

# Retail For Lease

480-484 ROHNERT PARK EXPY, ROHNERT PARK, CA



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**LOCKEHOUSE**

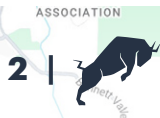
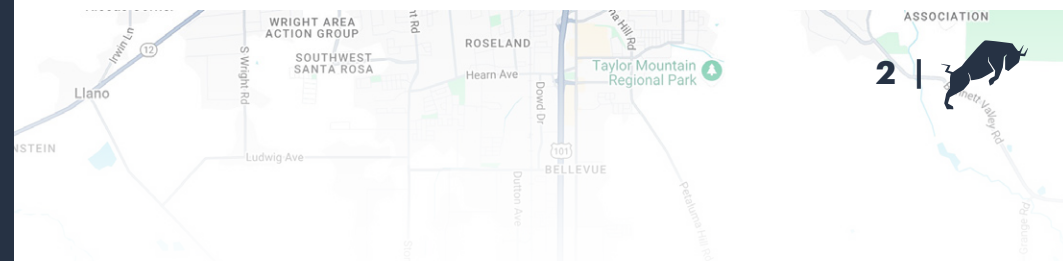
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# ABOUT ROHNERT PARK

**ROHNERT PARK** is a city in Sonoma County, CA, located approximately 50 miles north of San Francisco. The trade area serves the combined communities of Rohnert Park, Sebastopol and Cotati, CA. Total population of the communities is ±60,000. The city's economy is driven by various sectors such as retail sales, transportation, warehousing and health care. Notable employers include: Sonoma State University, Graton Resort and Casino, Ameritech Financial and North Bay Industries.



480-484 ROHNERT PARK EXPY., ROHNERT PARK, CA



## SUMMARY

ADDRESS	480 Rohnert Park Expy., Rohnert Park, CA
COUNTY	Sonoma County
AVAILABLE	Immediately
RENT	Call to Inquire
SIZE	±1,500 SF - ±12,438 SF

