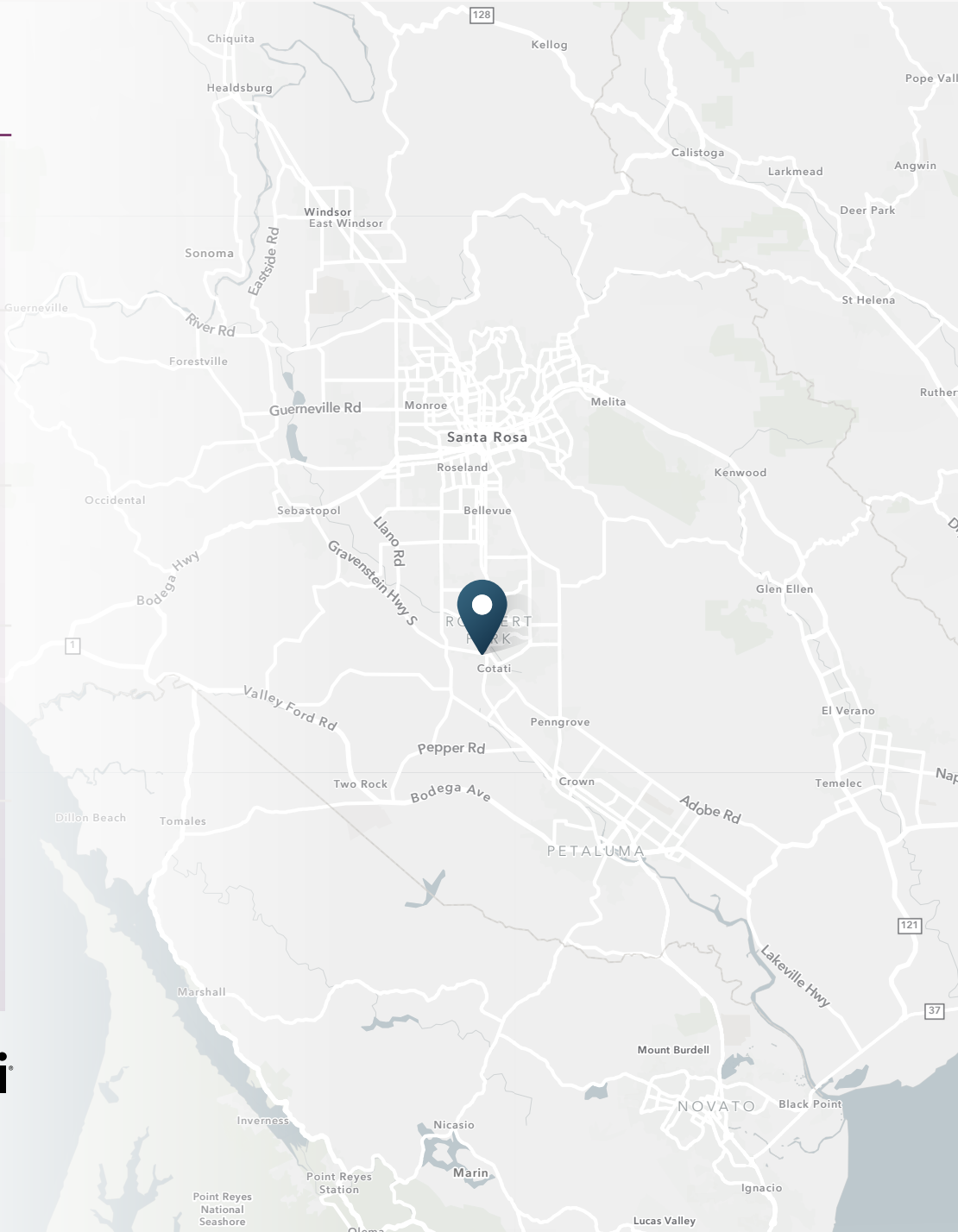


Demographic Highlights

7921 Redwood Dr | Cotati, CA 94931



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	14,178	59,978	80,592
2028 Projected Population	14,183	60,426	80,752
Projected Annual Growth 2023 to 2028	0.01%	0.15%	0.04%
2023 Daytime Population			
Daytime Population	14,312	48,200	68,388
Workers	7,532	21,157	31,065
Residents	6,780	27,043	37,323
2023 Income			
Average Household Income	\$100,196	\$122,547	\$121,284
Median Household Income	\$69,381	\$88,939	\$88,149
Households & Growth			
2023 Estimated Households	5,655	21,908	29,091
2028 Projected Households	5,694	22,176	29,294
Projected Annual Growth 2023 to 2028	0.14%	0.24%	0.14%
2023 Race & Ethnicity			
White	51.0%	57.1%	56.2%
Black or African American	2.0%	2.1%	1.9%
Asian or Pacific Islander	4.4%	8.4%	7.3%
Other Race	22.3%	15.8%	17.8%
Two or More Races	17.4%	14.7%	14.7%
Hispanic	40.3%	29.6%	32.4%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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