



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

4735 OLD REDWOOD HIGHWAY  
SANTA ROSA, CA

**FREE-STANDING OFFICE/RETAIL/  
COMMERCIAL BUILDING AVAILABLE**



Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
LIC # 01206401 (707) 528-1400, EXT 267  
[RDERINGER@KEEGANCOPPIN.COM](mailto:RDERINGER@KEEGANCOPPIN.COM)





# PROPERTY DETAILS

## PROPERTY INFORMATION

### HIGHLIGHTS

- 2,000+/- Square foot 2-story building with multiple rooms, 2 restrooms, kitchenette, and storage area (1st Floor is 1,200+/- SF & 2nd Floor is 800+/- SF)
- Dome Style Architecture with areas with high ceilings and lots of window
- On-site parking area
- Limited Commercial Zoning District (LC)
- Next door to Starbucks Coffee and across from the Larkfield Shopping Center with Molsberry Market
- Located in the Larkfield area in Northeast Santa Rosa. Near Mark West Springs Road Intersection.
- Excellent opportunity and visibility on busy Old Redwood Highway.
- Easy Highway 101 Access

### DESCRIPTION OF AREA

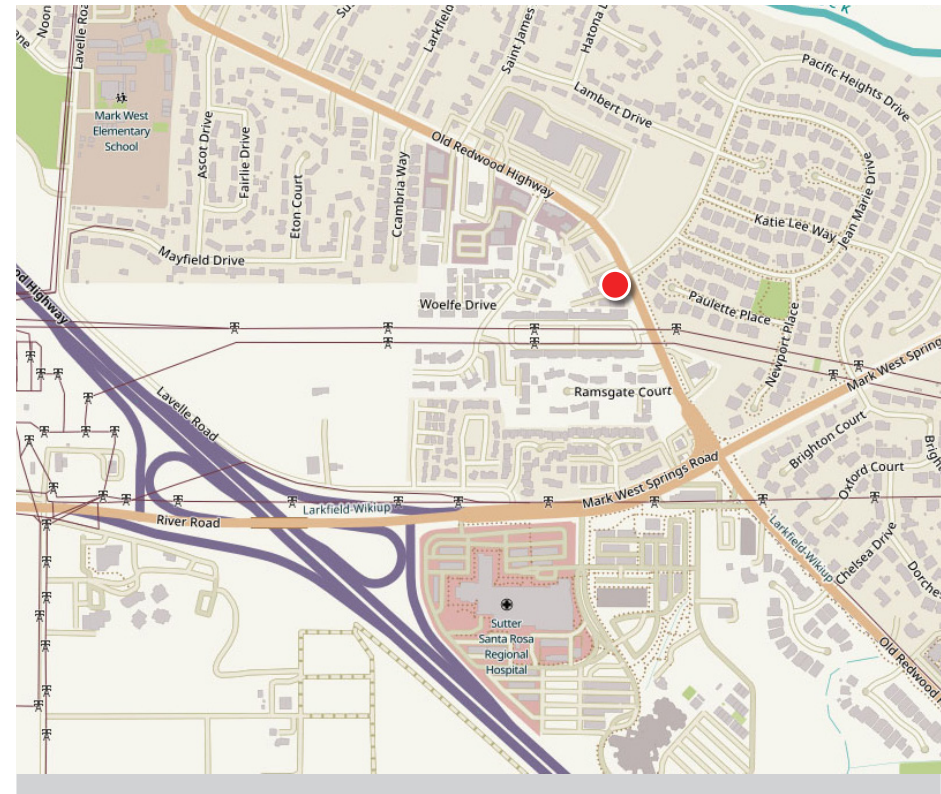
Located in the desirable Larkfield-Wikiup neighborhood of North Santa Rosa, this property benefits from a high-visibility position along Old Redwood Highway—a well-traveled corridor connecting Santa Rosa to Windsor and beyond. The surrounding area offers a balanced blend of residential charm and commercial convenience, making it ideal for a variety of uses.

The property is within walking distance to popular local amenities, including grocery stores, restaurants, banks, coffee shops, and fitness centers. Anchored by the nearby Larkfield Shopping Center and neighboring national retailers like Starbucks, the location offers strong foot traffic and easy accessibility.



