

For Lease - Retail/Restaurant Space

Prime Downtown Santa Rosa Location

Lease Rate: \$1.36 /SF Triple Net



519 4th Street, Santa Rosa, CA

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Property Summary

- $\pm 2,846$ SF Available - Ground Floor: $1,700 \pm$ SF, Second Floor: $1,146 \pm$ SF
- Restrooms on both floors.
- High visibility location steps from Courthouse Square and directly across from La Rosa Taqueria.
- Excellent parking: City lot behind the building + street parking in front and back.
- Some existing kitchen equipment included in the lease.
- 4th Street just 100 yards from Santa Rosa Plaza.
- Ideal for food, beverage, or retail concepts.
- Security system in place with cameras and monitor.
- Great foot traffic.



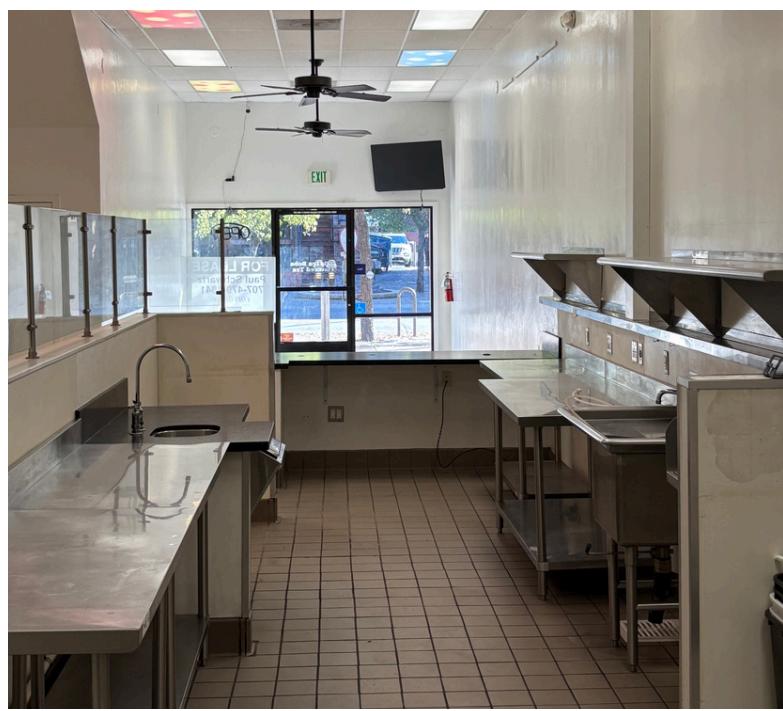
Downtown Santa Rosa's nightlife around 519 4th Street thrives on constant movement and energy. This stretch of 4th Street is one of the area's most walkable corridors, with a steady stream of people heading between Courthouse Square, nearby restaurants, local bars, and Santa Rosa Plaza. Sidewalks fill with diners, shoppers, and groups enjoying the Downtown scene, creating a lively, welcoming atmosphere that lasts well into the evening.

With high foot traffic, strong visibility, and immediate proximity to hotspots like La Rosa Taqueria, Belly, and Courthouse Square, this location benefits from consistent exposure to both locals and visitors exploring Downtown. The blend of offices, banks, restaurants, lounges, taprooms, and retail shops keep people circulating in every direction making this one of Santa Rosa's most vibrant night time pockets and an ideal setting for businesses that thrive on walk-in customers.

