



**Keegan & Coppin**  
COMPANY, INC.

SALE OR LEASE

955 STONY POINT ROAD  
SANTA ROSA, CA

13,891+/- SF RETAIL DRIVE-THRU AT  
BUSY SIGNALIZED INTERSECTION

Go beyond broker.

PRESENTED BY:

**TOM LAUGERO, PARTNER**  
LIC # 00473264 (707) 528-1400, EXT. 251  
TLAUGERO@KEEGANCOPPIN.COM

**JEFFREY WILMORE, PARTNER**  
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# PROPERTY DETAILS



955 STONY POINT ROAD  
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DRIVE THRU**

## DESCRIPTION OF AREA

Ideally located at the intersection of Sebastopol Rd. and Stony Point Rd. This location is positioned on the hard corner in the heart of the area's main retail hub, which has high barrier to entry. The sight benefits from excellent exposure along two of the area's main traffic corridors with combined daily traffic counts in excess of 50,000 vehicles. The building also benefits from drive thru access.

## HIGHLIGHTS

- 13,891+/- SF former Rite Aid Store
- Drive Thru
- Hard signalized corner location
- Zoned CG (General Commercial)
- Excellent Signage
- High traffic
- Lot size: 1.25+/- ac (54,450sf)
- Zoning: CG (General Commercial)

### OFFERING

LEASE RATE

SALE PRICE

CONTACT AGENTS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	20,452	118,964	187,241
Est. Avg. HH Income	\$89,485	\$98,349	\$112,558
Avg. Age	38.0	38.6	40.8
Businesses	1,132	8,315	13,715
Employees	6,603	58,854	93,209

### TRAFFIC COUNTS

Stony Point Road	34,198 ADT
Sebastopol Road	16,724 ADT

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# AREA AMENITIES

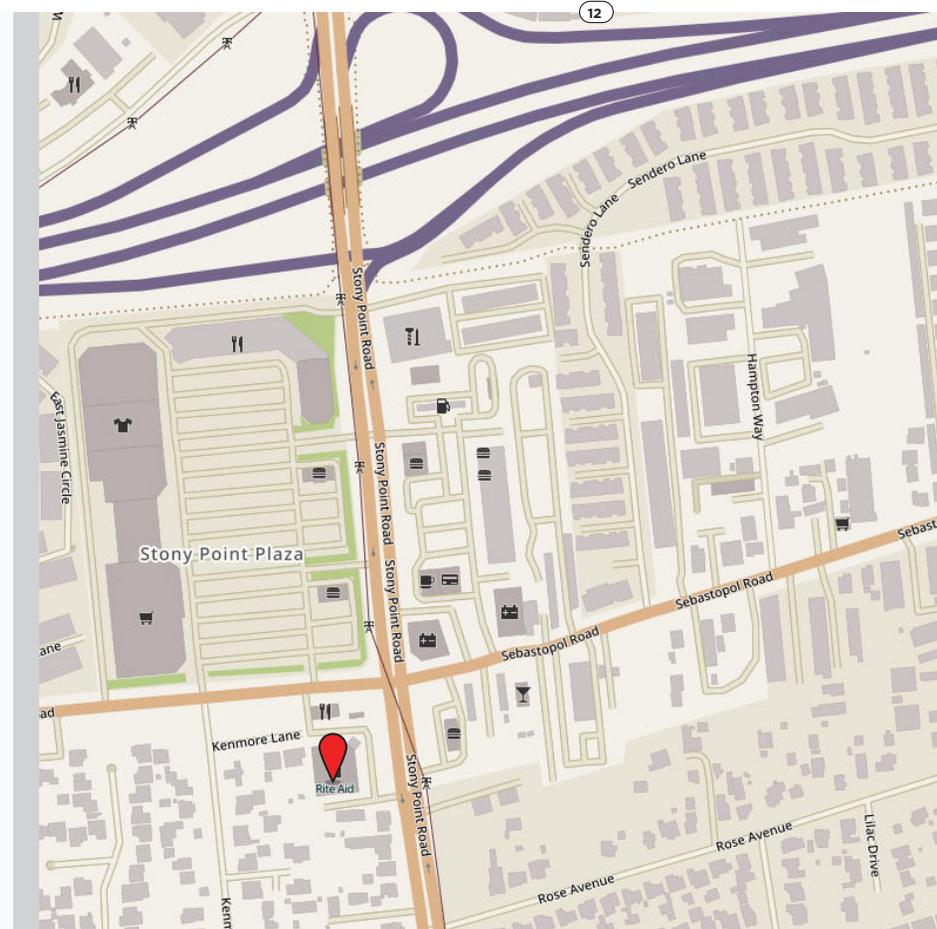


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## NEARBY AMENITIES

- FoodMaxx
- Ross
- Taco Bell
- Pho Vietnam
- Chevron
- FedEx
- Starbucks
- Goodwill
- Whiskey Tip
- USPS
- Fusion Fitness
- Pepe's Mexican
- La Texanita
- Lawrence Cook Middle School
- Budget Self Storage
- Round Table Pizza
- KFC
- Oliver's Market
- CVS
- JX Wilson Elementary
- City Bus Operations
- Santa Rosa Utilities Department
- PG&E Customer Service Center
- Pizza Hut



