



Keegan & Coppin
COMPANY, INC.

FULTON MARKET PLACE
FULTON ROAD & GUERNEVILLE ROAD
SANTA ROSA CA

FOR LEASE

RESTAURANT SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM





PROPERTY DETAILS



FULTON MARKET PLACE
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PROPERTY INFORMATION

HIGHLIGHTS

- 2,500+/- SF 2nd Generation Restaurant Space
- 2nd Generation Restaurant Space include - Hood Systems, Sinks, Walk-in, Grease Trap & Other Fixtures & Equipment
- Potential for Outside Seating Areas + Curbside Pick-up Zones
- Center is Anchored by Raley's (Remodeled), Ace Hardware, several retail & restaurants - Pad Sites Anchored by Starbucks Coffee, McDonald's, Taco Bell & IHop
- Northwest Santa Rosa - Near Piner High School - Easy Access with 2 Signalized Intersections to Shopping Center

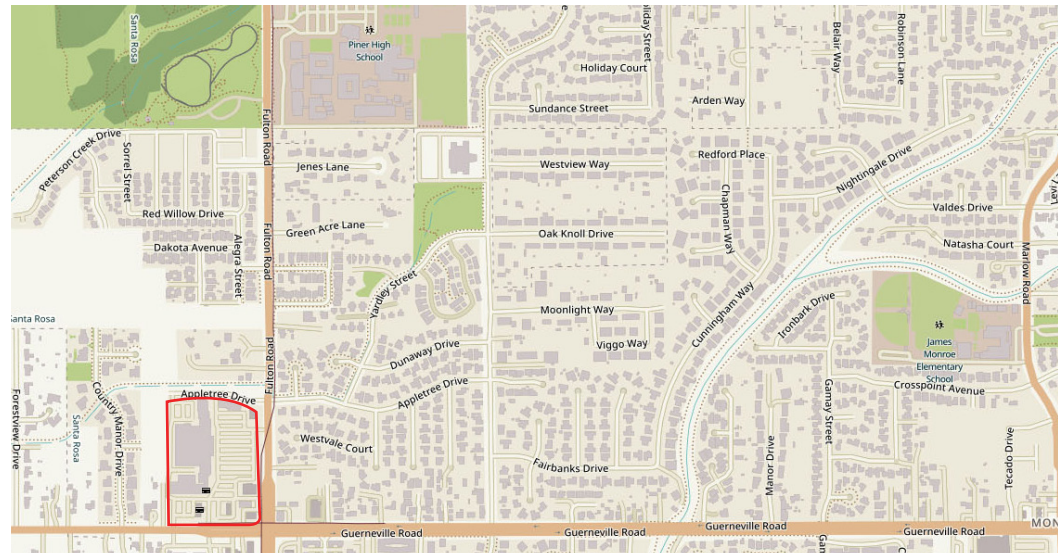


LEASE TERMS

Rate

Negotiable - Inquire With Agent

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	10,733	80,814	166,897
Daytime Population	6,535	123,730	209,133
Est. Avg. HH Income	\$113,307	\$99,925	\$102,942



