Keegan&Coppin
COMPANY, INC.

FOR LEASE

5800 REDWOOD DRIVE
2ND FLOOR
ROHNERT PARK, CA

SHOWROOM IMMEDIATELY ADJACENT TO HIGHWAY 101 / HIGH VISIBILITY!

Go beyond broker.

REPRESENTED BY:

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

PROPERTY DETAILS

5800 REDWOOD DRIVE, 2ND FLOOR
ROHNERT PARK, CA

GREAT SHOWROOM FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Location, Location, Location!
- Fantastic Window Line
- Abundant On-Site Parking
- Highway 101 Identity with Excellent Exposure and Signage
- Easy Highway 101 Ingress and Egress
- Between Target, Costco, and Walmart Shopping Center
- **Second floor showroom, retail, office**

DESCRIPTION

Opportunity for strong retail presence with excellent Highway 101 visibility and signage. Highway identity with excellent Highway 101 exposure. Area retailers within a 1 mile radius include Costco, Target, and Walmart shopping centers. Easy freeway access.

Tenant may be able to utilize a storage container for their bulk retail use, along the fence line adjacent to the freeway.

TRAFFIC COUNTS! OVER 120,000 CARS PER DRIVE BY THIS LOCATION - DAILY!

LEASE TERMS

Rate

Unit A: $3,495/mo. Gross

Unit A: (2-5) year

RENTABLE SPACE

Unit A: 3,200+/- sf

Parking

On-site

TRAFFIC COUNTS	
Redwood Dr @ Martin St	17,110/Day
Commerce Blvd @ Professional Center Dr	7,487/Day
Highway 101 @ Rohnert Park Expy	118,026/Day
Redwood Hwy @ Rohnert Pk Expy (South)	117,208/Day
Rohnert Park Expy @ Redwood Hwy (East)	32,372/Day
Rohnert Park Expy @ Redwood Dr (West)	27,070/Day

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FLOOR PLAN

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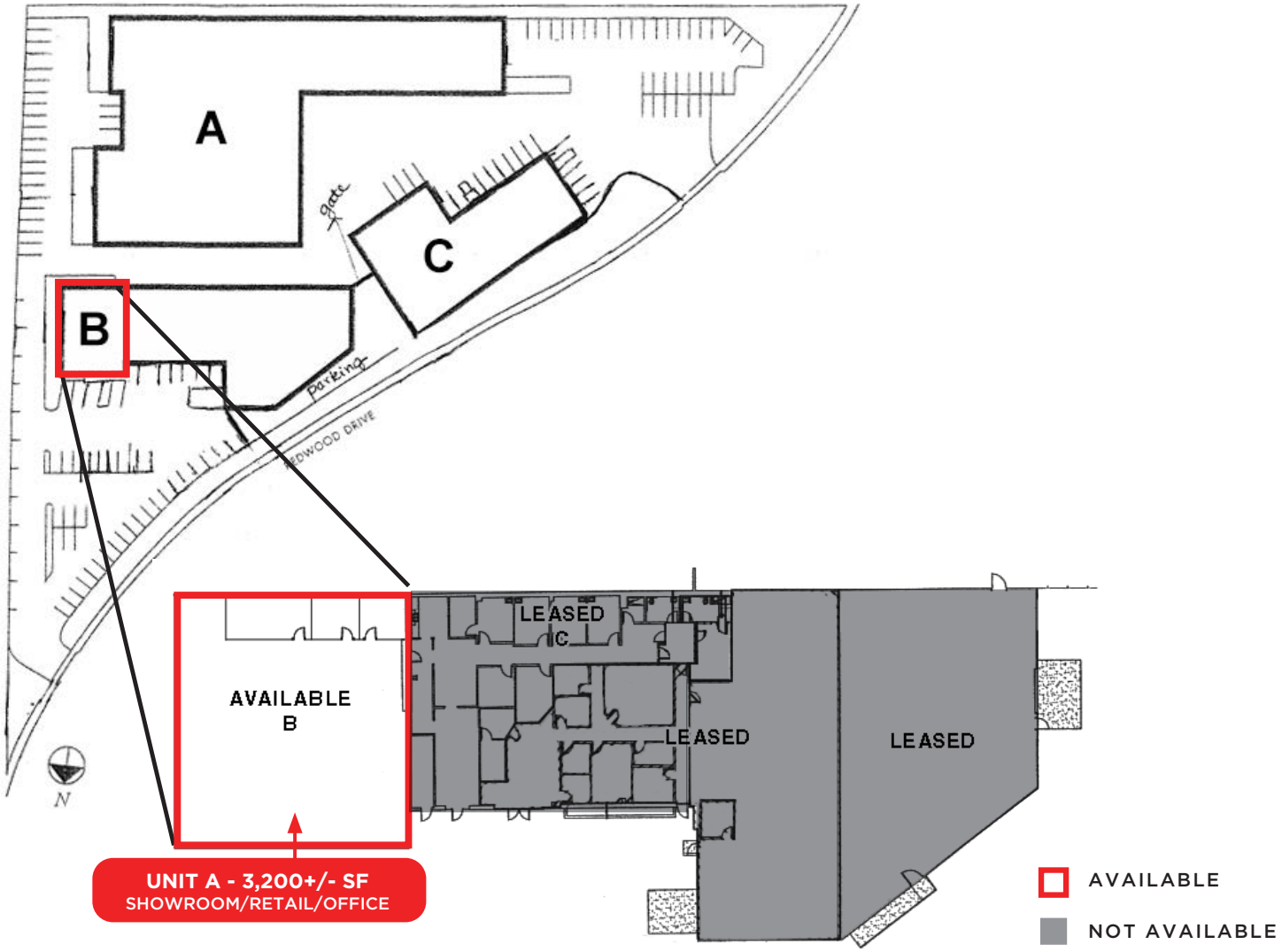