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# PROPERTY AERIALS



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# PROPERTY PHOTOS



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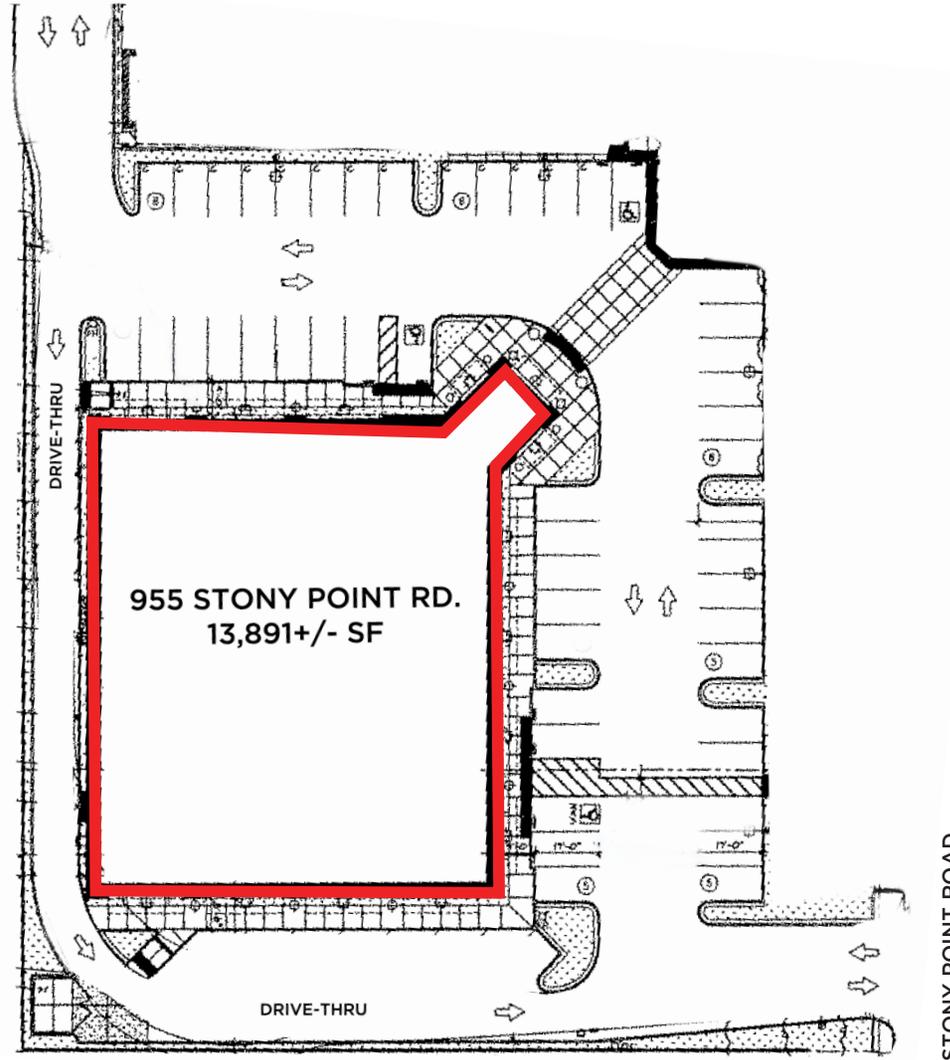
# SITE PLAN



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SEBASTOPOL ROAD



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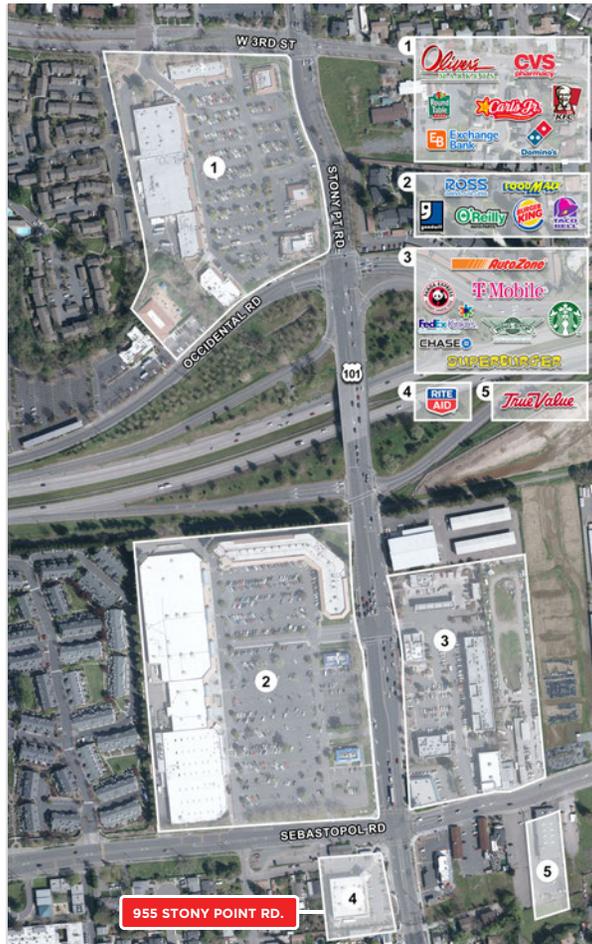


# LOCATION MAP



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