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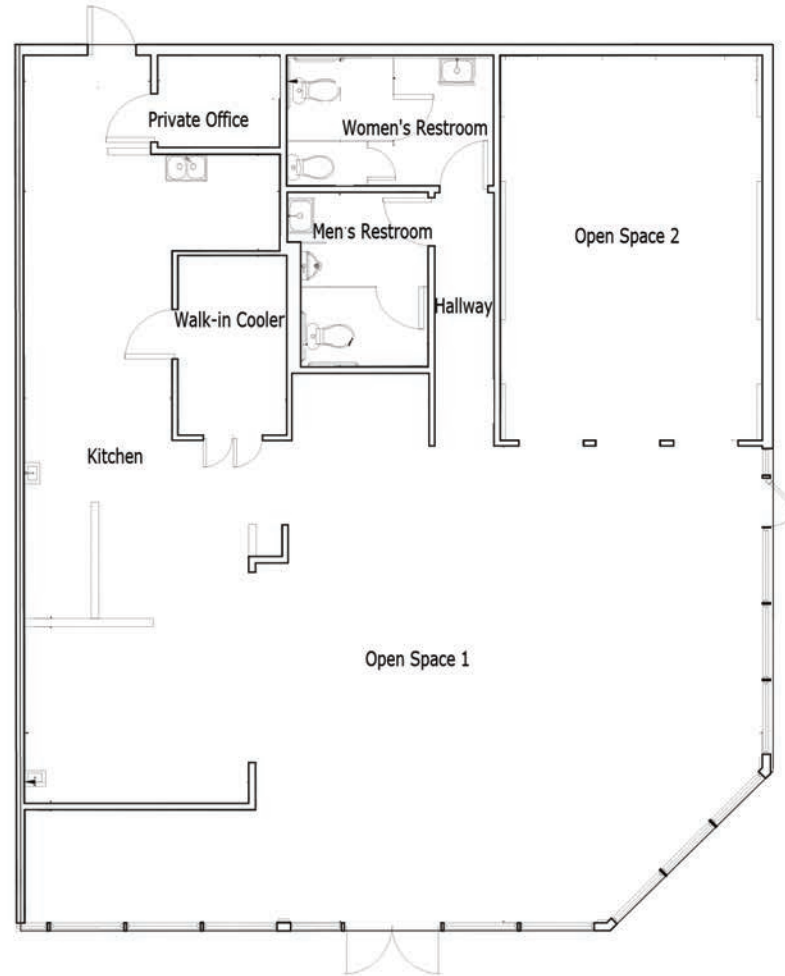


FLOOR PLANS



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SUITE 7

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SITE PLAN



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FULTON MARKET PLACE

2	Village Pets	1,600 SF
3	May Garden Chinese Restaurant	1,448 SF
4	Glow & Gold Tan	1,467 SF
5	Great Clips	1,287 SF
6	La Mexicana Ice Cream Shop	1,186 SF
7	Available (Former Restaurant)	2,500 SF
8	HOTWORX	2,309 SF
9	Jewelry Sales & Repair	900 SF
10	Available	1,200 SF
11	The UPS Store	1,200 SF
12	Park Place Cleaners	1,600 SF
13	Raley's	60,913 SF
14	West Coast Sourdough	1,000 SF
15	Available	984 SF
16	Wingstop	1,560 SF
17	Emma's Barber Shop	624 SF
18	Red Nail Spa	1,259 SF
19	Ace Hardware	12,100 SF
20	Village Cafe	1,500 SF
21	Launderland	1,621 SF
25	Community First Credit Union	2,300 SF
26	Available	1,920 SF

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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.