## HIGHLIGHTS

High Identity Location

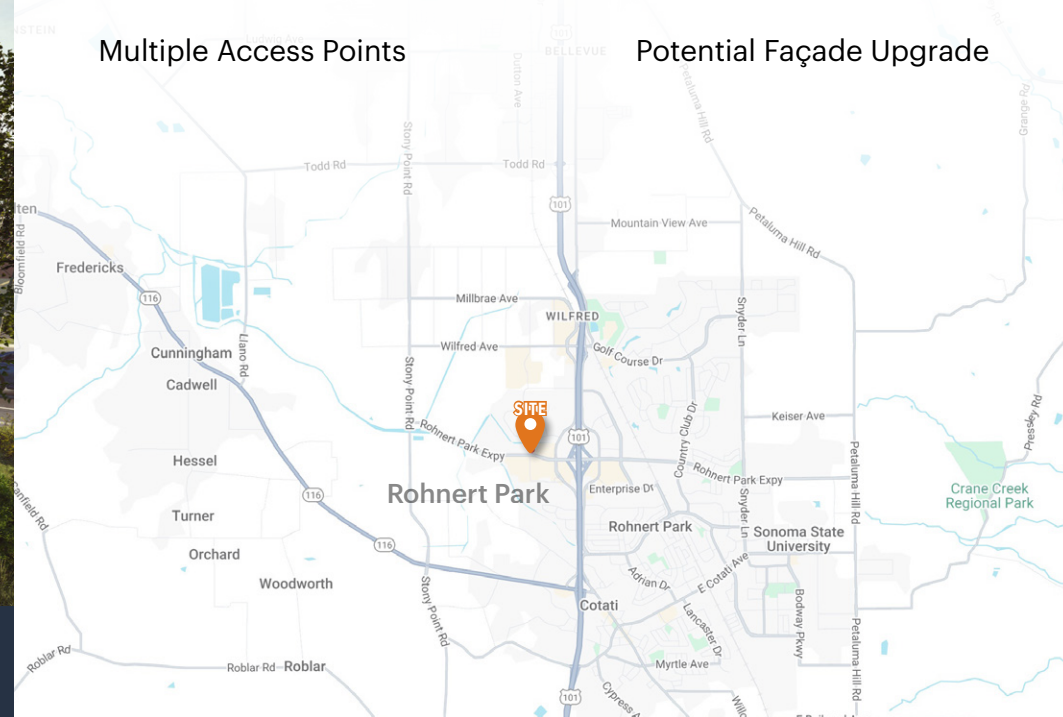
Highly Trafficked Area

Signalized Intersection

Exclusive Parking

Multiple Access Points

Potential Façade Upgrade



# HIGH MARKET AERIAL



Chick-fil-A | Krispy Kreme Doughnuts

Popcornopolis | The Home Depot | Walmart | Arby's  
Advance Auto Parts | chilis | TACO BELL | BURGER KING

BURGER KING | Black Bear Diner | Starbucks  
Jack in the box | DOLLAR TREE

Mountain Shadows Plaza  
Starbucks | ANYTIME FITNESS | The UPS Store  
Patelco CREDIT UNION | Walmart Neighborhood Market

IN-N-OUT BURGER | SPORTSMAN'S WAREHOUSE | tires LES SCHWAB

Ashley HOMESTORE | COSTCO WHOLESALE

Raleigh's Town Center  
ROSS DRESS FOR LESS | SAFEWAY | CVS pharmacy | Raley's | CHASE  
BMO | ROUND TABLE PIZZA ROYALTY | SUPERCUTS | O'Reilly AUTO PARTS | Orangetheory FITNESS

AT&T | BIG LOTS! | PETS MART | JOANN | DOLLAR TREE  
Office DEPOT | Panda Express | Foodmaxx | Applebee's  
Starbucks | CHUCKE CHEESE'S | T-Mobile | TARGET

North Bay Center  
GROCERY OUTLET | planet fitness | CHIPOTLE MEXICAN GRILL  
Panera BREAD | 24 FITNESS | Auto Zone

