

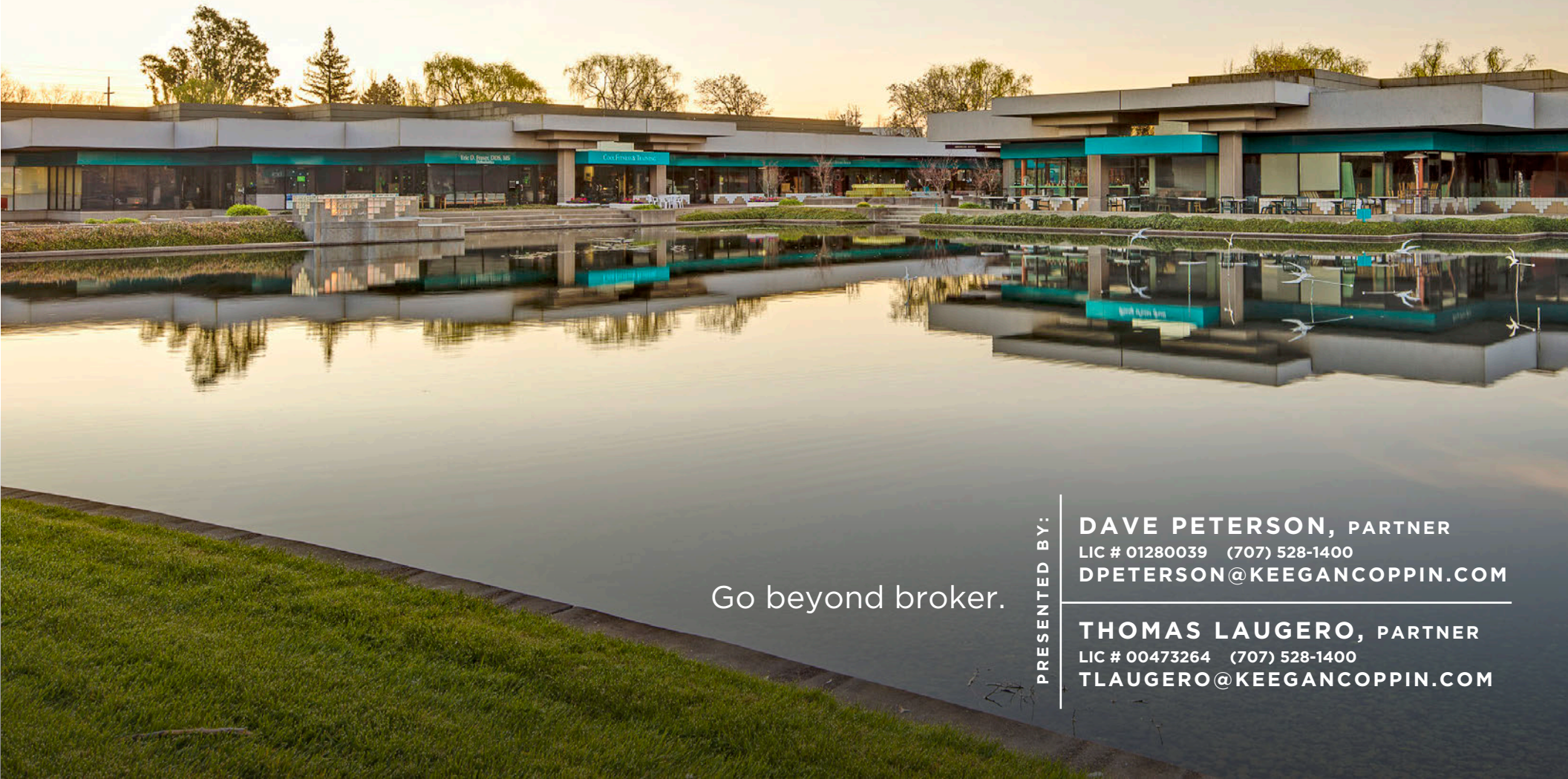


Keegan & Coppin
COMPANY, INC.

FOR LEASE

130 & 140 STONY POINT ROAD
SANTA ROSA, CA

STONY POINT LAKE RETAIL
& BUSINESS SERVICE CENTER



Go beyond broker.

