

FOR LEASE - LAKESIDE SHOPPING CENTER

RETAIL SPACE—14,400+/- SQ. FT.

551 SUMMERFIELD RD, SANTA ROSA, CA 95405

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

Site

Access:	Multiple entry points from Summerfield & Montgomery Dr
Daily Traffic Count: Summerfield Road:	16,000+/- DTC
Frontage:	570 LF on Summerfield Road
Parking:	200+/- Parking Spaces
Zoning:	CN - Commercial Neighborhood



UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	Est. CAM Mo.	TOTAL MO. COST
551	Retail	14,400+/- Sq. Ft.	NNN	\$18,000 (\$1.25 Per Sq. Ft.)	\$8,928(\$0.62 Per Sq. Ft.)	\$26,928.00(\$1.87 per Sq. Ft.)

Located in East Santa Rosa, Lakeside Shopping Center offers excellent visibility and access along Summerfield Road, between Montgomery Drive and Sonoma Avenue. With 16,000± daily traffic counts, multiple entry points, strong pedestrian access, and abundant on-site parking, the center is easily accessible and well-trafficked. Positioned directly across the street from three of Santa Rosa's most popular outdoor destinations—Howarth Park (138± acres), Spring Lake Regional Park (320± acres), and Annadel State Park (5,000± acres)—the center benefits from a steady flow of both local residents and park visitors year-round. Neighboring tenants like Mary's Pizza, Paradise Sushi, Mr. Pickles Sandwich Shop, Yogurt Time, and East West Cafe, the center is a popular neighborhood destination. Zoned CN (Commercial Neighborhood), it's well-suited for a variety of uses.

551 Summerfield Rd:

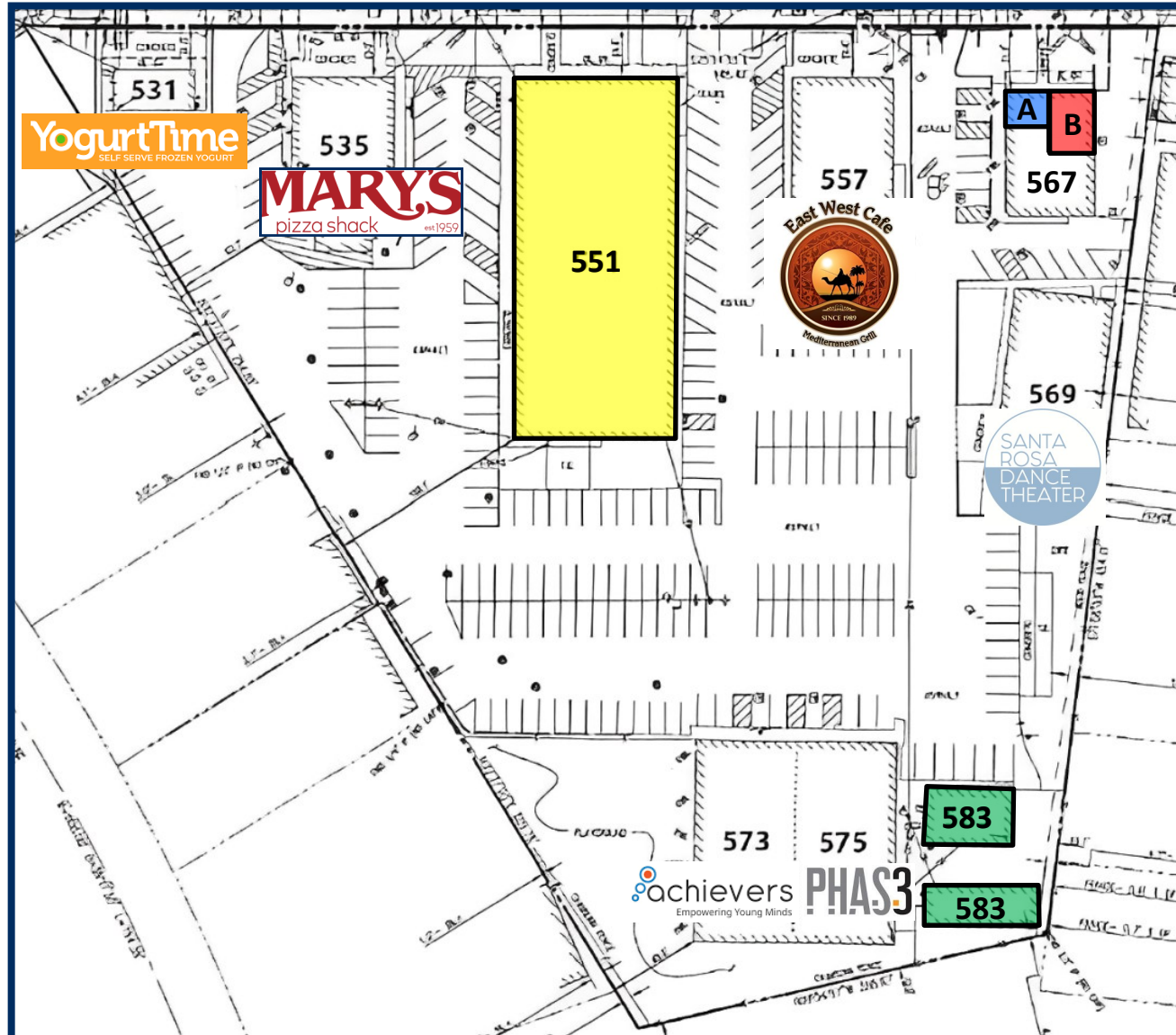
Located in a busy area of Santa Rosa, 551 Summerfield Rd offers ±14,400 sq. ft. of commercial space, previously home to the long-standing Summerfield Cinemas. The building includes five screening rooms—two large auditoriums and three smaller ones—and a mezzanine level that was used for projection equipment. The property is zoned for neighborhood commercial use, allowing for a range of business types. Spaces over 10,000 sq. ft. are rarely available on Santa Rosa's east side, making this a unique opportunity. ([Link to Zoning Information](#)).