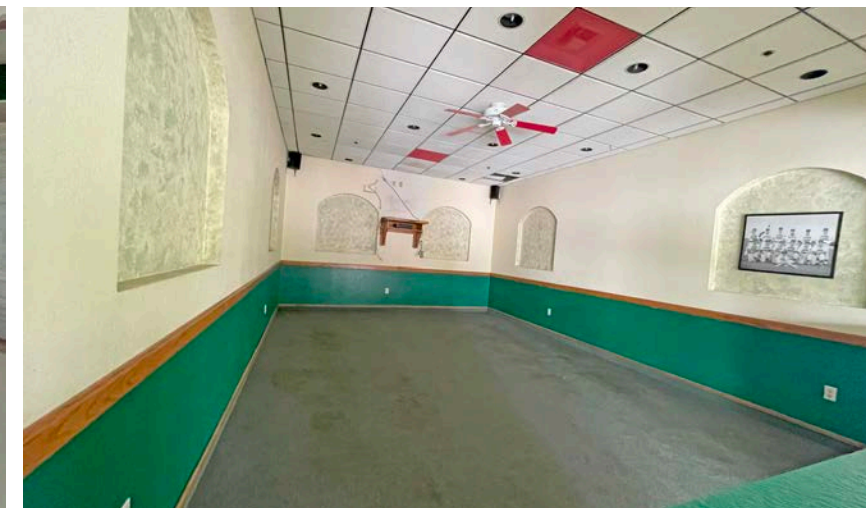
PROPERTY PHOTOS

SUITE 7



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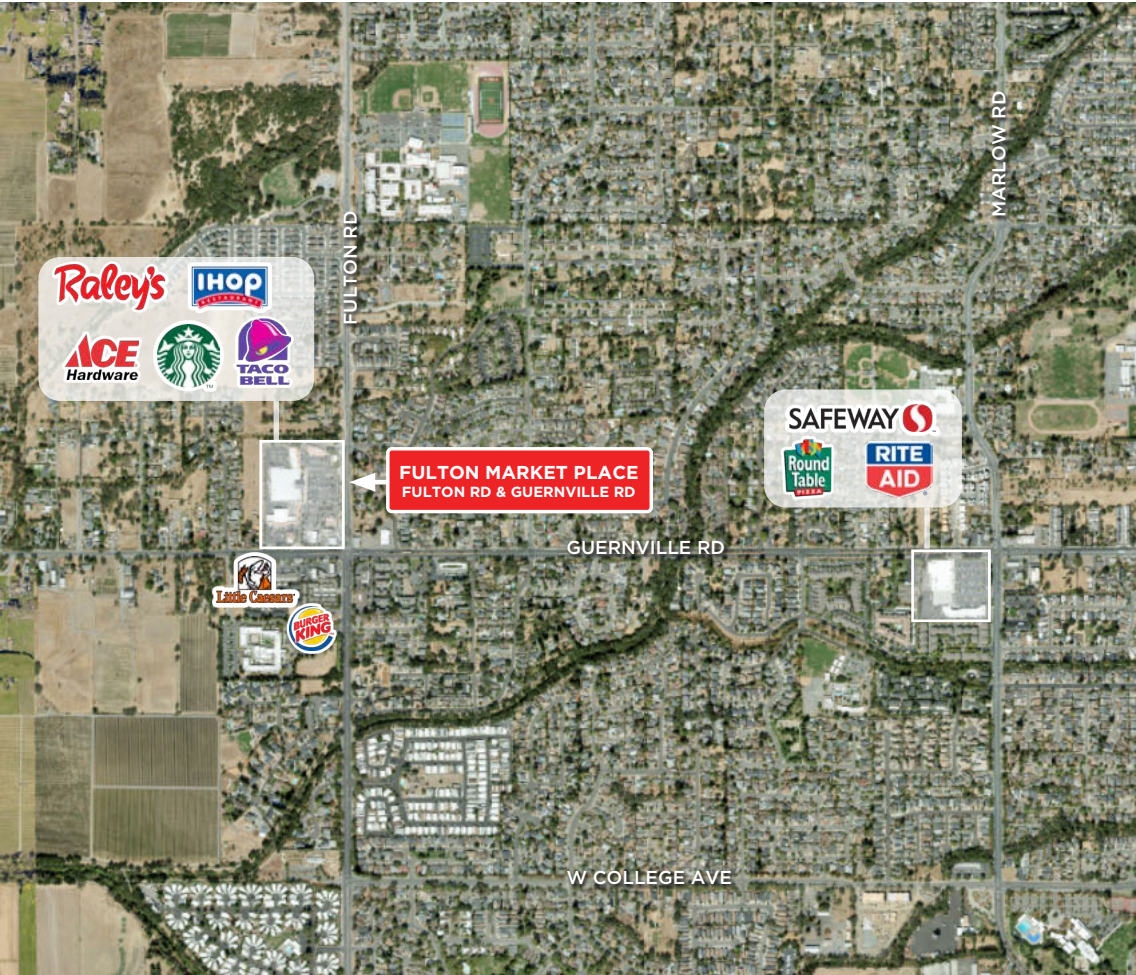


VICINITY AERIAL



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