



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1460 EAST COTATI AVENUE
ROHNERT PARK, CA

NEIGHBORHOOD RETAIL
CENTER SPACE



Go beyond broker.

PRESENTED BY:

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PROPERTY DETAILS



1460 E COTATI AVENUE
ROHNERT PARK, CA

**RETAIL SPACE
FOR LEASE**

PROPERTY DESCRIPTION

The building is a multi-tenant retail strip center, under new management and ownership. There are various suites available for lease in the center. There is an existing dry cleaner, a former Circle K, and former restaurant space. The suites can be delivered in contiguous space of 1,300 or 2,500+/- SF. Ideal for a supermarket, gym health facilities, yoga studio, and other retail neighborhood services.

Sonoma Square Shopping Center is a single-story designed and constructed of wood frame with stucco exterior walls. The roof is a flat build-up/tile with cementitious tile detail. Mansard roof detail creates a covered facade and offers shoppers an overhang to shelter from the elements. The rentable square footage is approximately 14,550+/- square feet, situated on a parcel of approximately 1.76+/- acres (76,666+/- square feet). The parking surface is asphalt with landscape islands. Each retail space is serviced by separate system roof-mounted HVAC units. The current tenants are Domino's Pizza, China Wok, Ronnie's Deli, and a laundromat.

LEASE TERMS

Rate

Negotiable

Terms

NNN

Tenant Improvements

Landlord is willing to deliver T.I.s to the space.

Rentable
Space

1,300 & 2,500+/- SF

HIGHLIGHTS

- Under New Management and Ownership
- Multi-Tenant Retail Strip Center
- **Ideal Uses: Gym Health Facilities, Yoga Studio, and Other Retail Neighborhood Services**

Parking

32 On-Site Spaces



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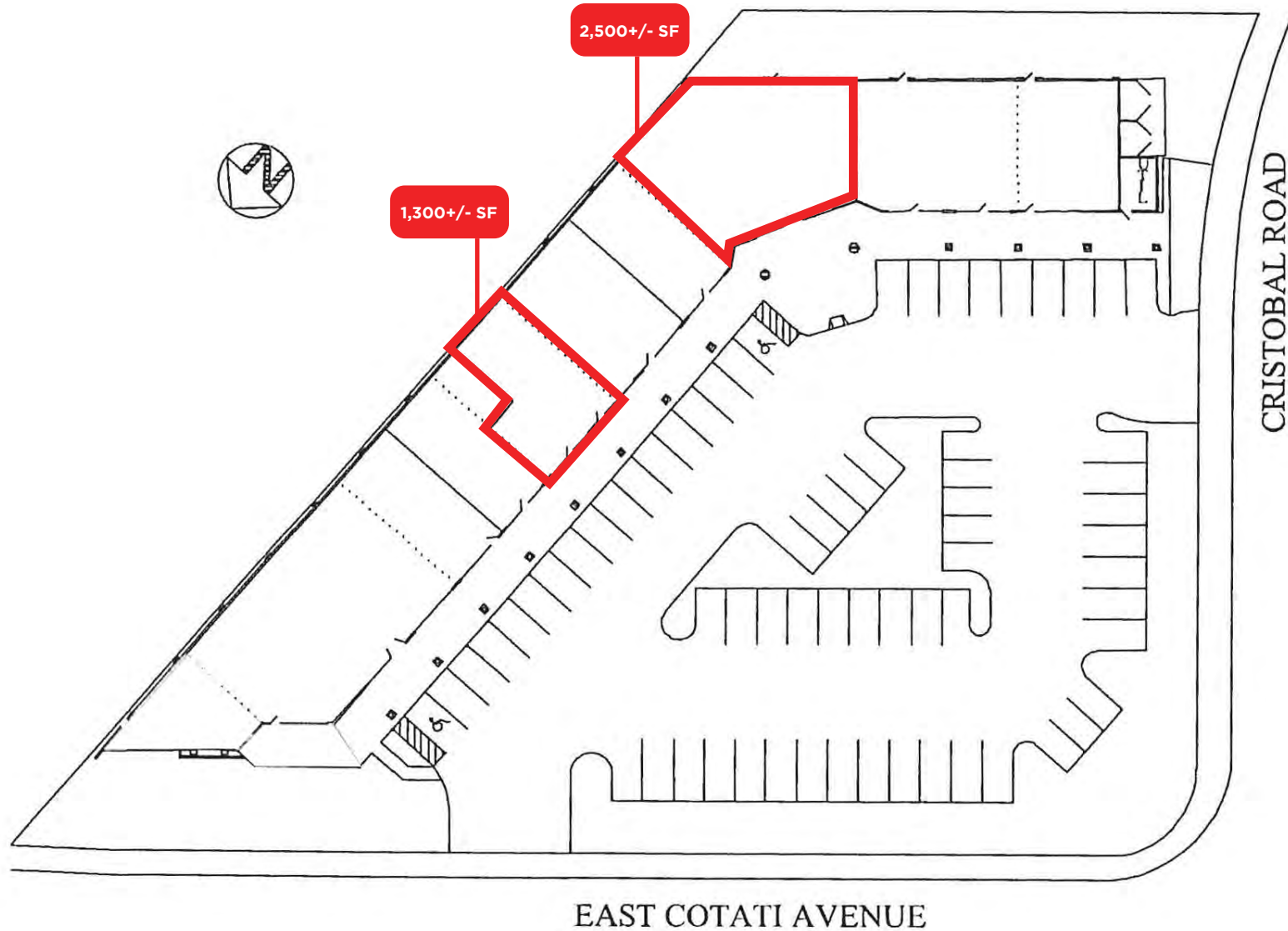


