

955 STONY POINT ROAD, SANTA ROSA, CA

RARE FREESTANDING, SIGNALIZED CORNER RETAIL / DRIVE-THRU REDEVELOPMENT OPPORTUNITY



LOCKEHOUSE
RETAIL GROUP

FOR SALE OR LEASE

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PROPERTY INFORMATION

Rare opportunity to lease, purchase, or reposition a ±13,891 SF freestanding retail building on 1.25 acres at the signalized intersection of Stony Point Road and Sebastopol Road. The site features existing drive-thru infrastructure, excellent visibility, multiple access points, and flexibility for a single tenant, multi-tenant demising, medical, fitness, service retail, or future pad/drive-thru redevelopment, subject to approval.

ADDRESS: 955 Stony Point Road, Santa Rosa, CA

AVAILABILITY

- For Sale or For Lease
- ±13,891 SF Freestanding retail building on 1.25 acre parcel
- Former Rite Aid with entitled drive-thru
- Ownership open to replacement or redevelopment

HIGHLIGHTS

- Existing drive-thru infrastructure in place
- Flexible configuration; can accommodate single or multi-tenant (demising)
- Ideal for retail, medical, fitness, or service-oriented users
- Opportunity for dual tenant drive-thru or pad redevelopment (subject to approval)
- Strong daily needs retail corridor anchored by FoodMaxx, Ross, and other national tenants
- Excellent visibility, access, and signage opportunities
- Zoning: GC - General Commercial



POPULATION

1 MILE	3 MILES	5 MILES
19,845	119,522	185,529



AVG. HH INCOME

1 MILE	3 MILES	5 MILES
\$106,620	\$119,206	\$136,506



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
10,684	82,103	132,143



HH RETAIL EXPENDITURE

1 MILE	3 MILES	5 MILES
\$348.03 M	\$2.29 B	\$3.91 B



HH DENSITY PSM

1 MILE	3 MILES	5 MILES
6,320	4,228	2,363

PROPERTY PHOTOS



SITE PLAN

SEBASTOPOL ROAD



CLOSE UP AERIAL



MARKET AERIAL