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### LEASE TERMS

#### Rate

\$3,200 per month Gross

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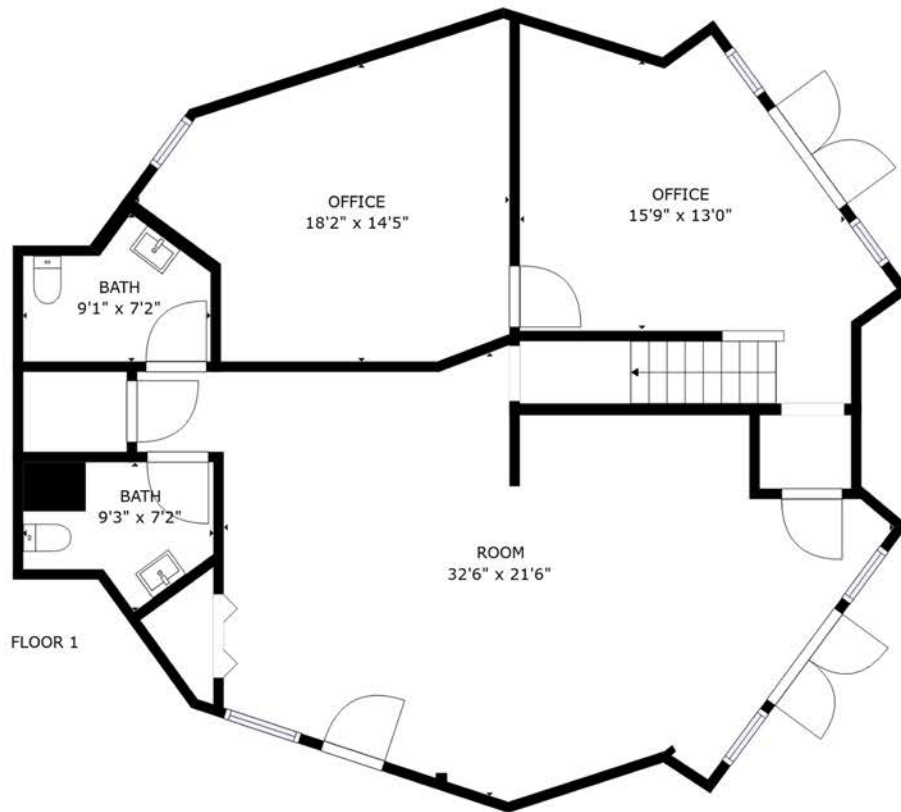


