



GROUND MATRIX



FOR SUBLEASE

# BARBER SHOP

at

## 1199

YULUPA AVENUE

Santa Rosa, CA 95405



Presented By:

**Jerry Adamson**

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CalDRE #01935945

# 1199

BENNETT VALLEY BARBER SHOP  
**YULUPA AVENUE**  
Santa Rosa, CA 95405



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Property Summary



**LOCATION DESCRIPTION**

The shopping center is located in the heart of Bennett Valley and is anchored by Whole Foods Market. The barber shop enjoys high visibility from car and foot traffic. Abundant parking is available for clients on an appointment or walk-in basis.

**PROPERTY HIGHLIGHTS**

- Turn-key barber shop available for Sublease or Assignment
- Furniture, Fixtures and Equipment Available
- 7 Stations, 2 Hair Sinks
- ADA Restroom
- Back Office/Break Room, Storage, Sink, and Washer/Dryer
- All Improvements to Space Completed 3 Years Ago
- Lease Expires Feb. 28, 2024, Landlord Willing to Extend

**OFFERING SUMMARY**

|               |                    |
|---------------|--------------------|
| Lease Rate:   | \$2.05/SQFT/MONTH  |
| Lease Type:   | Triple Net (NNN)   |
| Space Size:   | +/- 1,185 SQFT     |
| Availability: | Immediate          |
| Term:         | Thru Feb. 28, 2024 |

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[Additional Photos](#)



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Location Map



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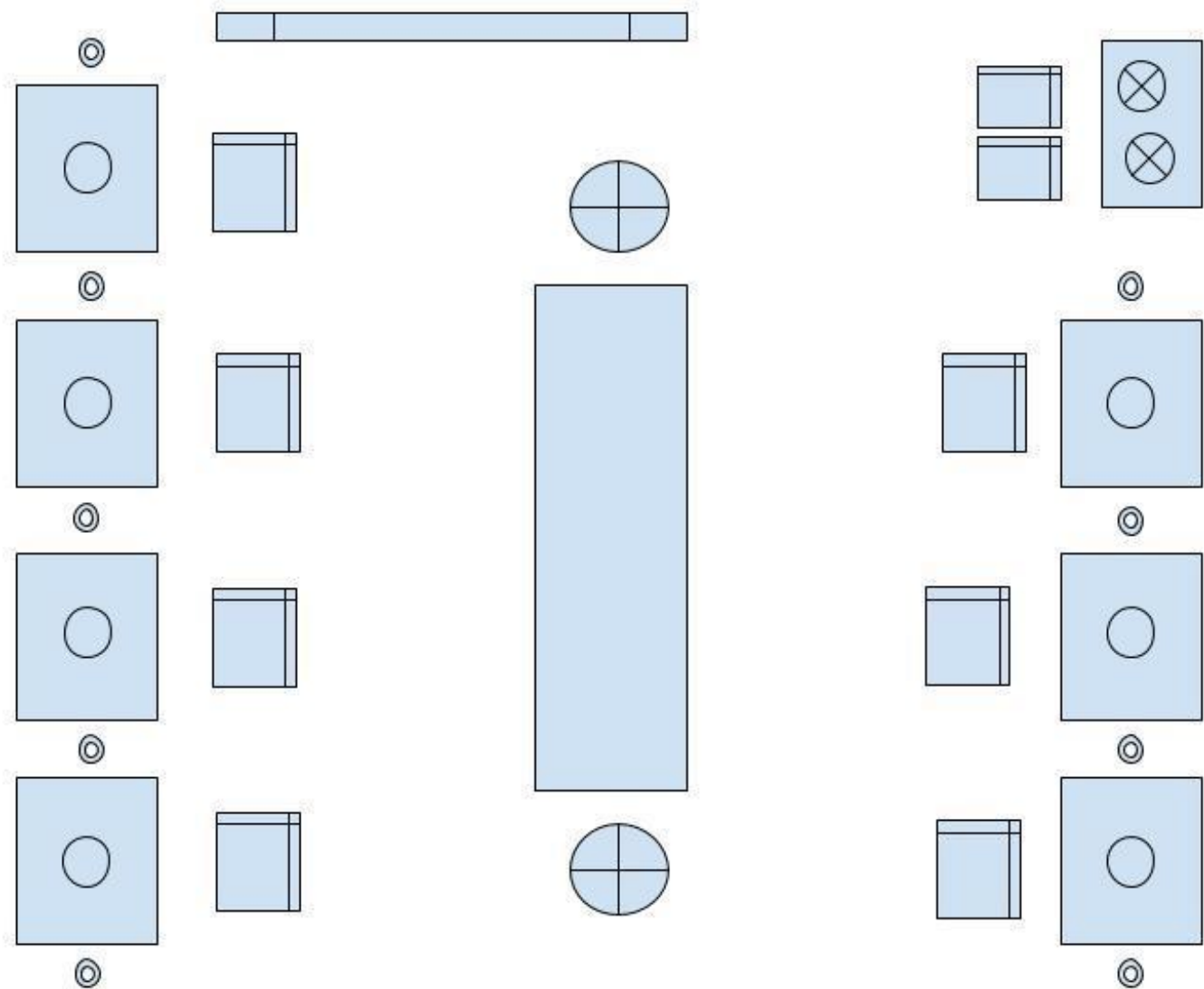
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Barber Shop Layout



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