True Value

LOWE'S

\*Traffic Count Source: Regis Site USA 01/31/24

# MID AERIAL



**COSTCO**  
WHOLESALE

**Ashley**  
HOMESTORE

US  
**101**

106,730 ADT

**BIG**  
LOTS!

**PETSMART**

**CHP**

**BIG 5**  
SPORTING GOODS

**food maxx**

**CHUCK E. CHEESE'S**  
Where A Kid Can Be a Kid!

**VF**  
Valley  
FURNITURE  
We're here for you.

**MATTRESS FIRM**

**Starbucks**

**SITE**

**HOOTERS**

**Jack**  
in the box

**ROHNERT PARK EXPY. - 18,224 ADT**

Great Clips

**Applebee's**

**GRANITE EXPO**  
COMING SOON

**Olive Garden**  
ITALIAN KITCHEN

**Red Lobster**

**TARGET**

**DOLLAR TREE**

**JOANN**

**Office DEPOT**

**PANDA EXPRESS**  
Authentic Chinese Food

**COLD STONE**  
CREAMERY

**Starbucks**

**Carls Jr.**

**GROCERY OUTLET**

**24 FITNESS**

**Panera**  
BREAD

**Auto Zone**

\*Traffic Count Source: Regis Site USA 01/31/24

# LOW AERIAL



LABATH AVE. - 6,010 ADT



ROHNERT PARK EXPY. - 18,224 ADT



Cafe Mimosa

Plants and Juice Bar

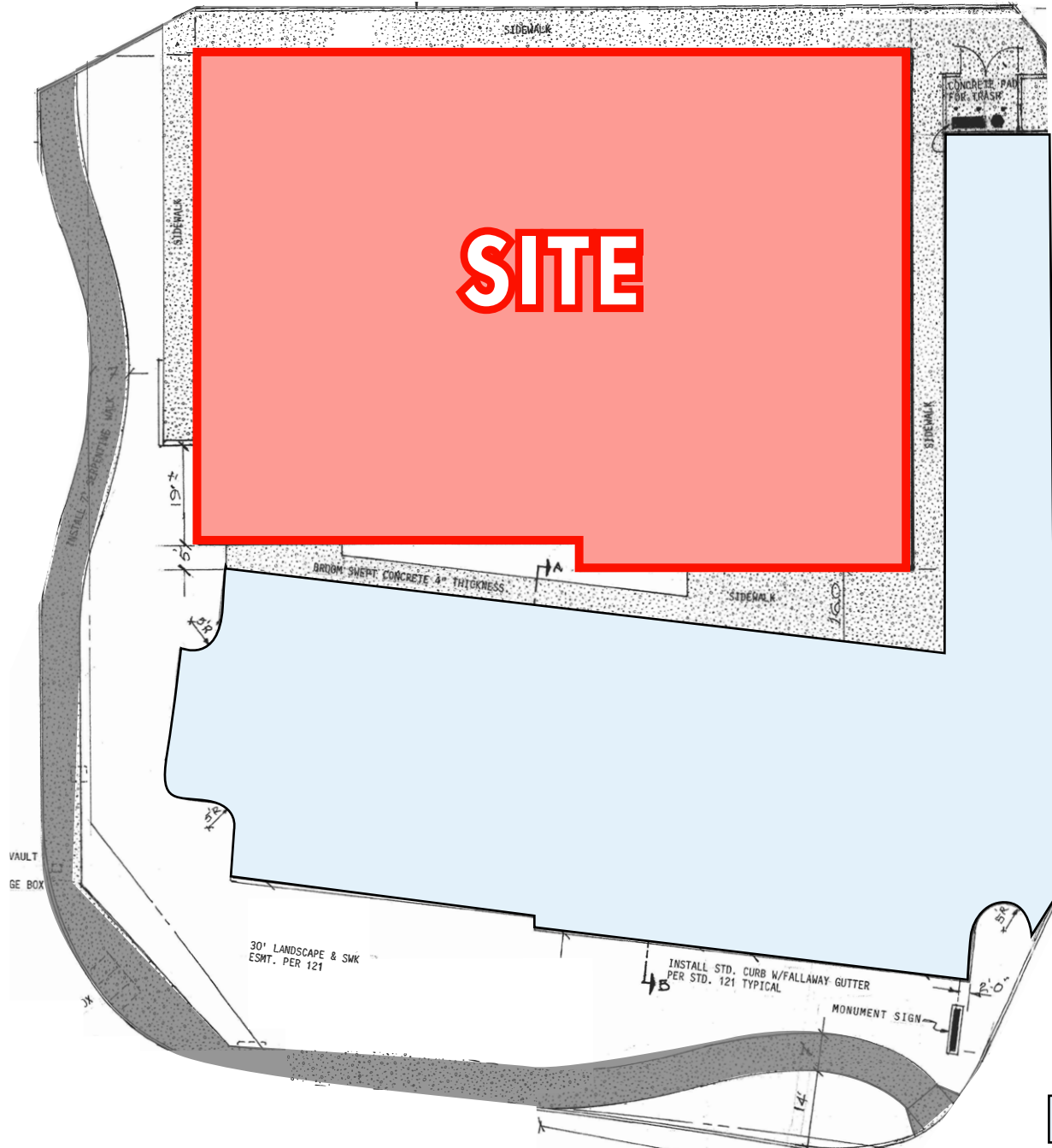


Quick Sushi



# FLOOR PLAN

LABATH AVE. - 6,010 ADT



 PARKING

ROHNERT PARK EXPY. - 18,224 ADT

\*Traffic Count Source: Regis Site USA 01/31/24

# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILES	5 MILES
8,249	60,076	99,355



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,336	21,892	21,892



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$104,743	\$128,802	\$128,680