SITE PLAN



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AREA DESCRIPTION



1460 E COTATI AVENUE
ROHNERT PARK, CA

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DESCRIPTION OF AREA

Sonoma Square Shopping Center is located in the community of Rohnert Park in the San Francisco Bay Area. Less than 1 mile from Sonoma State University, Rancho Cotati High School and the new Cotati SMART Train Station. The property has ample on-site parking and is located off Snyder Lane at the corner of East Cotati and Maurice Avenue.

NEARBY AMENITIES

- Restaurants
- Convenience Stores
- Gas Stations
- Parks

TRANSPORTATION ACCESS

- Highway 101 via Old Redwood Hwy & E Cotati Ave
- Cotati SMART Train Station (0.5 Miles)
- Bus Stops along E Cotati Ave.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	23,600	58,248	75,791
Est. Avg. HH Income	\$82,580	\$80,839	\$85,276

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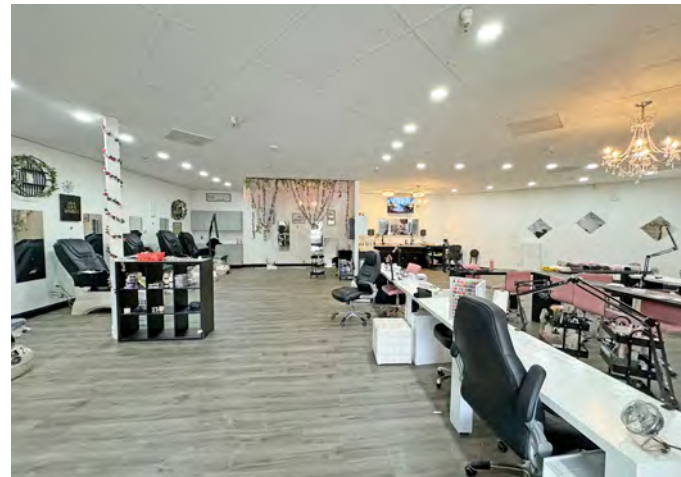
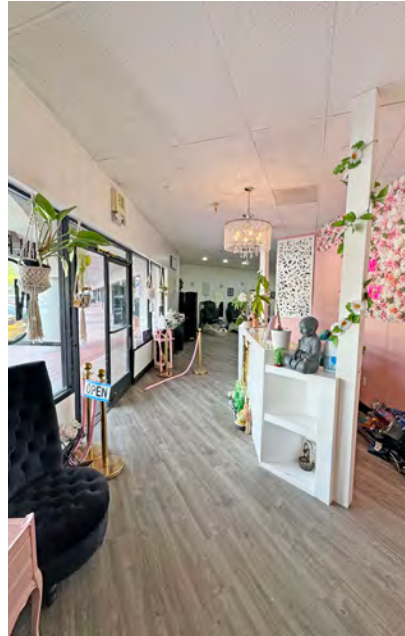


