



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1147, 1163 YULUPA AVENUE
SANTA ROSA, CA

MAYETTE VILLAGE RETAIL CENTER
ANCHORED BY WHOLE FOODS



Go beyond broker.

PRESENTED BY:

ERLINA O. D'ARGENZIO, SREA
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PROPERTY DESCRIPTION



1147, 1163 YULUPA AVENUE
SANTA ROSA, CA

MAYETTE VILLAGE SPACE FOR LEASE



SIZE RANGE

Suite 5: 3,700+/- sq. ft.

** Suites 4 & 5 can be combined into 5,100 SF*

Suite 8: 2,130+/- sq. ft.

ZONING

CN

PARKING

Shopping Center with on-site Parking

YEAR BUILT

1969

PARKING

+/- 180 on-site parking

PRESENTED BY:

DINO D'ARGENZIO, PARTNER
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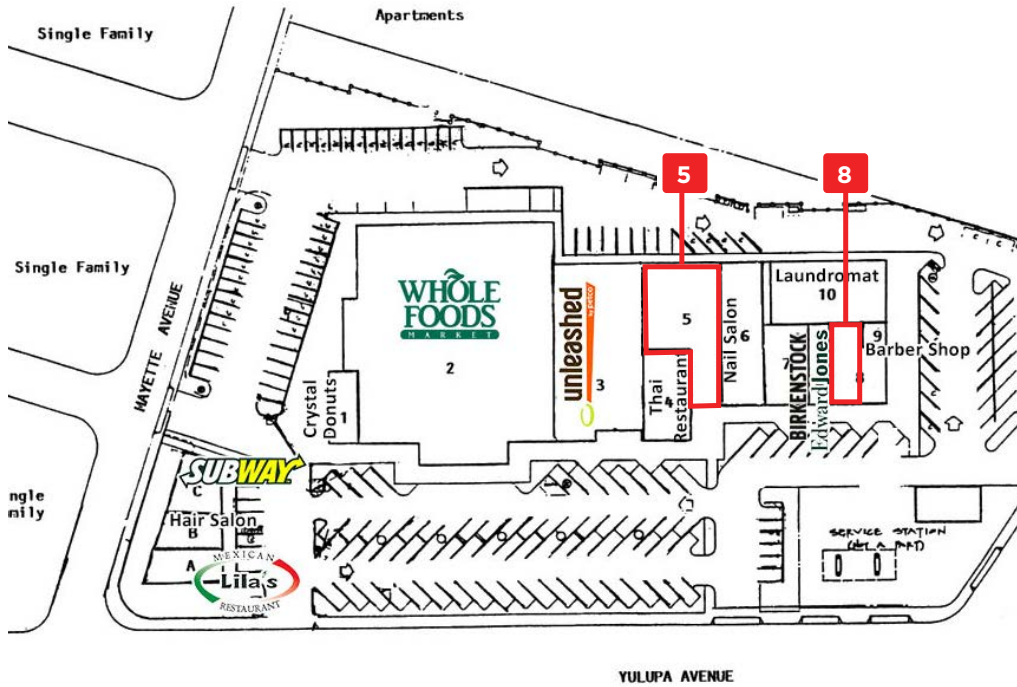


SITE PLAN



1147, 1163 YULUPA AVENUE
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STE.	TENANT	STE.	TENANT
1	Crystal's Corner	7B	Edward Jones
2	Whole Foods	8	1147 Yulupa Ave. Available 2,130+/- sf
3	PetCo Unleashed	9	Beverly's Salon
4	Thai Restaurant	10	Laundromat
5	1163 Yulupa Ave. Available (Fitness) 3,700+/- sf	A (1199)	Lila's Mexican Restaurant
6	Nail Salon	B (1199)	Groomsmiths Barber Shop
7	Birkenstock Shoes	C (1199)	Subway



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1147 SPACE SUMMARY



1147, 1163 YULUPA AVENUE
SANTA ROSA, CA

MAYETTE VILLAGE SPACE FOR LEASE

1147 YULUPA AVENUE
Santa Rosa, CA 95405



HIGHLIGHTS

- Retail Space of 2,130+/- sft
- Paint/Retail store for the last 26 years
- Prime Location next to; Whole Foods, Pet Co. Unleashed, Subway and local restaurant and services.
- Convenient, abundant On Site Parking
- Excellent signage

DESCRIPTION

Open floor plan with an opportunity for various uses. There are two entrances, one facing Yulupa and the second towards Princeton.

