

FOR LEASE | RETAIL PROPERTY

RANCHO COTATI SHOPPING CENTER



PROPERTY DESCRIPTION

The Rancho Cotati Shopping Center serves the local community by offering local grocery, restaurants, coffee and professional services. We are proud of the diverse tenant mix that provides Cotati with many essential services all in one location.

LOCATION DESCRIPTION

The shopping center is well situated between HWY 101 and Sonoma State University providing convenient access near a strong demographic of students and working class residential housing. Anchored by Oliver's Market, this shopping center attracts a diversity of potential customers who are also tending to needs in one centralized location.

OFFERING SUMMARY

Spaces Available:	Two
Rentable Sq. Ft. (570 E. Cotati)	+/- 1,741
Rentable Sq Ft. (640 E. Cotati, Ste. F)	+/- 2,835
Lease Rate:	\$2.50/SQFT
Lease Type:	NNN
Availability	Immediate

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,918	23,953	36,232
Total Population	17,901	61,012	94,959
Average HH Income	\$69,016	\$72,280	\$74,961

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500

RANCHO COTATI SHOPPING CENTER
E. COTATI AVENUE
Cotati, CA 94931



GROUND MATRIX

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640 E. Cotati Avenue - Suite F

SUITE DETAILS

- +/- 2,835 RSF
- Prior Massage Envy Space next-door to Starbucks
- High-end Buildout
- Professional Reception
- Two Interior Restrooms
- Kitchenette and break room
- +/- 12 Private Offices
- Outdoor Patio Facing E. Cotati Avenue



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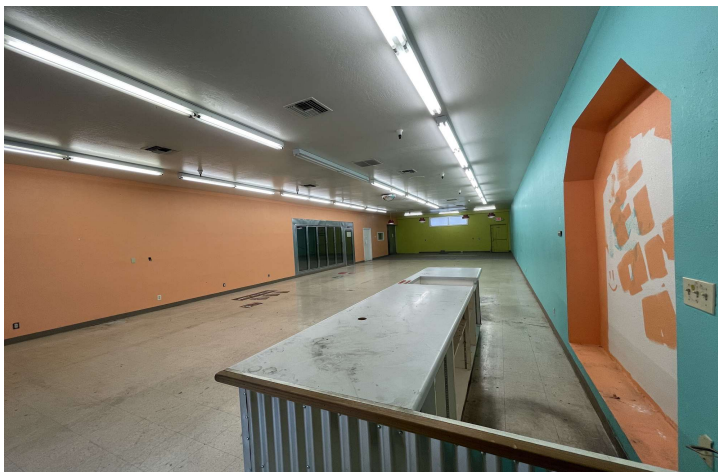
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570 E. Cotati Avenue



SPACE HIGHLIGHTS:

- APPROX. 1,741 RENTABLE SQUARE FEET
- PRIOR USES WERE MEXICAN MARKET AND PET SHOP
- LARGE OPEN RETAIL SPACE
- BUILT IN REFRIGERATION (NEEDS WORK)
- ONE (1) RESTROOM
- ADJACENT TENANTS ARE TWINS RESTAURANT AND EDWARD JONES
- FULL HVAC



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Location Maps



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