



Keegan & Coppin
COMPANY, INC.

FOR LEASE

847 FOURTH STREET
SECOND FLOOR
SANTA ROSA, CA

**TURNKEY HAIR SALON SPACE IN
DOWNTOWN SANTA ROSA**



Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM



PROPERTY DETAILS



847 FOURTH STREET
SANTA ROSA, CA

TURNKEY HAIR SALON SPACE FOR LEASE

PROPERTY INFORMATION

PREMIER DOWNTOWN SALON OPPORTUNITY

Position your business in the heart of Downtown Santa Rosa with this beautifully improved second-floor salon suite. Formerly occupied as a hair salon, the space offers a move-in-ready layout with existing salon improvements, making it ideal for hair stylists, beauty professionals, estheticians, lash artists, nail services, massage therapy, wellness, or boutique personal service businesses.

Located along vibrant Fourth Street, the property is surrounded by restaurants, retail shops, coffee houses, offices, and entertainment venues, providing excellent exposure and a steady flow of pedestrian traffic. Downtown Santa Rosa continues to serve as Sonoma County's primary business and entertainment district.

HIGHLIGHTS

- 2,004+/- sf Turnkey hair salon w/improvements
 - Existing plumbing for shampoo stations
 - Second-floor open salon floor with flexible layout
 - Excellent natural light throughout
 - Attractive storefront entrance
 - Average cars per day: 8,469+/-
 - High Ceilings creating an open atmosphere
 - Walking distance to restaurants, cafes, shopping, banking and downtown amenities
 - Convenient public parking nearby
 - Excellent access to Highway 101
- Suitable for:**
- o Hair Salon
 - o Barber Studio
 - o Esthetician
 - o Nail Salon
 - o Med Spa
 - o Massage Therapy
 - o Beauty & Wellness Services
 - o Boutique Office or Creative Studio

DESCRIPTION OF PREMISES

847 Fourth Street enjoys a central downtown location surrounded by established retailers, restaurants, professional offices, and entertainment destinations. Clients benefit from convenient access, abundant nearby amenities, and the energy of Santa Rosa's vibrant downtown business district.

LEASE TERMS

Rate

\$3,200/Month

Please contact broker for additional information, floor plans, and private tours.



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AREA DESCRIPTION



847 FOURTH STREET
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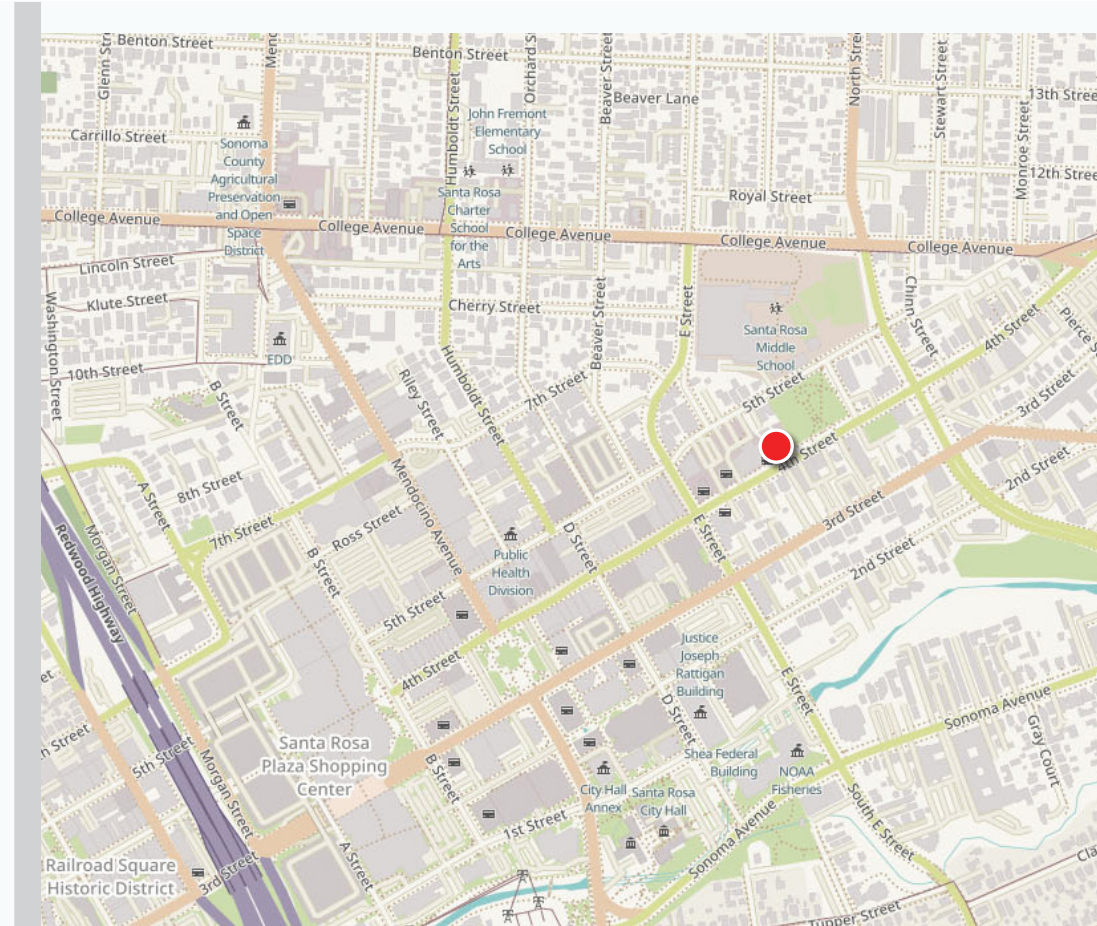
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DESCRIPTION OF AREA