LEASE TERMS

RATE

\$2.25/sq. ft./Month

NNN

TERMS

Note: Additional C.A.M. cost for this space is currently \$.75 psf/month in addition to base of a triple net rate. The CAM cost pays for base taxes, insurance, water, sewer, trash, common electric are additional for existing systems and all outside property maintenance.

Keegan & Coppin Company, Inc.

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.



1147 PHOTOS



1147, 1163 YULUPA AVENUE
SANTA ROSA, CA

MAYETTE VILLAGE SPACE FOR LEASE



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1163 SPACE SUMMARY



1147, 1163 YULUPA AVENUE
SANTA ROSA, CA

MAYETTE VILLAGE SPACE FOR LEASE

1163 YULUPA AVENUE
Santa Rosa, CA 95405



HIGHLIGHTS

- Retail Space of 3,700+/- sf
- Fitness Studio for the last 16 years
- Highly Improved former Gym location; with men/women lockers, men/women bathrooms with showers/ changing area
- New HVAC
- Prime Location next to; Whole Foods, Pet Co. Unleashed, Subway and local restaurant and services.

DESCRIPTION

This highly improved gym is a unique opportunity for a fitness group; with built in men/women showers, lockers and bathrooms in place. The skylight brings natural light into the spacious studio and the open floor plan gives flexibility for various classes/ uses. There are 3 offices for privacy.

LEASE TERMS

RATE

\$1.65/sq. ft./Month

NNN

TERMS

Note: Additional C.A.M. cost for this space is currently \$.75 psf/month in addition to base of a triple net rate. The CAM cost pays for base taxes, insurance, water, sewer, trash, common electric are additional for existing systems and all outside property maintenance.

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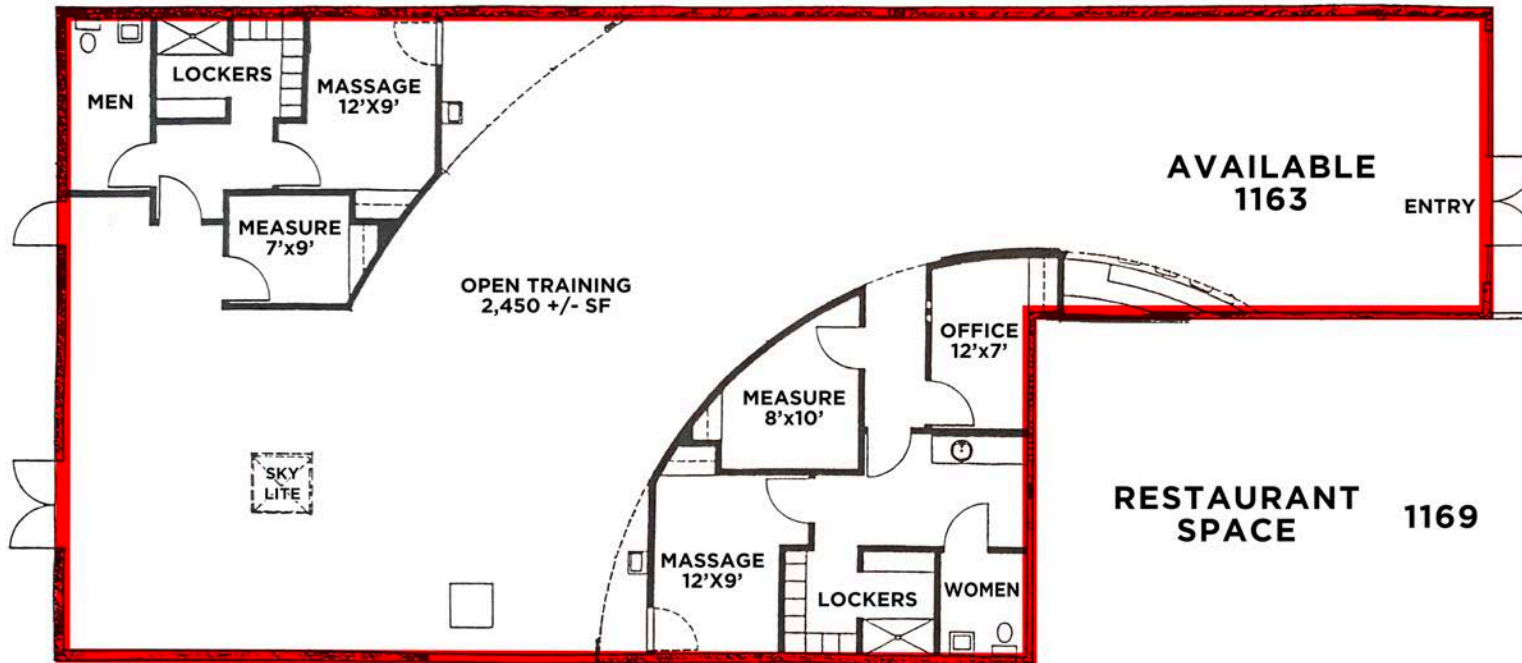
1163 FLOOR PLAN



