



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1720 E. COTATI AVENUE
ROHNERT PARK, CA

WOLF DEN PLAZA

SONOMA STATE UNIVERSITY

E COTATI AVE

BODWAY PKWY



Go beyond broker.

PRESENTED BY:

SARA WANN, PARTNER

LIC # 01437146 (707) 664-1400

SWANN@KEEGANCOPPIN.COM

RHONDA DERINGER, PARTNER

LIC # 01206401 (707) 528-1400

RDERINGER@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



1720 E. COTATI AVENUE
ROHNERT PARK, CA

WOLF DEN PLAZA

PROPERTY INFORMATION

HIGHLIGHTS

- Retail Space w/ Glass-line Store Front
- Co-Tenants Include: Starbucks, Taco Bell, McDonald's, 7-Eleven & Pizza Guys

AVAILABILITY

1720 E. COTATI AVE: 1,880+/- SF

DESCRIPTION

1,880+/- SF in-line retail space currently configured with open retail space with private restroom, office and storage area.

This unit would be perfect for fitness users, cell phone providers, insurance/real estate office, Title Company or any other retail user that can take advantage of the synergy with other existing tenants and Sonoma State University.

LEASE TERMS

RATE

\$1.75 PSF

TERMS

NNN

PARKING

Abundant

ZONING

CN - Neighborhood Commercial

Keegan & Coppin Co., Inc.
1201 N. McDowell Blvd., Petaluma CA 94954
1355 N. Dutton Ave., Santa Rosa, CA 95401
www.keegancoppin.com
Petaluma (707) 664-1400 | Santa Rosa (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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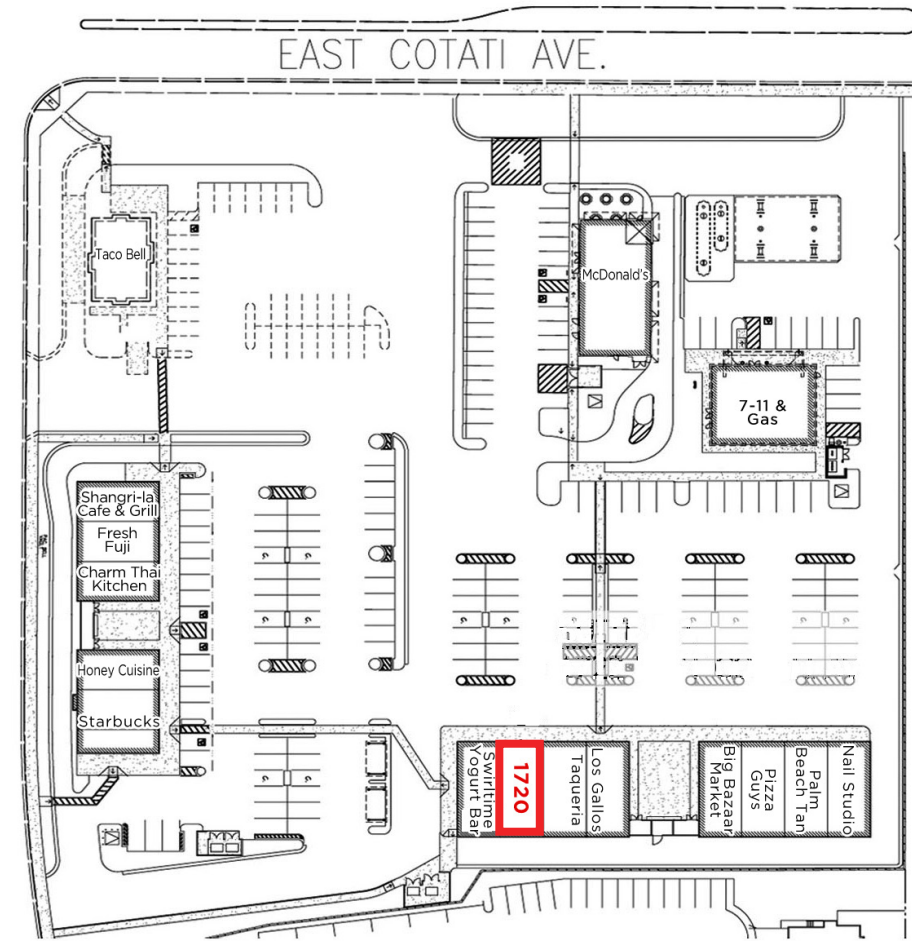
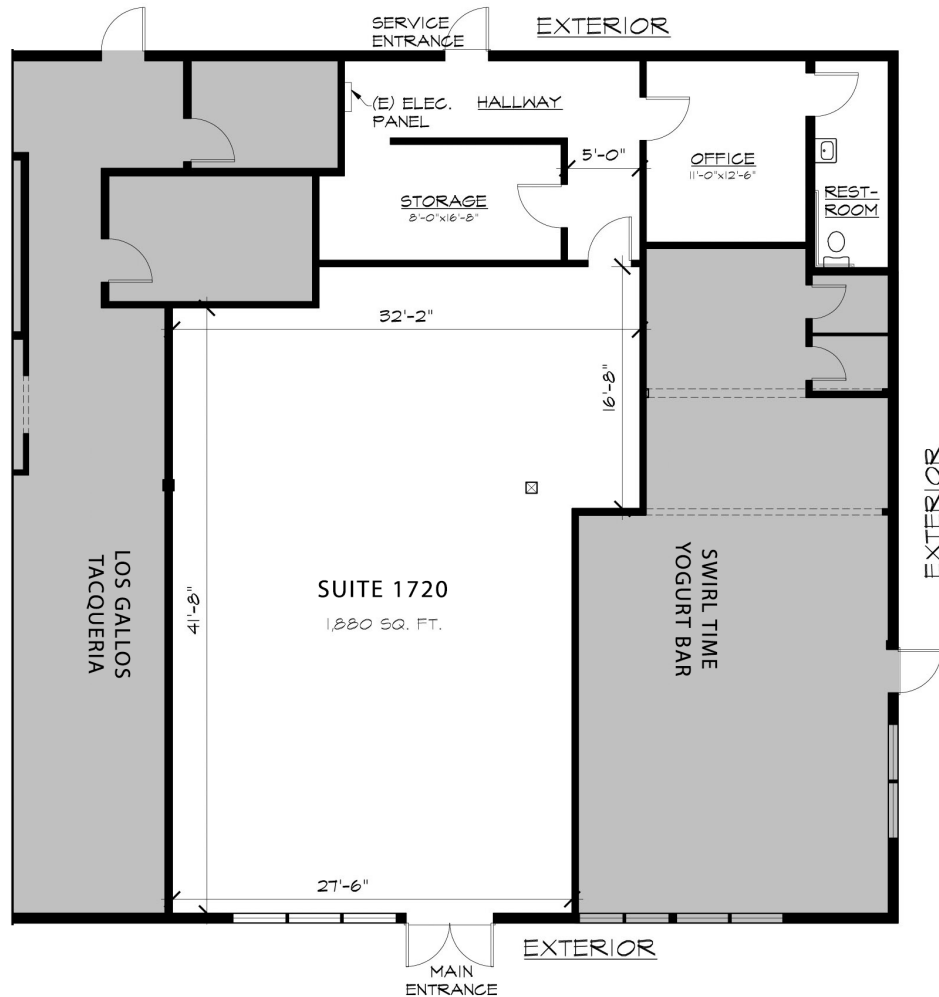


FLOOR PLAN/SITE PLAN



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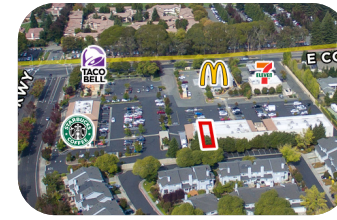
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AREA DESCRIPTION