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PROPERTY PHOTOS

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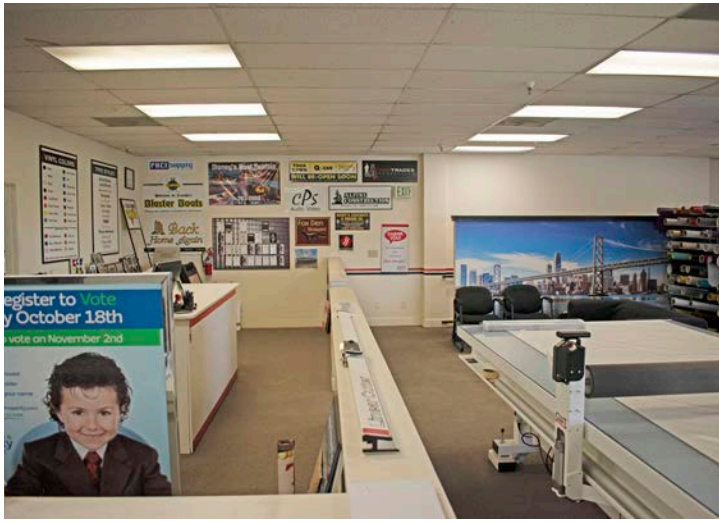

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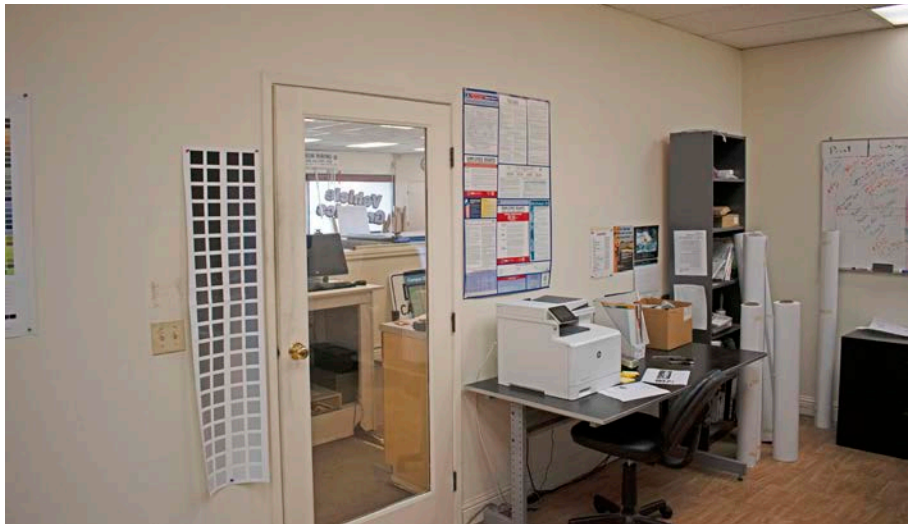

