



Keegan & Coppin
COMPANY, INC.

FOR LEASE

5503 OLD REDWOOD HIGHWAY
SANTA ROSA, CA

COMMERCIAL PROPERTY
PREVIOUSLY PERMITTED FOR
COFFEE SHOP & LAUNDROMAT



Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
LIC # 01809537 (707) 528-1400, EXT 249
BKEEGAN@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
LIC # 02242483 (707) 528-1400, EXT 773
NFLYNN@KEEGANCOPPIN.COM



PROPERTY DETAILS



5503 OLD REDWOOD HWY.
SANTA ROSA, CA

COMMERCIAL BUILDING FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Previous use permit “done” for drive-thru coffee shop or property
- Use permit for laundromat approved by County of Sonoma PRMD
- Proposed floor plans accommodate 6-8 30lb washing machines & 6 30lb stack dryers
- Private restroom
- Excellent location near mobile home parks and residential complexes

Parking

On-site

Zoning

RR B6 2 (Rural Residential)

DESCRIPTION OF PREMISES

Excellent opportunity to open a new Coffee Shop/Café near existing residential areas in beautiful wine country.

LEASE TERMS

Rate

\$2,000 per Month

Terms

Gross

3 - 5 year lease term preferred

RETAIL SPACE

700+/- sq ft

DESCRIPTION

Currently an open floor plan with one private restroom. Property has on-site parking.

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AREA DESCRIPTION



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DESCRIPTION OF AREA

The property is located near the intersection of Old Redwood Highway and Fulton Road, with immediate access to Highway 101. There are mobile home parks and multi-family residential developments nearby.

NEARBY AMENITIES

- Restaurants
- Gas Station
- Hotel
- Movie Theater

TRANSPORTATION ACCESS

- Highway 101 via Old Redwood Hwy
- Sonoma County Transit



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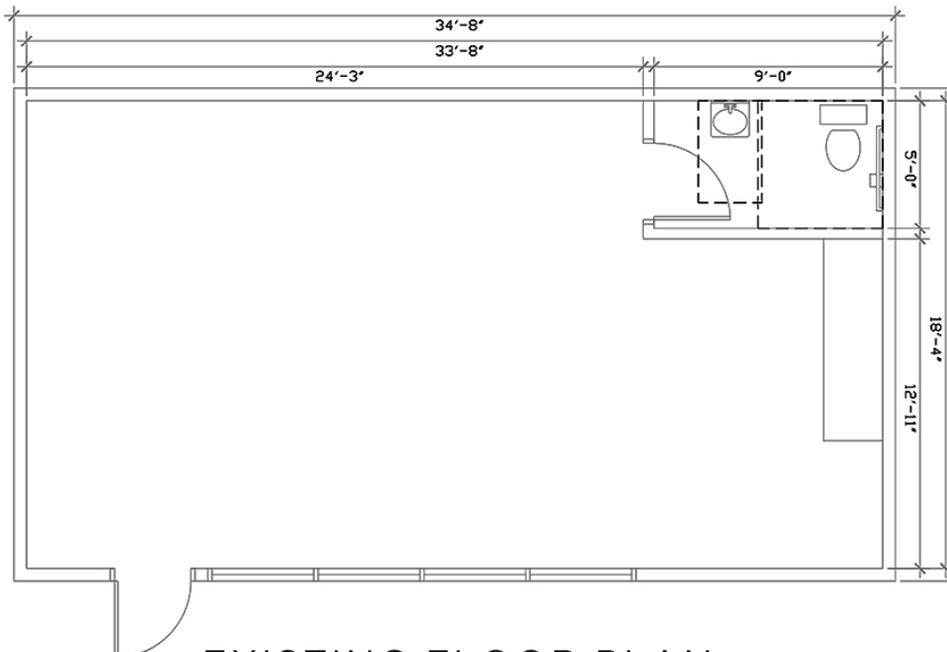


FLOOR PLAN

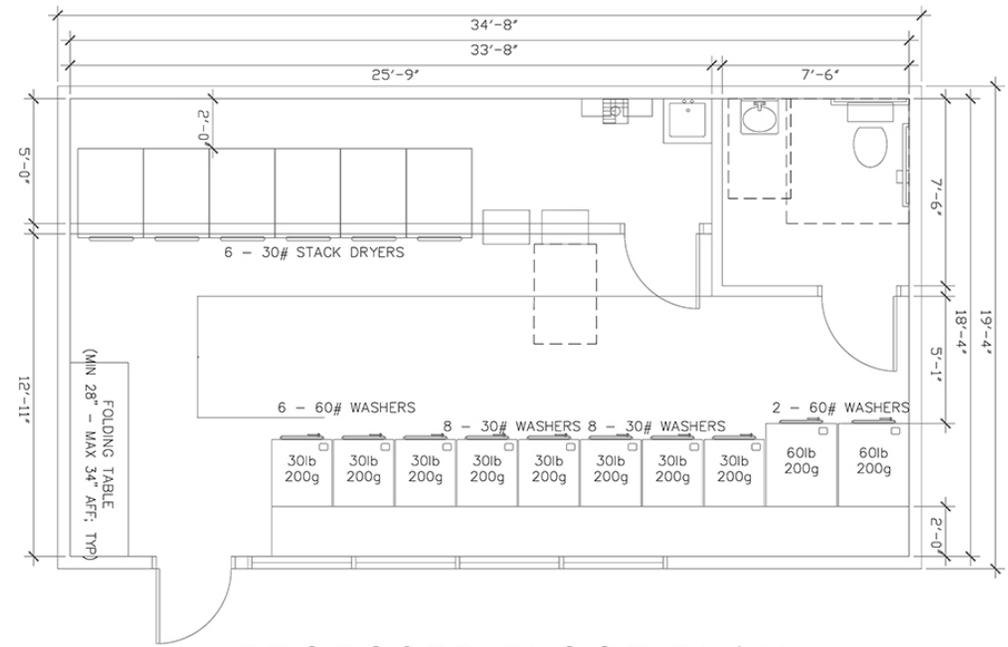


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EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN
(LAUNDROMAT)

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USE PERMIT



5503 OLD REDWOOD HWY.
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**COMMERCIAL
BUILDING FOR LEASE**

UPE23-0004 - Use Permit

Opened Date:

1/31/2023

Permit Number:

UPE23-0004

Permit Type:

Use Permit

Applicant:

Ted Hollen

Primary Address:

5503 Old Redwood Hwy, Santa Rosa 95403

Permit Description:

Use Permit modification of UPE04-0121 for a coin operated laundromat on a 3.47 acre parcel. Zoning is Rural Residential but there is historical use and permitting for the commercial property that includes a hair salon, coffee shop and market.

Status: **Approved Condition**
Compliance
6/26/2023

VIEW ONLINE

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LOCATION MAP



5503 OLD REDWOOD HWY.
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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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