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DESCRIPTION OF AREA

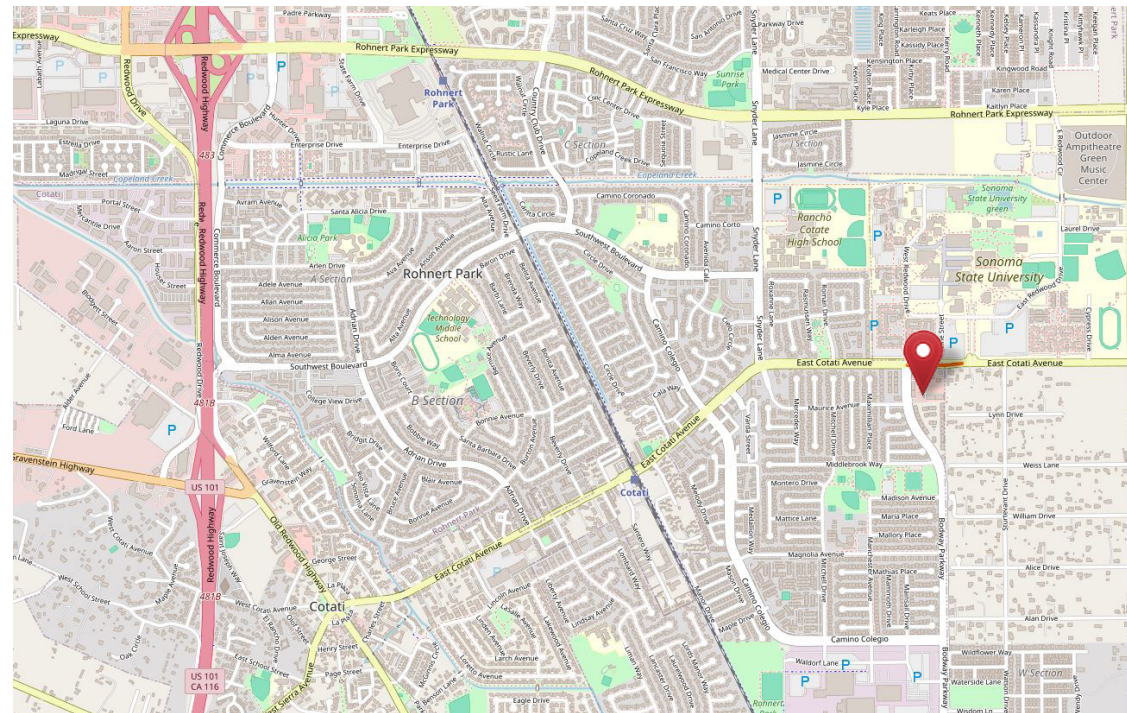
Wolf Den Plaza's location, which is directly across from Sonoma State University as well as adjacent to Rohnert Park's residential M Section, affords the center strong daytime and nighttime traffic. Neighboring tenants include Starbucks, McDonald's, Pizza Guys, Taco Bell and 7-Eleven.

NEARBY AMENITIES

- Sonoma State University
- Walking Distance to Coffee Shops, Restaurants, and Services

TRANSPORTATION ACCESS

- Public Transportation
- Cotati SMART Station (1.2 Miles)



Traffic Count - Wolf Den Plaza

Bodway Pwky & E. Cotati Ave. N.: 3,252

E. Cotati Ave. & Bodway Pkwy W.: 8,428

Vine Rd & E. Cotati Ave. S.: 1,398

Demographics	1 mile	3 mile	5 mile
2024 Est. Population	14,733	57,660	73,856
2024 Avg. HH Income	\$126,978	\$112,535	\$114,562

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PROPERTY AERIAL & PHOTOS



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VICINITY AERIAL



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