



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

4775 SONOMA HWY.  
SANTA ROSA, CA

SINGLE TENANT  
BUILDING AVAILABLE



Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT. 270  
[KDORAN@KEEGANCOPPIN.COM](mailto:KDORAN@KEEGANCOPPIN.COM)



# PROPERTY DETAILS



4775 SONOMA HWY  
SANTA ROSA, CA

**SINGLE TENANT  
BUILDING OFFICE OR  
RETAIL FOR LEASE**

## PROPERTY INFORMATION

### HIGHLIGHTS

- 2,650+/- sf of Space
- Street & Highway Frontage - Great Visibility
- Easy Access Corner Lot
- Break Room & Patio
- New Windows
- Ample Parking
- Historic Charm

### DESCRIPTION OF PREMISES

Office or retail building is available for lease immediately. This 2,650+/- SF property is located in the Rincon Valley area on Highway 12, Santa Rosa, CA.

### LEASE TERMS

#### Rate

\$3,750 per month /sf/month

#### Terms

Negotiable



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# AREA DESCRIPTION



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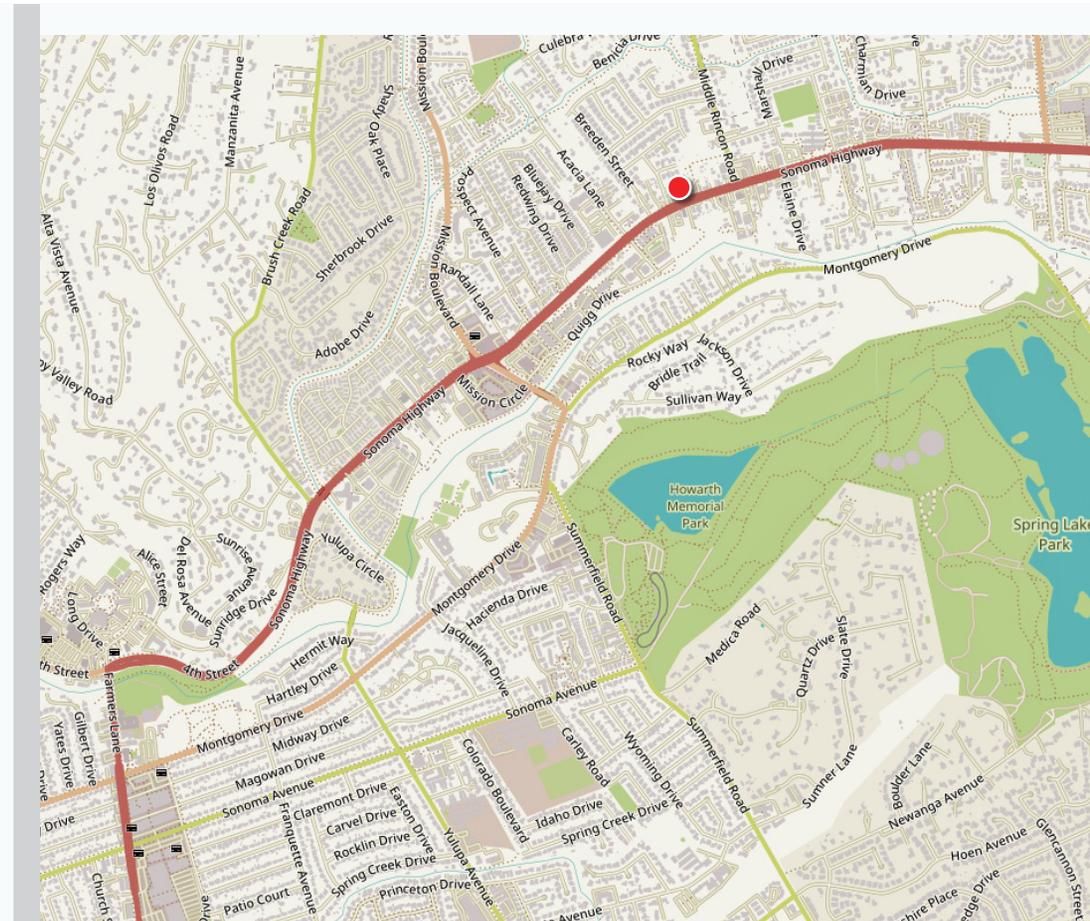
## DESCRIPTION OF AREA

Prime neighborhood retail center located at key location on State Highway 12.

Conveniently neighboring Spring Lake / Howarth Park and Annadel State Park makes this a prime retail location for any retail business owner.

