

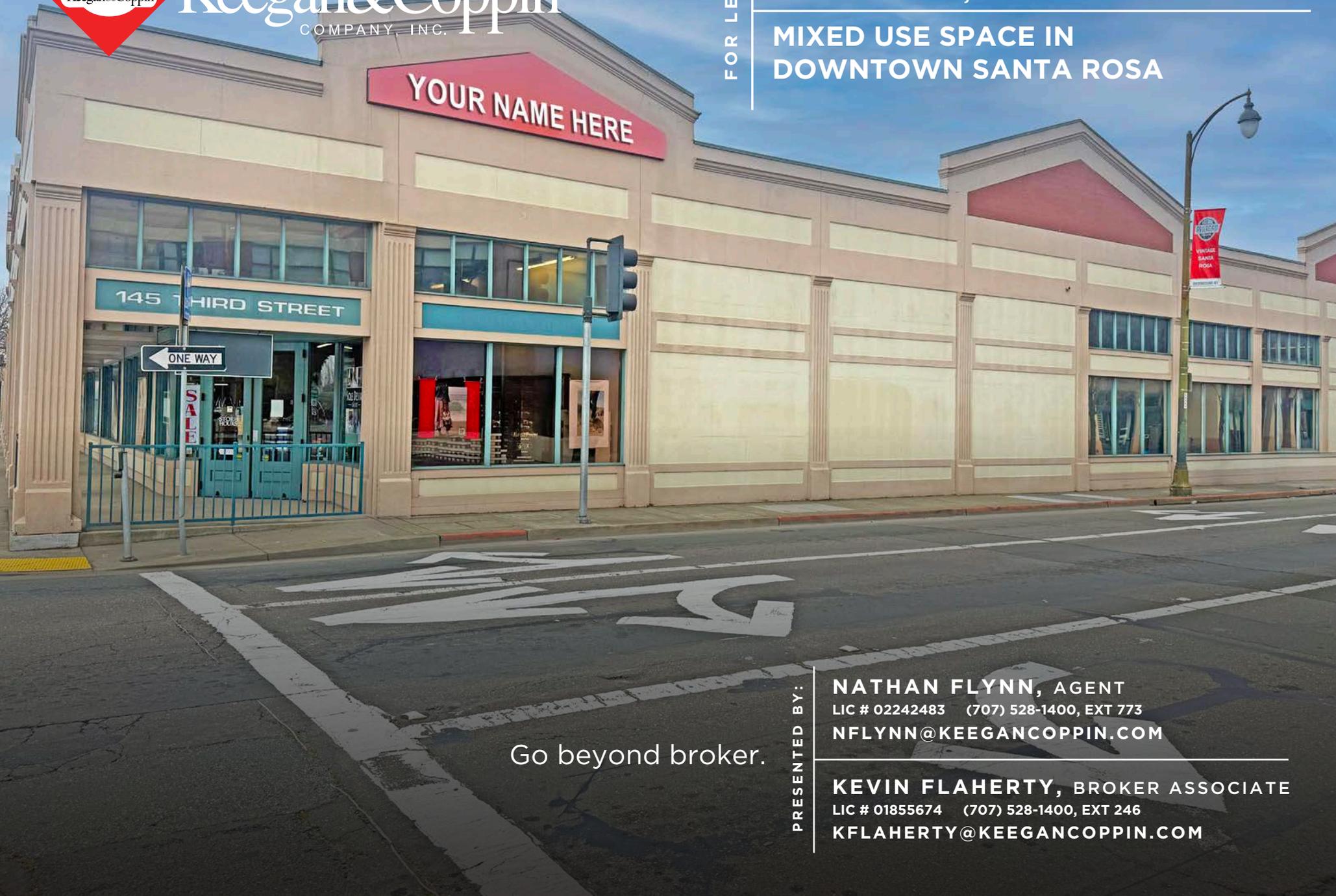


Keegan & Coppin
COMPANY, INC.

FOR LEASE

145 THIRD STREET
SANTA ROSA, CA

MIXED USE SPACE IN
DOWNTOWN SANTA ROSA



Go beyond broker.

PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY DETAILS



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

A rare opportunity to secure a highly visible, adaptable space in the heart of downtown Santa Rosa. This property is being thoughtfully repositioned to offer between 4,530-15,568+/- SF with multiple options—creating a right-sized footprint for today’s retail, showroom, creative, or service users.

The space can be demised in multiple configurations, allowing for flexible floor plans to accommodate a wide range of uses—from an open, modern concept to a more defined layout with private rooms or back-of-house functionality. High ceilings, strong street presence along Third Street, and excellent pedestrian exposure make this an ideal location for a brand seeking both visibility and character.

Located in the core of downtown Santa Rosa, the property benefits from steady foot traffic, surrounding restaurants, offices, and residential density, and easy access to Highway 101. This is a unique chance to bring new life to a well-known building while tailoring the space to your operational needs.