The CN (Commercial Neighborhood) zoning offers a wide range of possibilities for businesses and services. Permitted uses include general retail, restaurants, professional offices, personal services, daycares, and multi-family residential. Additionally, there are opportunities for other uses such as breweries, tasting rooms, fitness centers, medical clinics, and creative studios, which may be allowed with a Minor Use Permit (MUP). For more intensive operations, such as bars, drive-through establishments, or Grocery Stores, a Conditional Use Permit (CUP) may be required.



SITE PLAN

Summerfield Rd



Available Spaces:

- Unit 551**
Retail Space: 14,400+/- Square Feet
- Unit 567A**
Retail Space: 675+/- Square Feet
- Unit 567B**
Retail Space: 1,125+/- Square Feet
- Unit 583**
Office Space: 2,192+/- Square Feet







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NEIGHBORHOOD AERIAL MAP

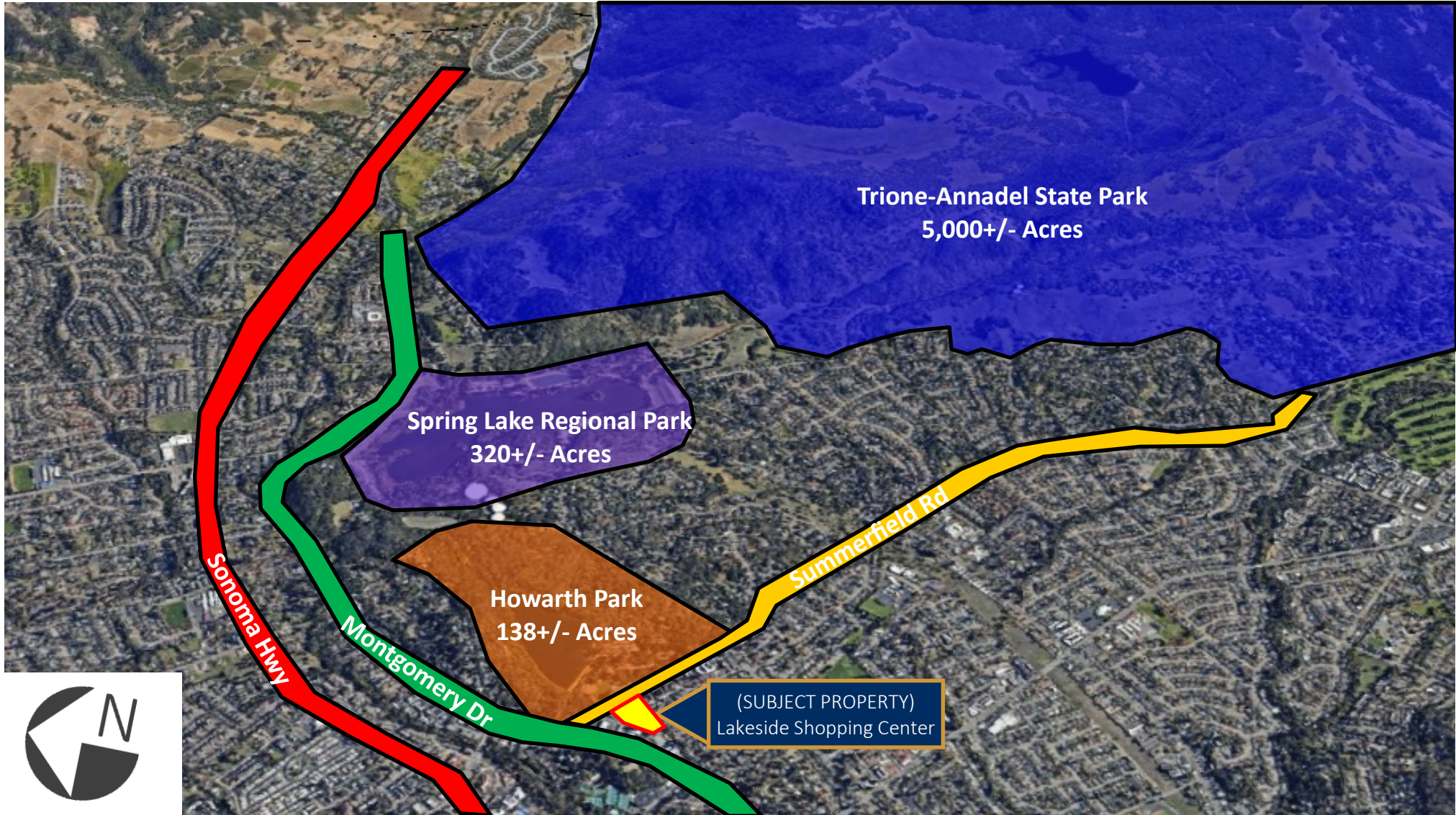


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LOCATION AERIAL MAP





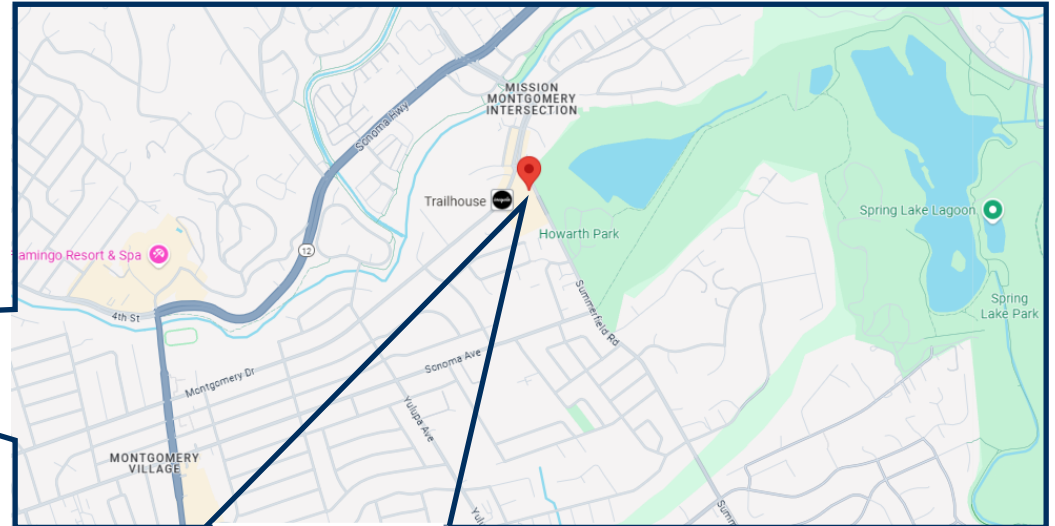
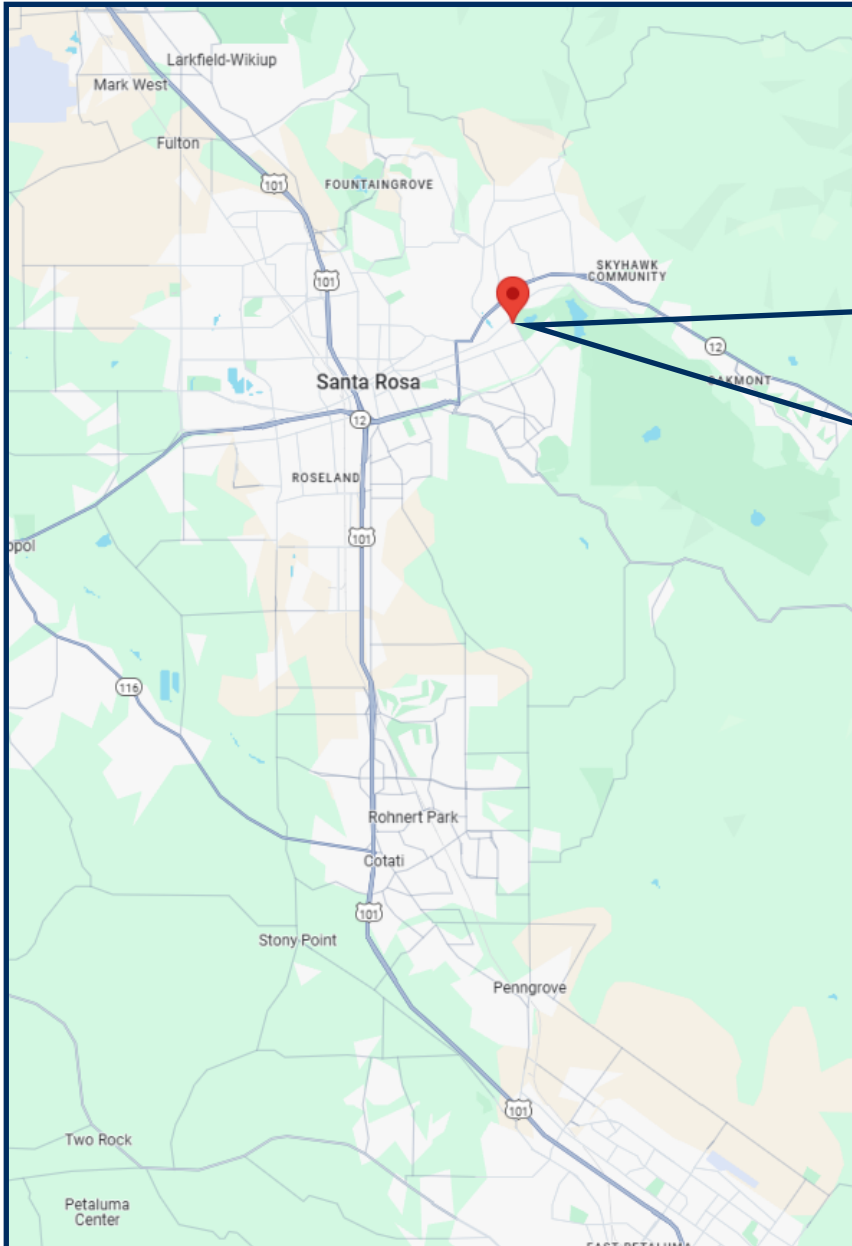
551 SUMMERFIELD RD PHOTOS



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MAPS



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