PROPERTY PHOTOS



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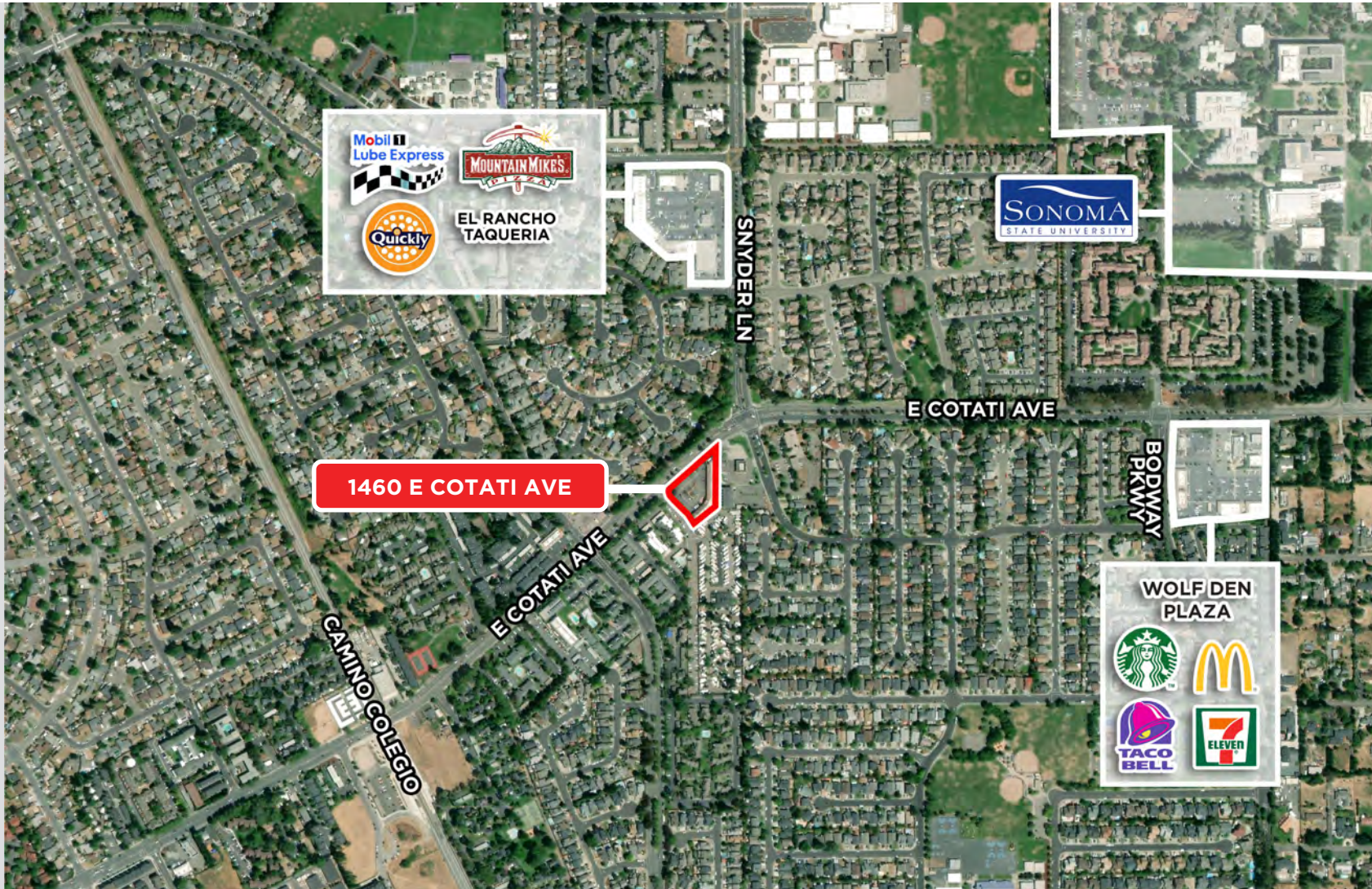


AERIAL MAP



1460 E COTATI AVENUE
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1460 E COTATI AVE

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