PRESENTED BY:

DAVE PETERSON, PARTNER
LIC # 01280039 (707) 528-1400
DPETERSON@KEEGANCOPPIN.COM

THOMAS LAUGERO, PARTNER
LIC # 00473264 (707) 528-1400
TLAUGERO@KEEGANCOPPIN.COM



PROPERTY DESCRIPTION



130 & 140 STONY POINT ROAD
SANTA ROSA, CA

STONY POINT LAKE RETAIL & BUSINESS SERVICE CENTER

FEATURES

- **Suites A&C:** 7,366+/- sf (2nd Generation Restaurant), **Suite B:** 4,658+/-, **Suite F:** 1,970+/- sf, **Suite J:** 2,412+/- sf
- Highly Visible and Strategically Located within the
- 500,000 sf Stony Point Office Park
- Adjacent to 22 Acre Finley Community Park/Swim Center
- 2,500 Employees & Visitors Per Day
- One Mile West of Downtown Santa Rosa and a Half Mile North of Hwy 12
- Tenant Improvement Allowances to Qualified Tenants

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	24,613	131,485	193,813
Avg. HH Income	\$96,116	\$95,484	\$103,197
Average Age	37.4	37.9	37.9
S.P. Office Park Pop.	2,500 Employees/Visitors per Day		

TRAFFIC COUNTS

Stony Point Road	32,212
US Highway 101	130,200



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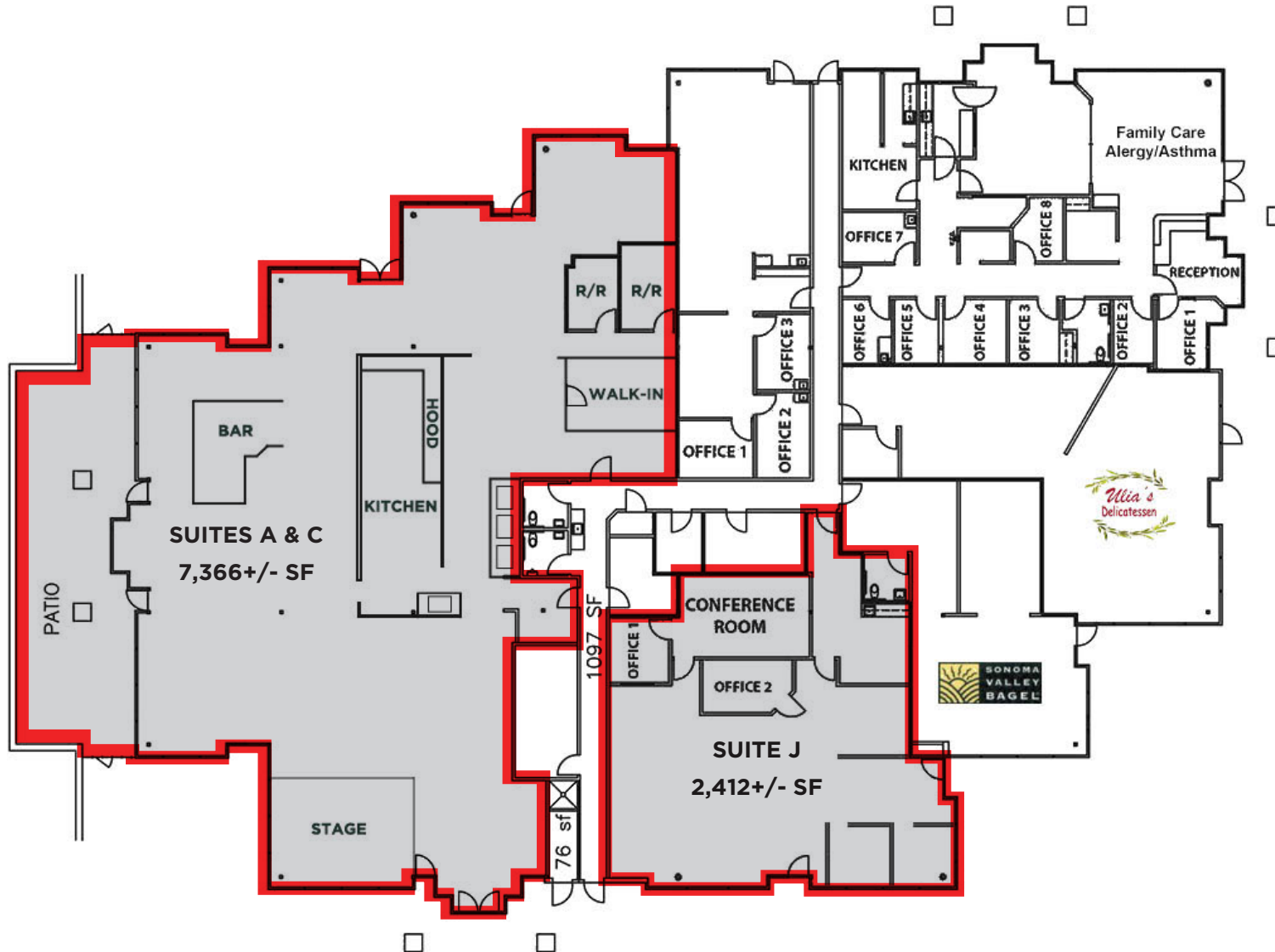