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Suite Photos



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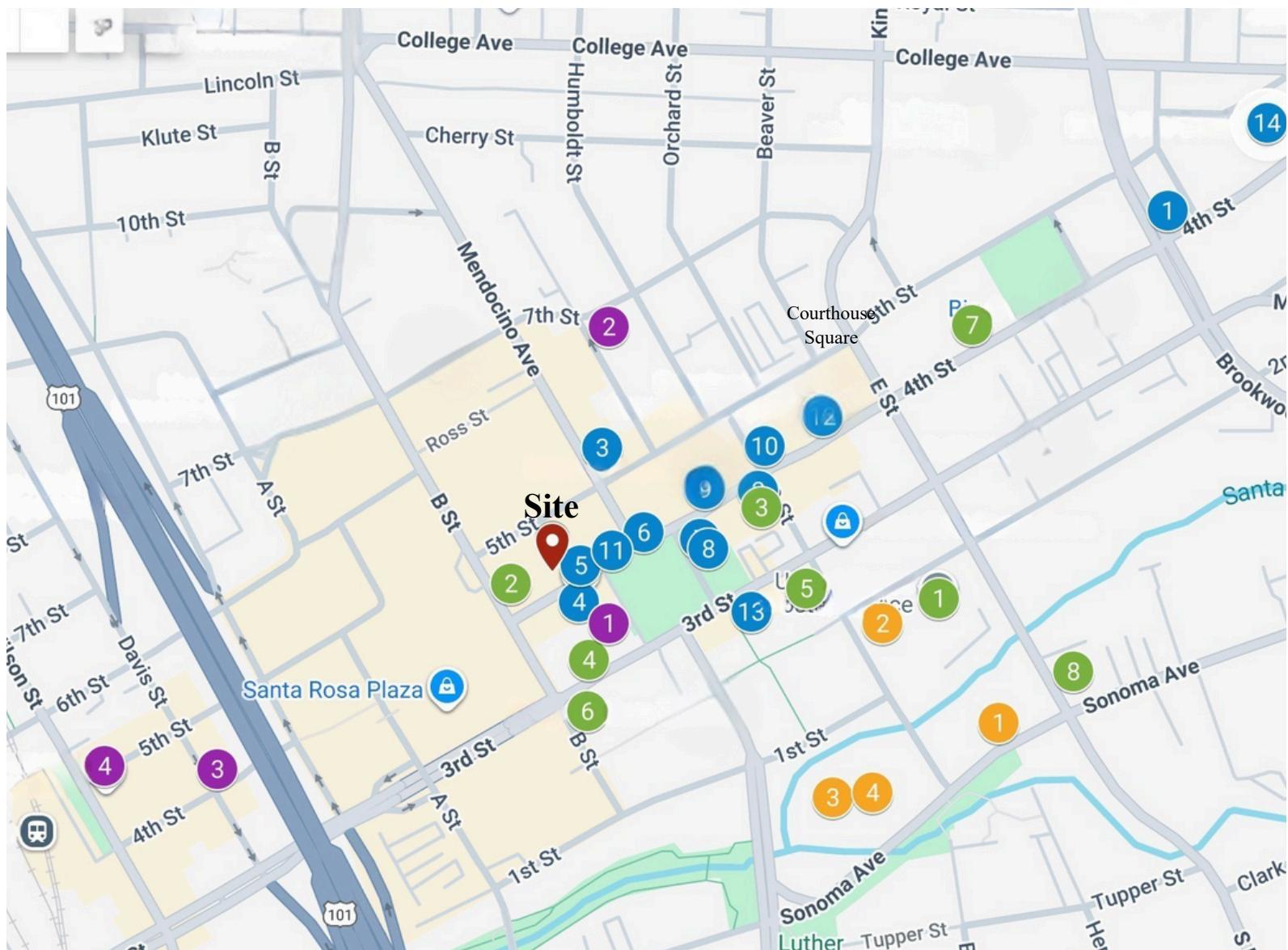
Suite Photos



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Amenities Map



Cafe's & Restaurants

- 1 SoCo Coffee
- 2 Starbucks
- 3 Crooks Coffee
- 4 La Rosa | Tequileria & Grille
- 5 Belly Left Coast Kitchen
- 6 Fourth Street Deli
- 7 Beer Baron Bar & Kitchen
- 8 Perch + Plow
- 9 L'Oro di Napoli
- 10 Falafel Hut Santa Rosa
- 11 Augie's French
- 12 Russian River Brewing
- 13 Downtown Barbecue
- 14 Bird & The Bottle

Business Services

- 1 United States Postal Service
- 2 The UPS Store
- 3 FedEx
- 4 Wells Fargo Bank
- 5 Mechanics Bank
- 6 WaFd Bank
- 7 Chase Bank
- 8 Bank of Marin

Government Buildings

- 1 Federal Building
- 2 General Services Department
- 3 City of Santa Rosa
- 4 Planning Division

Hotels & Transportation

- 1 Hotel E
- 2 Art House Hotel & Suites
- 3 AC Hotel Santa Rosa
- 4 Hotel La Rose
- 5 Hyatt Regency Sonoma
- 6 Courtyard by Marriott
- 7 Astro Motel

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Downtown Santa Rosa

The heart of Santa Rosa is in the midst of an exciting period of revitalization with several new developments. First of these is the recent completion of the \$10 million reunification of Old Courthouse Square. The Square serves as the center of and focal point for financial, cultural and business activity in Santa Rosa.