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$921,771	\$1.16 M	\$1.15 M



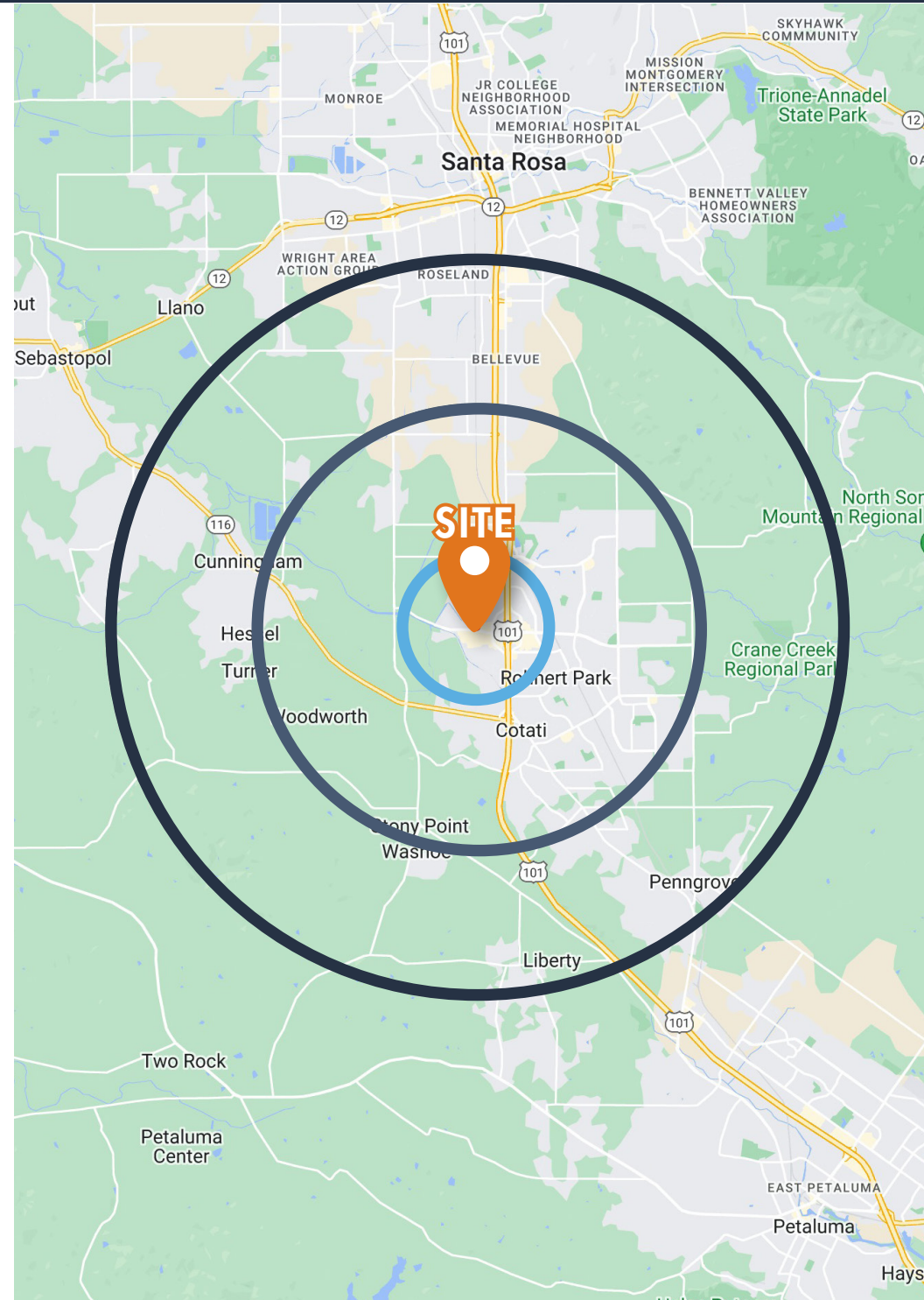
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
29.8%	33.3%	31.2%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$114.96 M	\$869.31 M	\$1.38 B



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## High Identity Retail Lease Opportunity!



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