130 FLOOR PLAN



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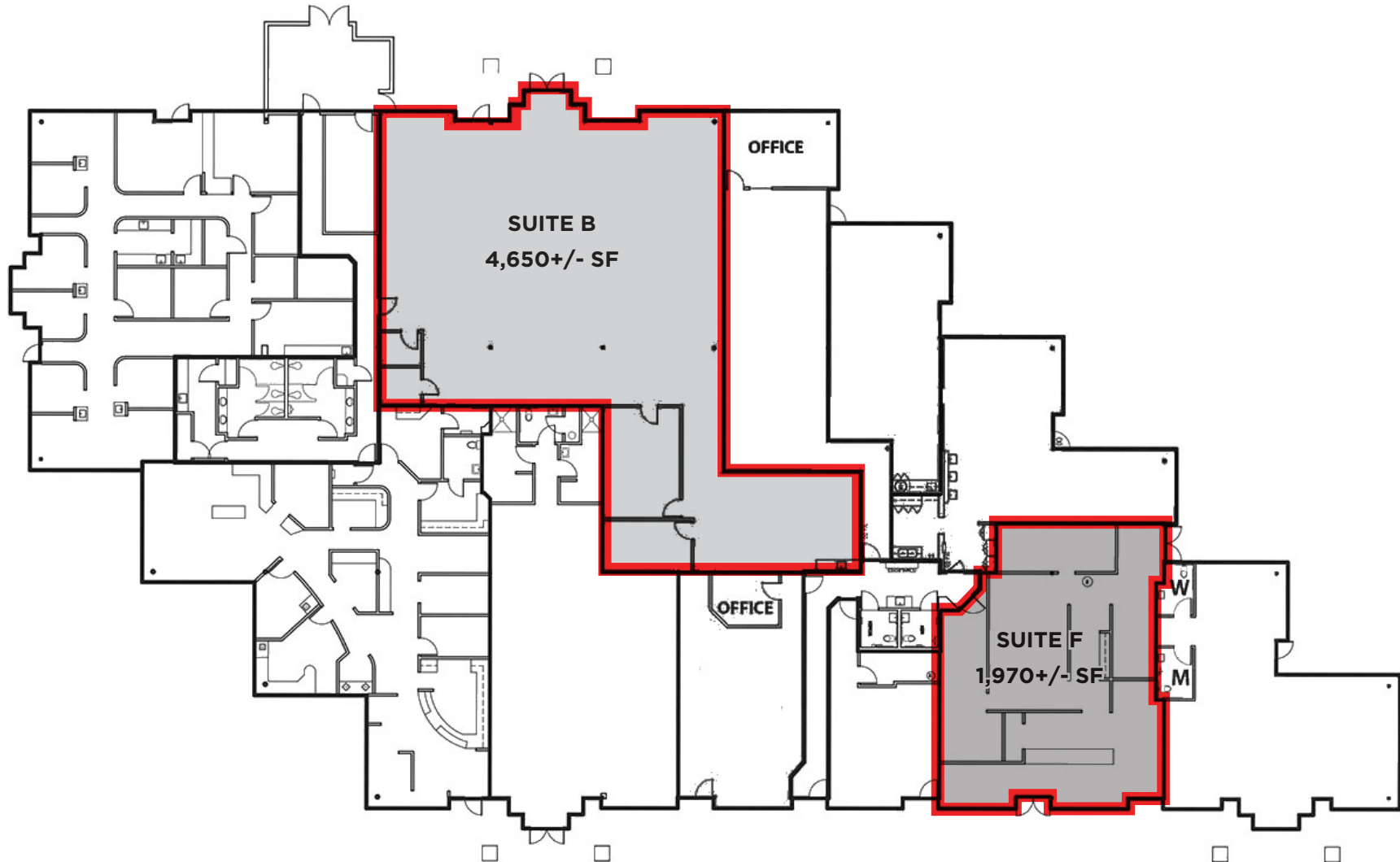