Floor plan options available.

Tenant improvement considerations available for the right user.



LEASE TERMS

Rate

Negotiable

PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



AREA DESCRIPTION



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**

DESCRIPTION OF AREA

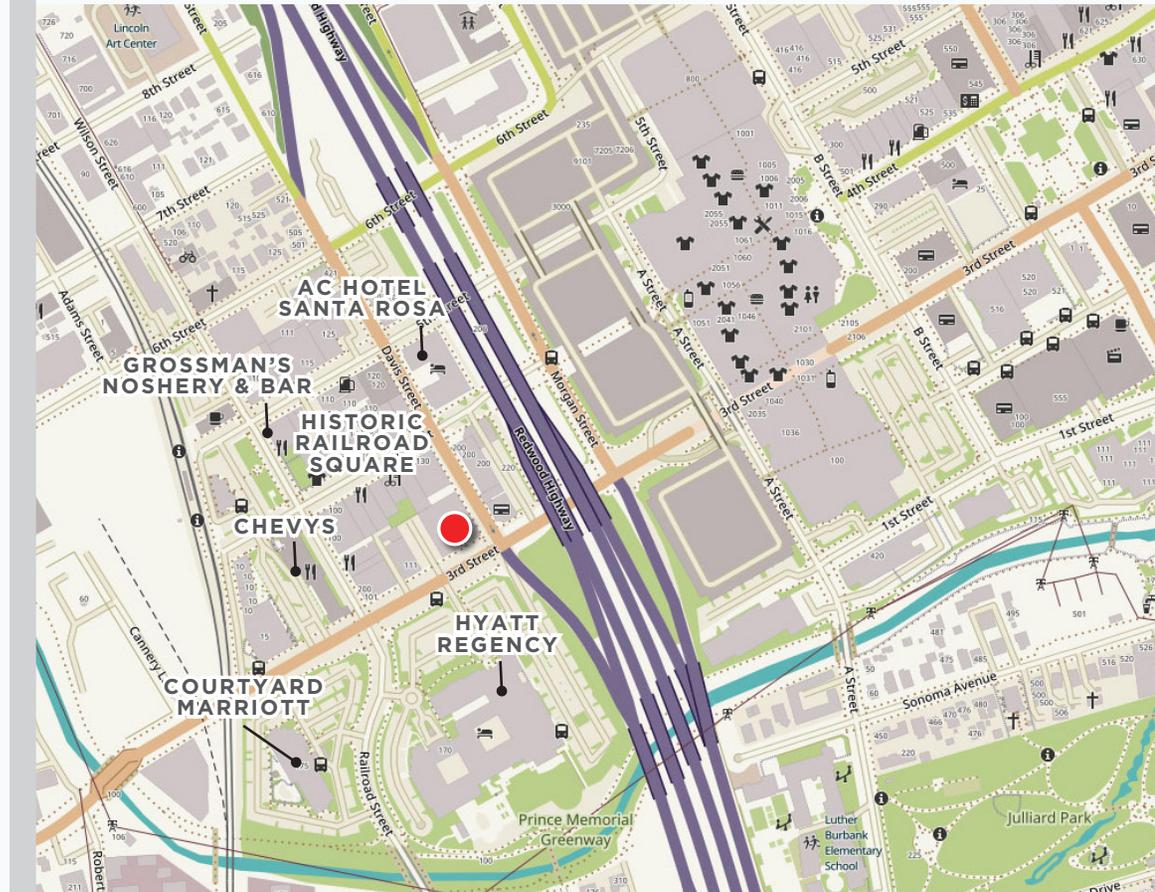
The Railroad Square and Santa Rosa Plaza nearby in Downtown Santa Rosa, has solid retail activity anchored by established shopping centers like Santa Rosa Plaza and Coddington Mall, which support regional draw and foot traffic.

NEARBY AMENITIES

- Restaurants & Cafés
- Santa Rosa Plaza

TRANSPORTATION ACCESS

- Easy access to Highway access (US-101)
- SMART Train
- Sonoma County Transit



PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
 LIC # 01855674 (707) 528-1400, EXT 246
 KFLAHERTY@KEEGANCOPPIN.COM