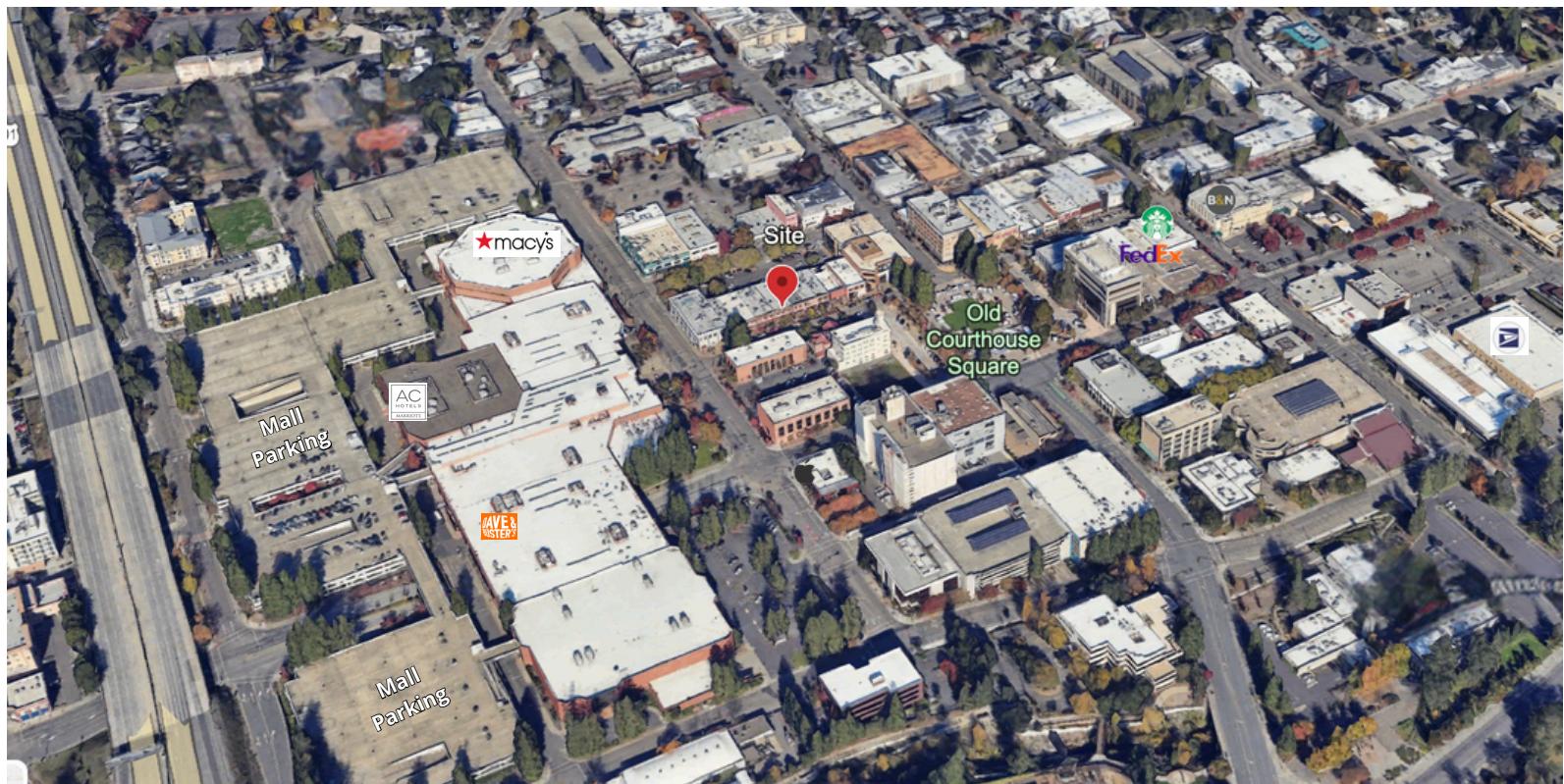
The SMART Train is now running and serves the Downtown area with multiple stops each day at the Railroad Square Depot, walking distance from Courthouse Square. The SMART Train travels to and from San Rafael several times daily along with many stops along the way including Rohnert Park, Petaluma, and Novato to the south and the Sonoma County Airport area to the north. Residents and business people can travel to and from Downtown Santa Rosa to destinations throughout the North Bay. And soon construction will begin on a new boutique hotel overlooking Courthouse Square.

Business people, visitors and local residents enjoy the Courthouse Square plaza, the high-quality craft breweries such as Russian River Brewing and 3rd Street Aleworks, the Wednesday Night Farmer's Market, the annual Iron Man Triathlon, the Amgen of California Bicycle Tour race, Movie Nights, Street Sales, Car Shows, the Luther Burbank Rose Parade, as well as various community gatherings held regularly throughout the year.

111 Santa Rosa Ave. is located 2 blocks from Courthouse Square and within walking distance to the major civic center of Santa Rosa with Federal, State and City government offices. There are over 15 banks, the main Santa Rosa U.S. Post Office, an excellent variety of restaurants, locally owned retail stores, museums, movie theaters, coffee houses and night clubs, all conveniently located just a short stroll away. The hip and revitalized South A

Arts District is located a few blocks away as well, offering fine dining, retail stores and galleries. Also located in the area is "Santa Rosa Plaza", a major indoor mall, with many contemporary retail establishments.