140 FLOOR PLAN



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SUITES A&C PHOTOS



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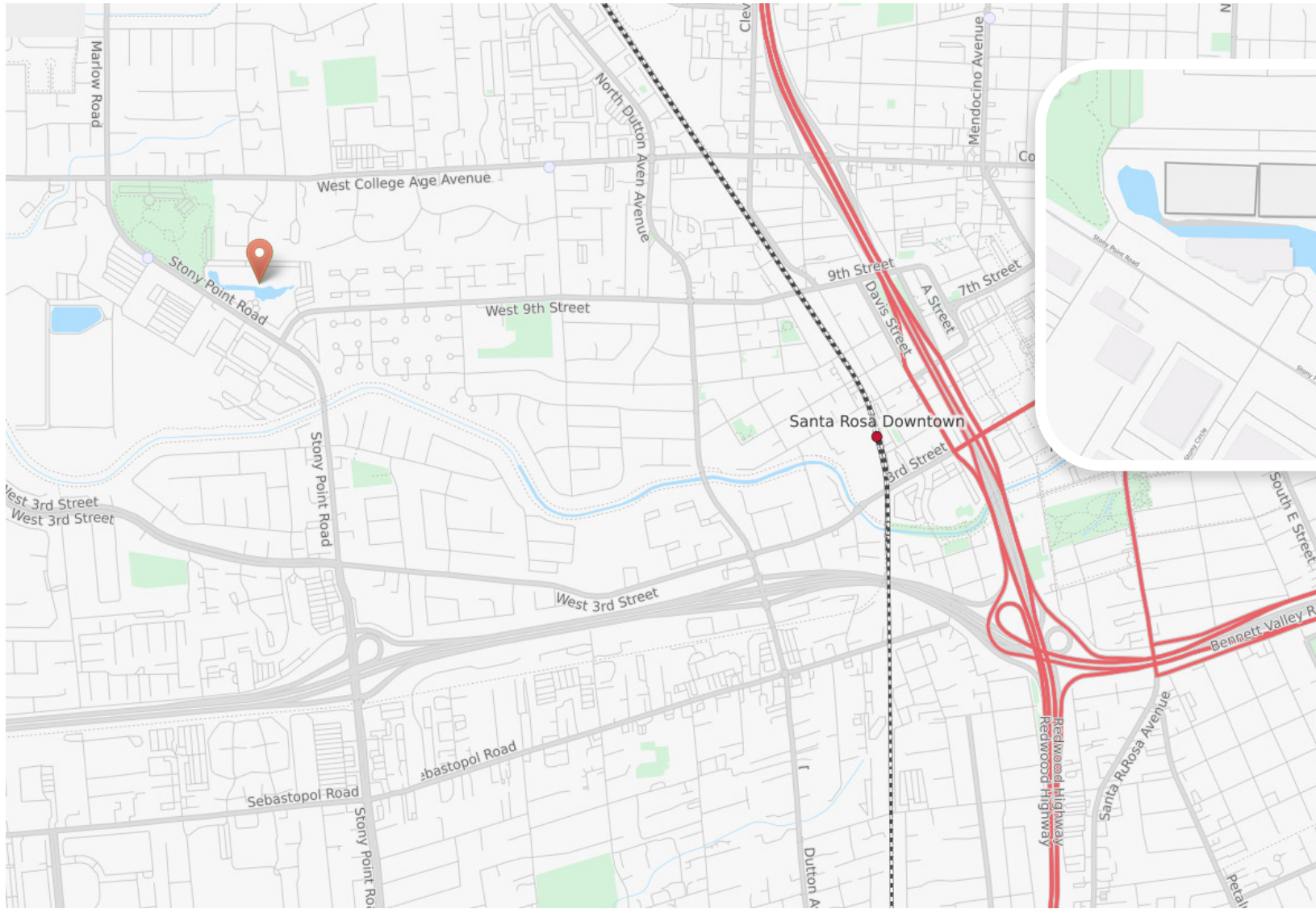


LOCATION MAP



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