## NEARBY AMENITIES

El Torrito Market, Flora Terra, Starbucks Coffee, Walgreens, Mission Plaza Shopping Center, McDonalds, Burger King, Union Hotel Restaurant, Valero Gas Station, Mission Hand Carwash, and many other retail services & restaurants



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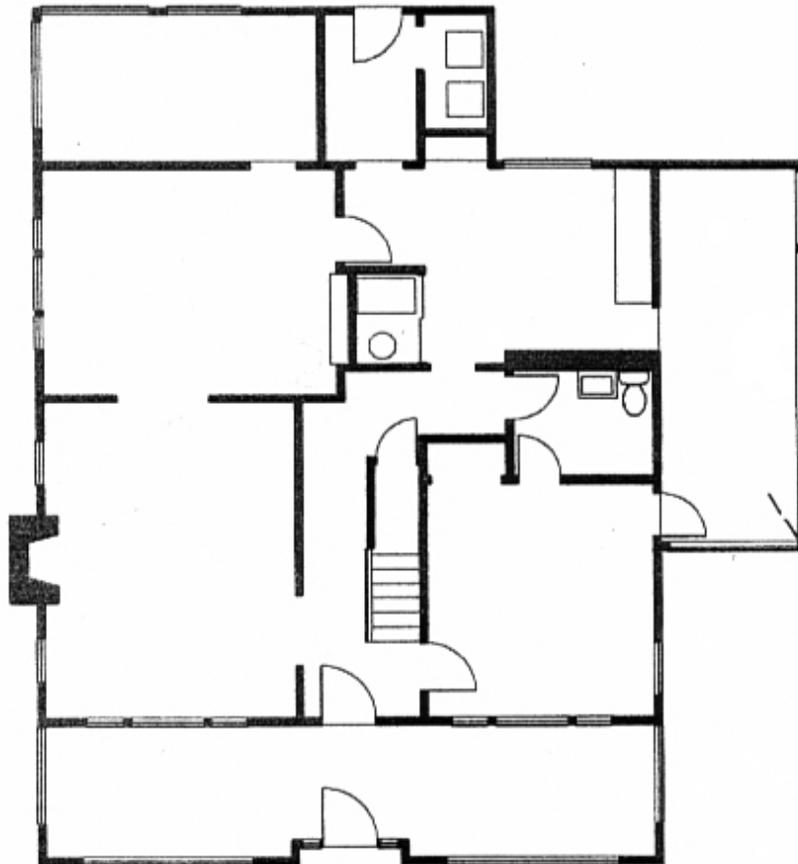
# FLOOR PLAN



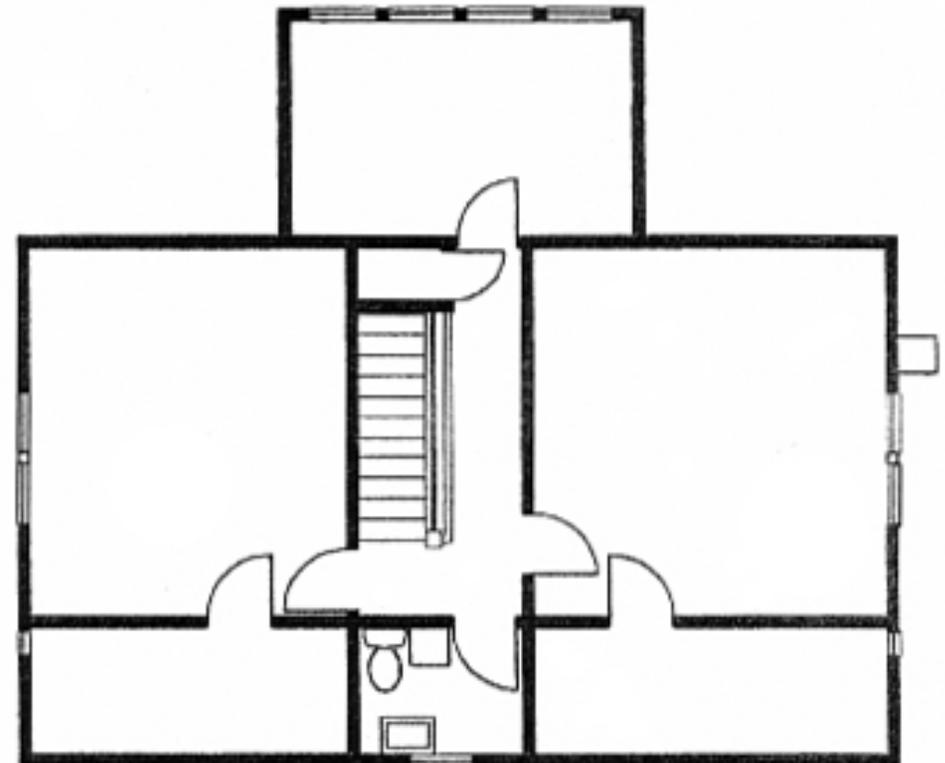
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**FIRST FLOOR  
1,788+/- SF**



**SECOND FLOOR  
868+/- SF**



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# PROPERTY PHOTOS



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# LOCATION MAP



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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
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(707) 528-1400

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.

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