# FLOOR PLAN

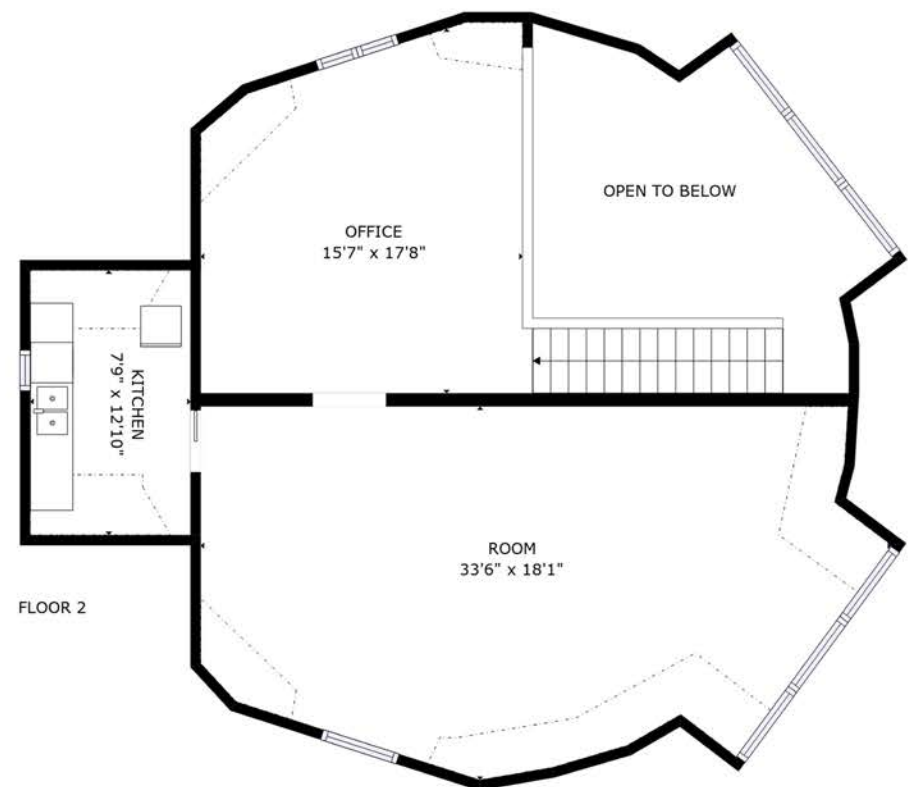


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FIRST FLOOR



SECOND FLOOR

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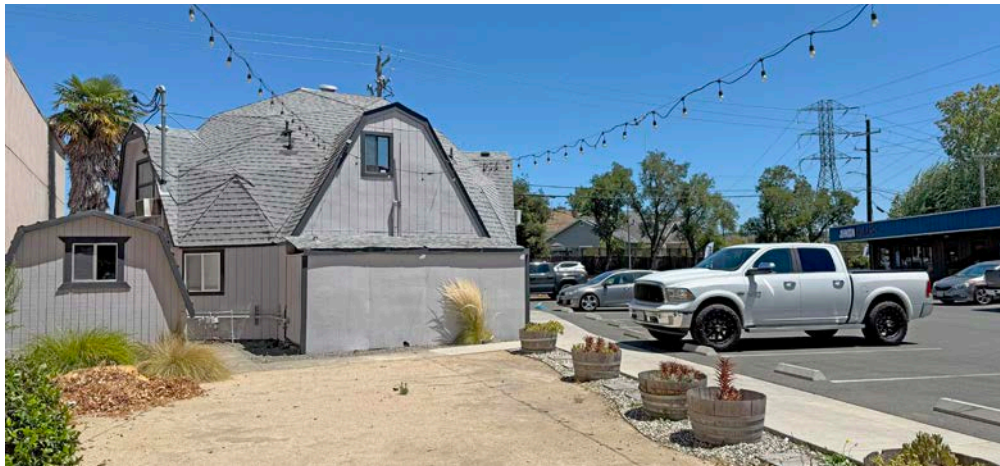
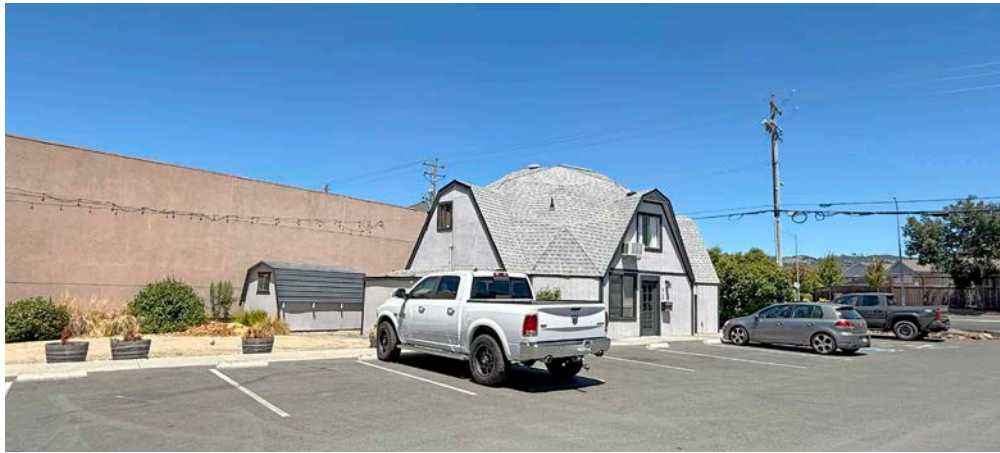


## PROPERTY PHOTOS



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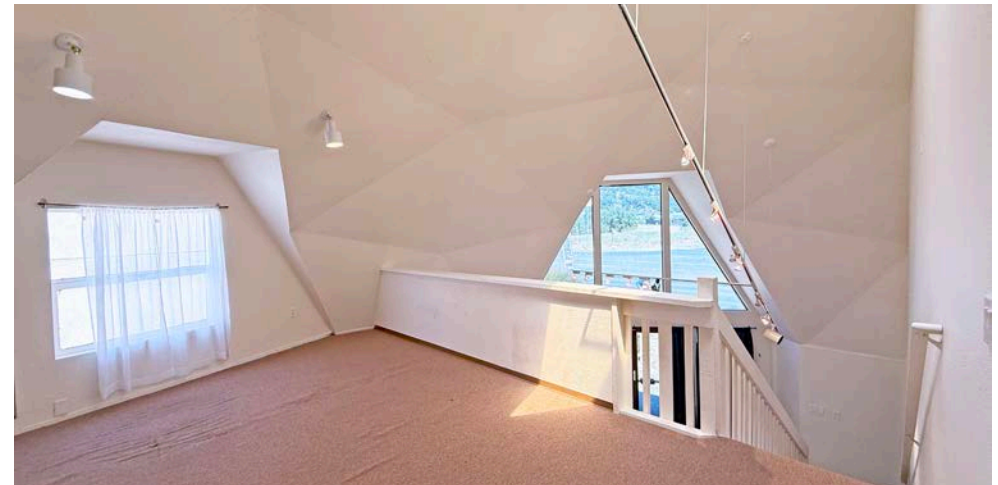


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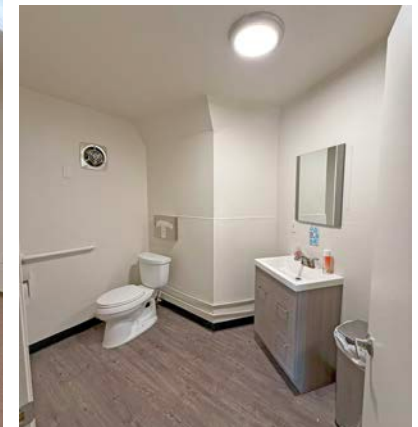


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## LOCATION MAP



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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.

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