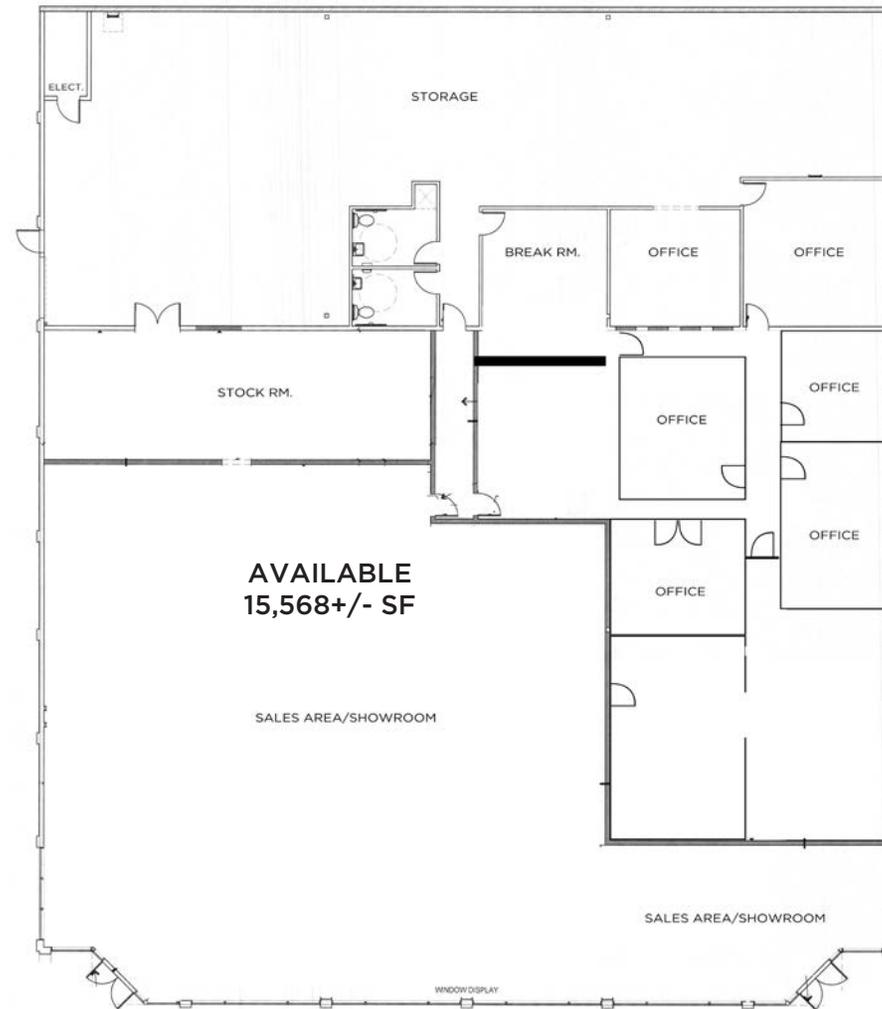


EXISTING FLOOR PLAN



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**



PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



FLOOR PLAN OPTION 1



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**



- 3,933+/- SF AVAILABLE
- NOT INCLUDED
- COMMON AREA

PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
 LIC # 01855674 (707) 528-1400, EXT 246
 KFLAHERTY@KEEGANCOPPIN.COM