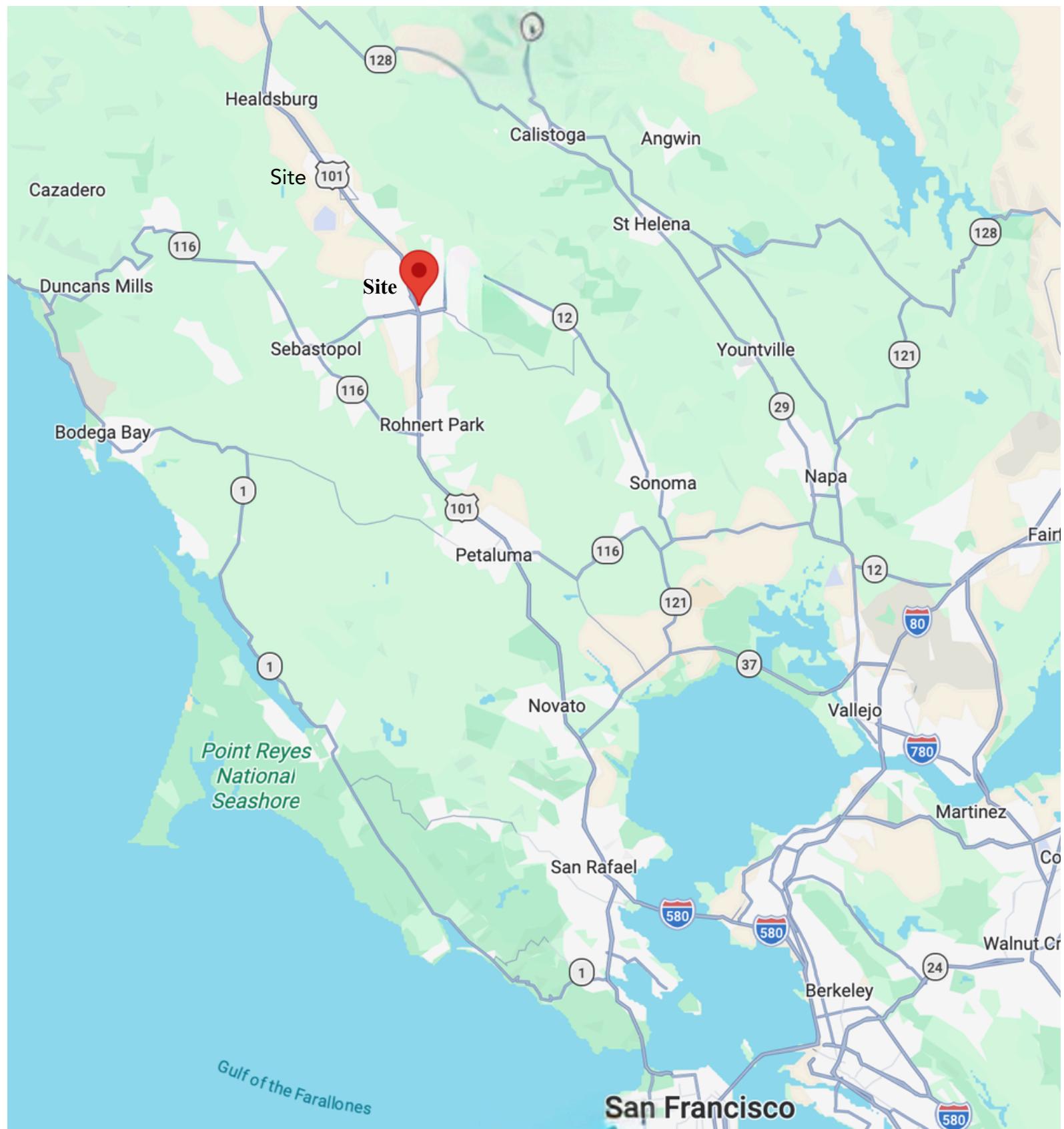
The Prince Memorial Greenway is an adjacent public pedestrian and bicycle path along Santa Rosa to the town of Sebastopol 7 miles to the west in a quiet setting. The Greenway provides cyclists and walkers access to daytime exercise along the creek.



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Regional Map



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Santa Rosa/Sonoma County

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world-renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbeldt Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

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Links:

Santa Rosa Chamber of Commerce — www.santarosametrochamber.com

Sonoma County Economic Development Board — www.sonomaedb.org

City of Santa Rosa — www.srcity.org

Press Democrat Newspaper — www.PressDemocrat.com

North Bay Business Journal — www.NBBJ.com

Paul Schwartz

Senior Associate, Commercial Real Estate

T: 707.479.1841

SchwartzBroker@gmail.com

DRE #01111744



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www.CorcoranIcon.com

201 3rd Street
Santa Rosa, CA 95401