1147, 1163 YULUPA AVENUE
SANTA ROSA, CA

**MAYETTE VILLAGE
SPACE FOR LEASE**

NAIL SALON 1161



RESTAURANT SPACE 1169

PETCO UNLEASHED 1175

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1163 PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

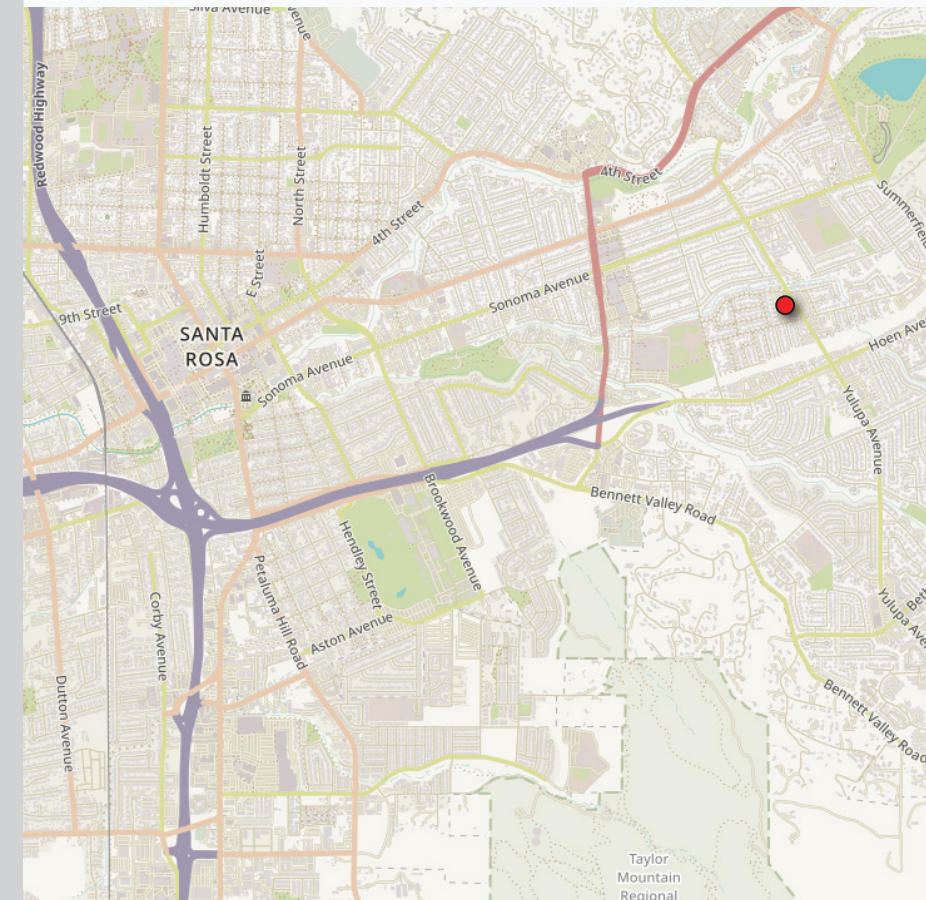
Mayette Village/Whole Foods Center is a very busy commercial district street with a population other retail businesses in addition to Whole Foods office and medical buildings, and apartments nearby. Safeway and CVS Pharmacy are to the South, and Lucky's/Ross are just to the West by 1/2 mile in the Montgomery Village Shopping Center. The site is surrounded by the well-established Montgomery Village and upper income Bennett Valley and Annadel Heights. This is the highest income/deposit base in the Santa Rosa residential area. Other center co-tenants include: shoe store, restaurants and donut shop. the corner pad building (1199 Yulupa Ave.) includes Subway, Mexican Restaurant and Barber Shop.

NEARBY AMENITIES

- Parks
- Restaurants
- Retail Shopping Centers

TRANSPORTATION ACCESS

- Easy access to Highway 101 & Sonoma Hwy 12 via Yulupa & Hoen Ave.
- Bus routes along Yulupa Ave.



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RETAIL COMPETITION



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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