



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

8278 OLD REDWOOD HIGHWAY  
COTATI, CA

Downtown Cotati  
Retail Space



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER  
LIC # 01437146 (707) 664-1400, EXT 308  
SWANN@KEEGANCOPPIN.COM



# PROPERTY DESCRIPTION



8278 OLD REDWOOD HWY  
COTATI, CA

DOWNTOWN COTATI  
RETAIL SPACE FOR LEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Previous Hair Salon
- Glass Storefronts
- Downtown Cotati Location
- Near North and South Hwy 101 Entrance/Exit
- Excellent Signage

### LEASE TERMS

#### RATE

\$1.75 psf

#### TERMS

NNN

3 to 5 Year Lease Term Preferred

### AVAILABLE SPACE

**SUITE 8278**

**915 +/- SF**

### DESCRIPTION

Open spacious retail suite with high ceilings and newer wood laminate flooring. Previous hair salon with plumbing and private room for additional services. Perfect for a variety of retail, personal services and/or offices uses desiring strong visibility.

Keegan & Coppin Co., Inc.  
1201 N McDowell Boulevard  
Petaluma, CA 94954  
www.keegancoppin.com  
(707) 664-1400

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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# AREA DESCRIPTION



8278 OLD REDWOOD HWY  
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## DESCRIPTION OF AREA

Cotati is centrally located in Sonoma County, 40 miles north of San Francisco, and is touted as “The Hub of Sonoma County.” Brimming with character, the city is home to a lively mix of the old and new, from rustic barns and historic churches, to a world-renowned Accordion Festival and a summertime Farmers Market. Cotati has an eclectic assortment of restaurants, shops and services, and boasts one of only two hexagonally designed town plazas in the United States. Down the road is Sonoma State University, one of the most highly rated of the California State Universities.

### WALKABLE DOWNTOWN COTATI LOCATION

**Seasonal downtown festivals attract pedestrian customers:**

Accordion Festival (August)

Octoberfest (October)

Cotati Jazz Festival (June)

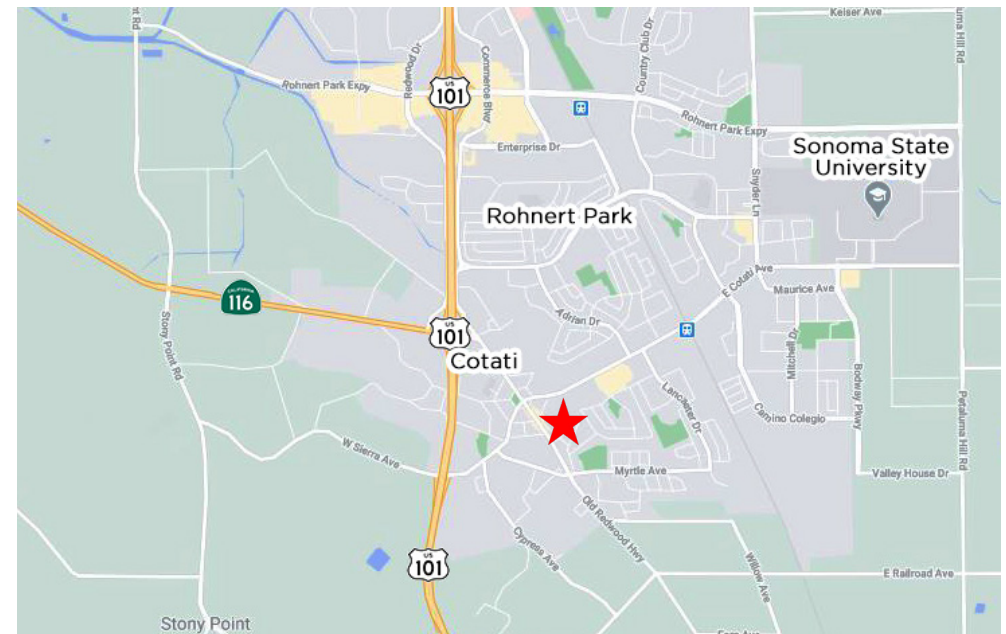
Holiday Celebration (December)

Thursday Farmers Market (June-September)

Cotati Kids Day Parade (July)

Scrapure Art Contest (June)

and more!



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# FLOOR PLAN



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# AERIAL MAP



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