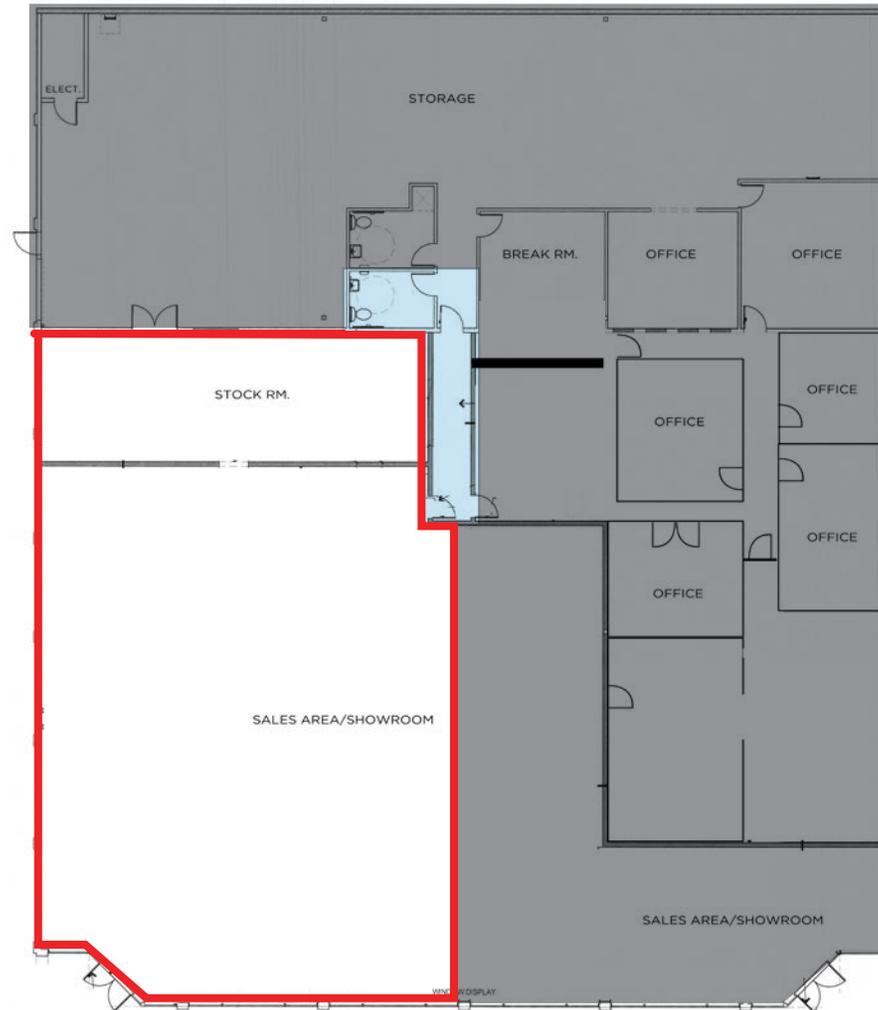
FLOOR PLAN

OPTION 2



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**



- 4,730+/- SF AVAILABLE
- NOT INCLUDED
- COMMON AREA

PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



FLOOR PLAN OPTION 3



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**



- 4,532+/- SF AVAILABLE
- NOT INCLUDED
- COMMON AREA

PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
 LIC # 01855674 (707) 528-1400, EXT 246
 KFLAHERTY@KEEGANCOPPIN.COM



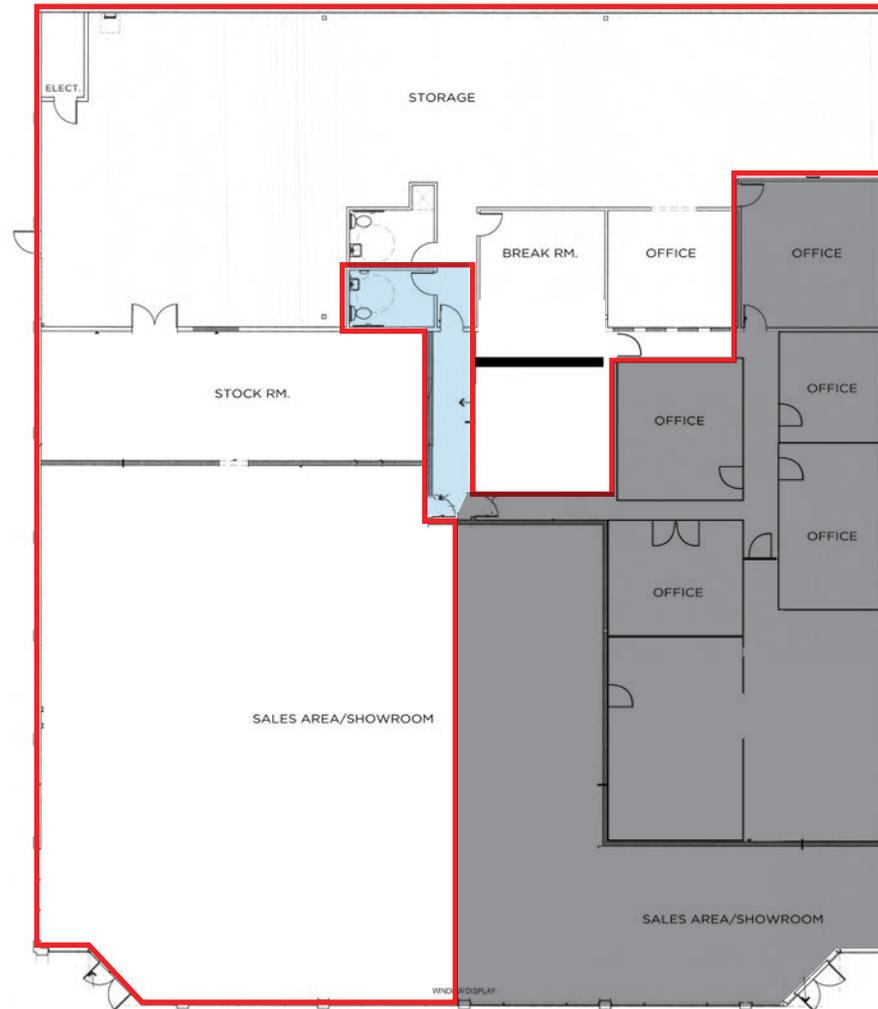
FLOOR PLAN

OPTION 4



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**



- 8,960+/- SF AVAILABLE
- NOT INCLUDED
- COMMON AREA

PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY PHOTOS



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**



PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY PHOTOS



145 3RD STREET
SANTA ROSA, CA

MIXED USE SPACE
FOR LEASE



PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY PHOTOS



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**



PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY PHOTOS



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**



PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



LOCATION MAP



145 3RD STREET
SANTA ROSA, CA

**MIXED USE SPACE
FOR LEASE**



Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(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.

REPRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM