



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

4575 SONOMA HIGHWAY  
SANTA ROSA, CA

**FREE-STANDING COMMERCIAL  
BUILDING WITH SPACE FOR LEASE**



Go beyond broker.

PRESENTED BY:

**MICHAEL FLITNER, PARTNER**  
LIC # 00840890 (707) 528-1400, EXT 239  
MFLITNER@KEEGANCOPPIN.COM

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



# PROPERTY DETAILS



4575 SONOMA HIGHWAY  
SANTA ROSA, CA

## RETAIL SPACE FOR LEASE

## FREE-STANDING COMMERCIAL BUILDING WITH SPACE FOR LEASE

### HIGHLIGHTS

- 4,132+/- Square Foot space Free-Standing Commercial Building - Space is Divisible
- 110+/- SF ATM space also available - May be enlarged
- Previously occupied by a mattress store
- Floor Plan consists of an open showroom with windows on 3 sides, a restroom, and double door entry/exit
- Building and Monument Signage - At corner of Highway 12 X Mission Boulevard
- Ample on-site parking - Easy ingress and egress
- Zoned Neighborhood Commercial - Allows for a variety of retail, office, medical and commercial uses
- Located in North East Santa Rosa in Rincon Valley - Between Rincon Valley and Bennett Valley - Just off Highway 12
- Signalized intersection of Mission Boulevard & Highway 12 with combined average daily traffic counts totaling 61,000+/-

### LEASE TERMS

#### Rate

\$2.50 PSF NNN

Estimated NNN charges: \$.48 PSF

#### Terms

Negotiable



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# AREA DESCRIPTION



4575 SONOMA HIGHWAY  
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## DESCRIPTION OF AREA

Prime neighborhood retail center located at key location on State Highway 12 and Mission Blvd.

Average daily traffic counts:

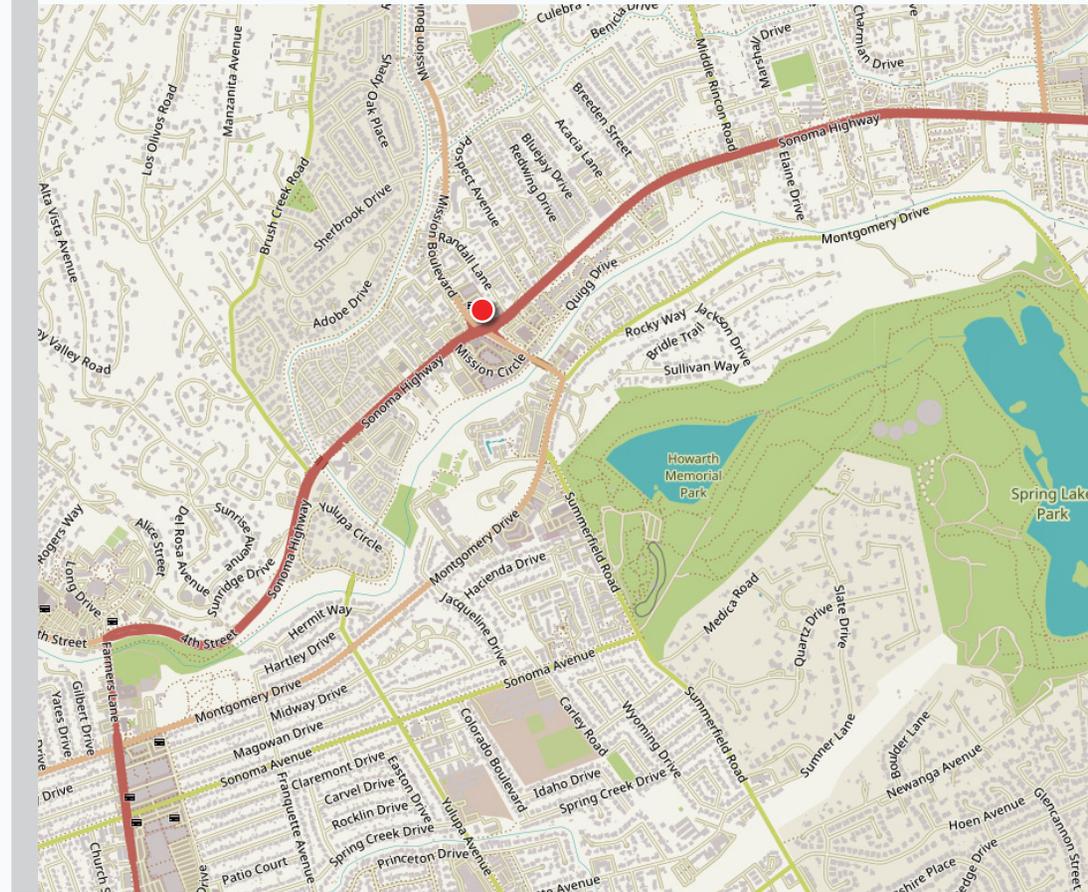
**State Highway 12 (Sonoma Hwy) - 37,500+/-**

**Mission Blvd. - 23,938+/-**

Conveniently located between Rincon Valley and Bennett Valley and neighboring Spring Lake / Howarth Park and Annadel State Park makes this a prime retail location for any retail business owner.

Co-Tenants & Area Tenants: El Torrito Market, Flora Terra, Starbucks Coffee, Walgreens, Mission Plaza Shopping Center, McDonalds, Burger King, Union Hotel Restaurant, Valero Gas Station, Mission Hand Carwash, and many other retail services & restaurants.

Ideally located at the signalized intersection of Highway 12 (Sonoma Hwy) and Mission Blvd.



| DEMOGRAPHICS        | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Est. Population     | 14,307    | 81,760    | 178,859   |
| Est. Avg. HH Income | \$117,760 | \$123,847 | \$113,200 |

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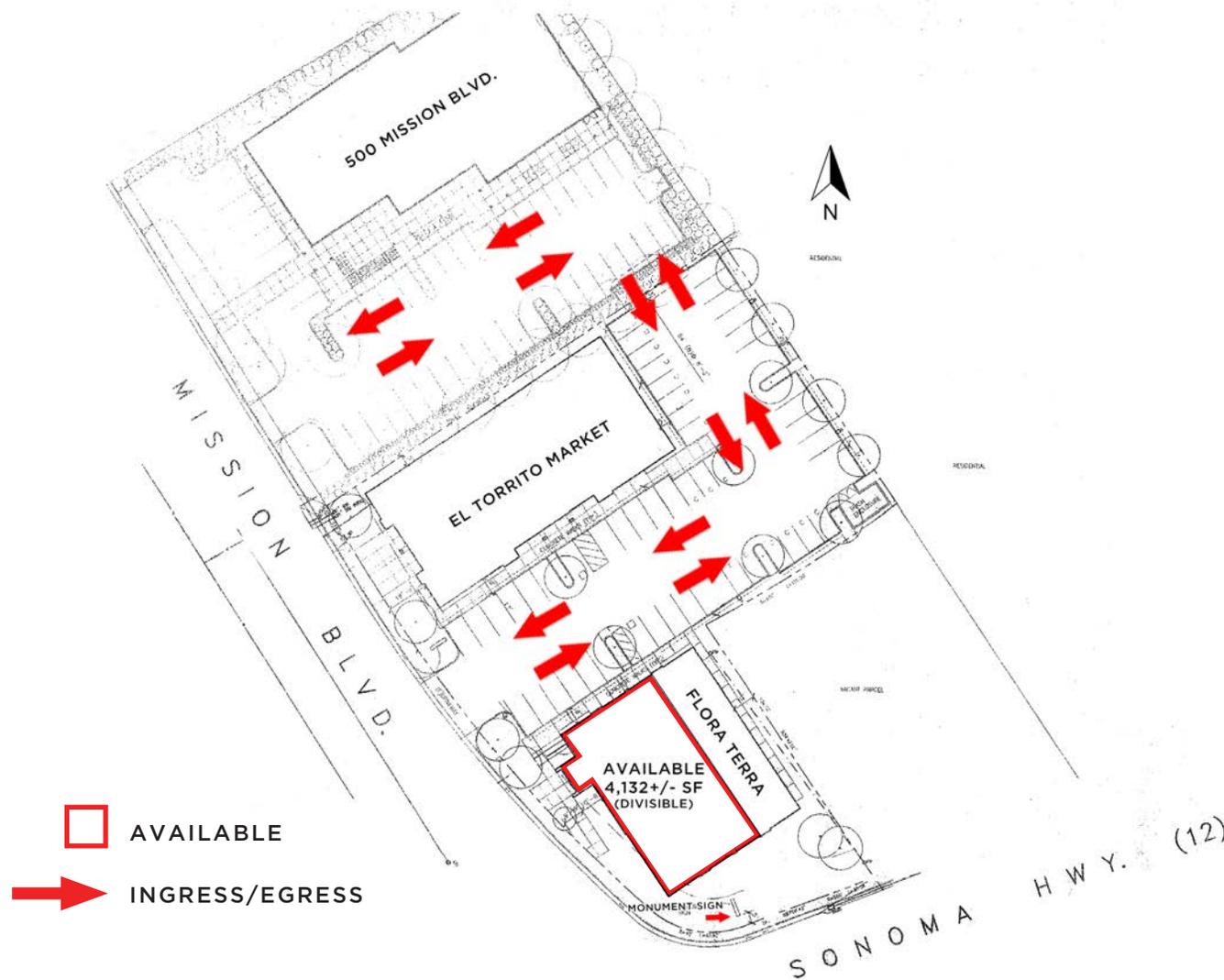


# FLOOR PLAN



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 AVAILABLE

 INGRESS/EGRESS

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# PROPERTY PHOTOS



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# LOCATION MAP



4575 SONOMA HIGHWAY  
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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

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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