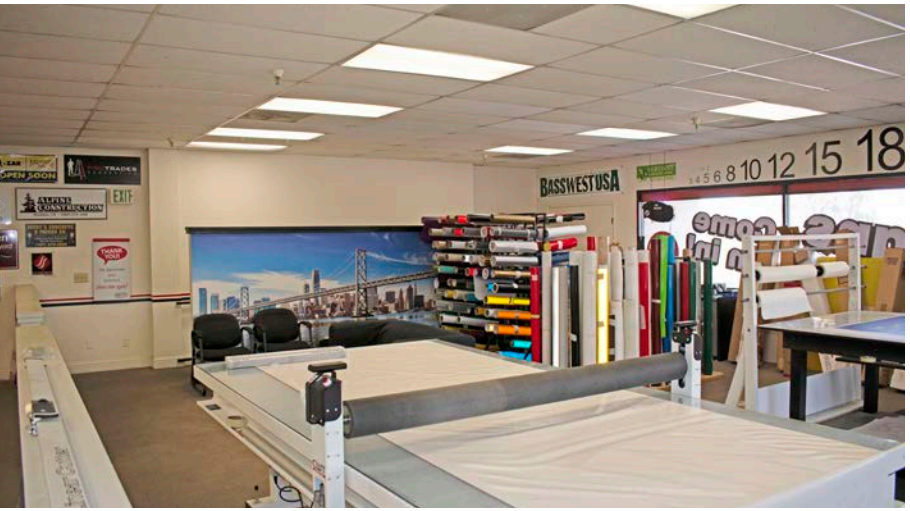

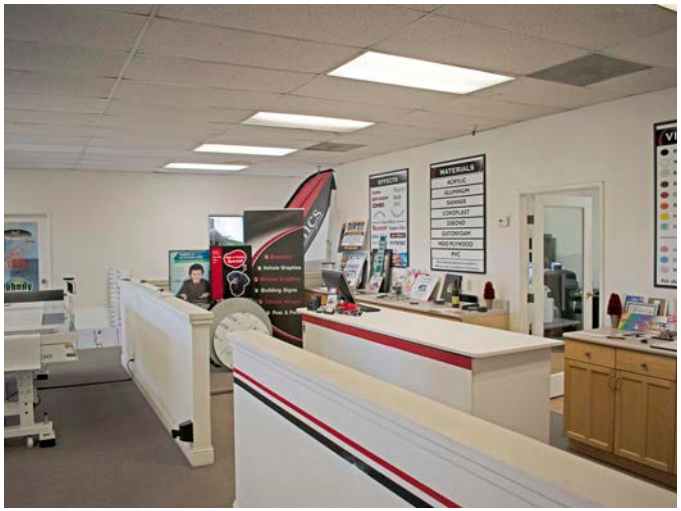

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MARKET SUMMARY

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ROHNERT PARK SUMMARY

With the anticipated commuter rail that will have stops in Rohnert Park, coupled with efforts to develop a central district that includes the vacated State Farm complex, the incentives for businesses moving into the area are becoming increasingly desirable.

The opening of Graton Casino in Rohnert Park has brought great new excitement to the area. Graton Resort & Casino has a commanding presence amongst rolling hills of Northern California's wine country. Owned and operated by the Federated Indians of Graton Rancheria, Graton Resort & Casino is the complete entertainment experience, featuring table games, the latest slot machines, upscale and casual dining, plus entertainment options for visitors and locals alike.

The subject property is located 1.6 miles from Graton Resort & Casino that opened its doors on November 5, 2013. The $800 million 340,000 square foot casino is the most expensive private development project in Sonoma County history and is one of the largest casinos in the state of California.

Sonoma State University (SSU) is located east of the subject property with direct access from Rohnert Park Expressway. The university is comprised of six schools and offers degrees in 46 majors and 47 minors at the bachelor's level and 15 at the master's level.

Sonoma State is a mid-size campus with 9,120 students and located on 2693 acres. With 34% of the student body living on campus, SSU is one of the most residential campuses within the California State University system.

The site boasts strong demographics with over 59,125 residents within a 3-mile radius with an average household income of $71,355. The population has increased by 1.66% since 2000. New housing developments totaling approximately 4,300 homes puts Rohnert Park in a position to grow the population by 25% over the next 5 years.

SONOMA COUNTY

Sonoma County is the premier location for R&D, professional services and entrepreneurial businesses. Today, the County is a magnet for all local industries, including government, winemaking, healthcare, engineering, biotechnology, financial services, education, tourism, state, county and local government offices.

With easily accessible, high-quality office/industrial buildings at attractive rental rates, Rohnert Park is positioned to attract value conscious tenants who are increasingly seeking high-value occupancy alternatives in the expensive Bay Area real estate market. This demand will help tighten the Sonoma County office/industrial market.

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VICINITY MAP

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Santa Rosa, CA 95401
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