Downtown Santa Rosa serves as the civic and cultural heart of the city, anchored by Courthouse Square and surrounded by a vibrant mix of restaurants, breweries, retail shops, offices, and entertainment venues. The area benefits from walkability, public events, and a growing residential presence that supports consistent foot traffic throughout the year. Downtown continues to attract businesses seeking a dynamic and highly visible location within the center of Sonoma County.

NEARBY AMENITIES

- Restaurants
- Retail Shops
- Old Courthouse Square



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PROPERTY PHOTOS



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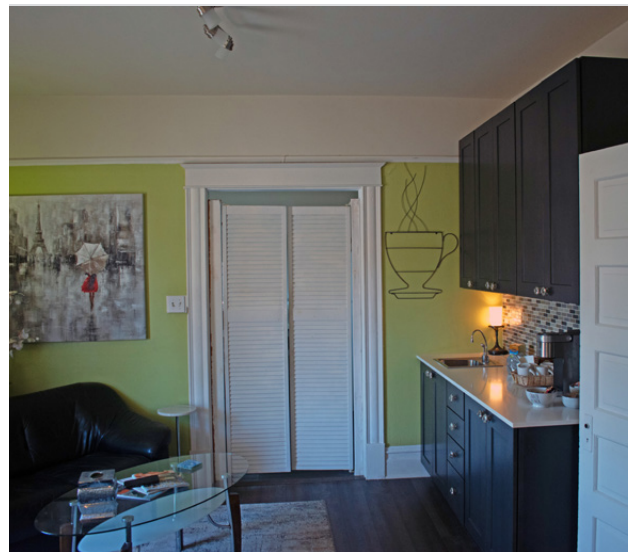
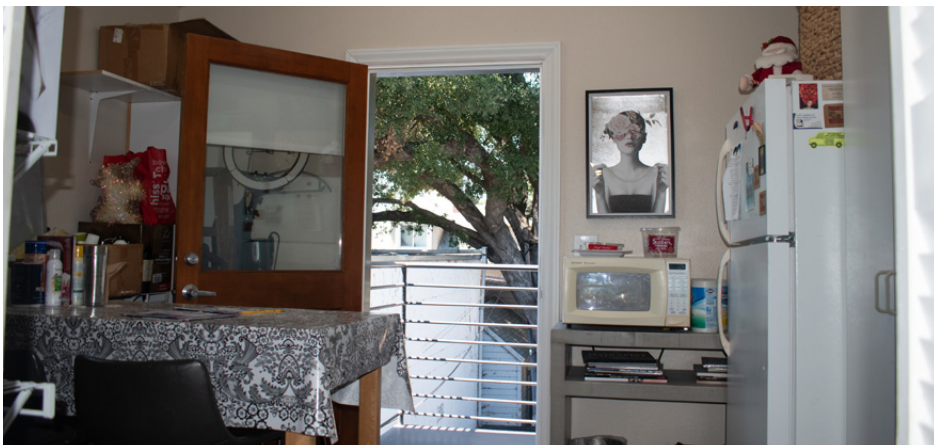


PROPERTY PHOTOS



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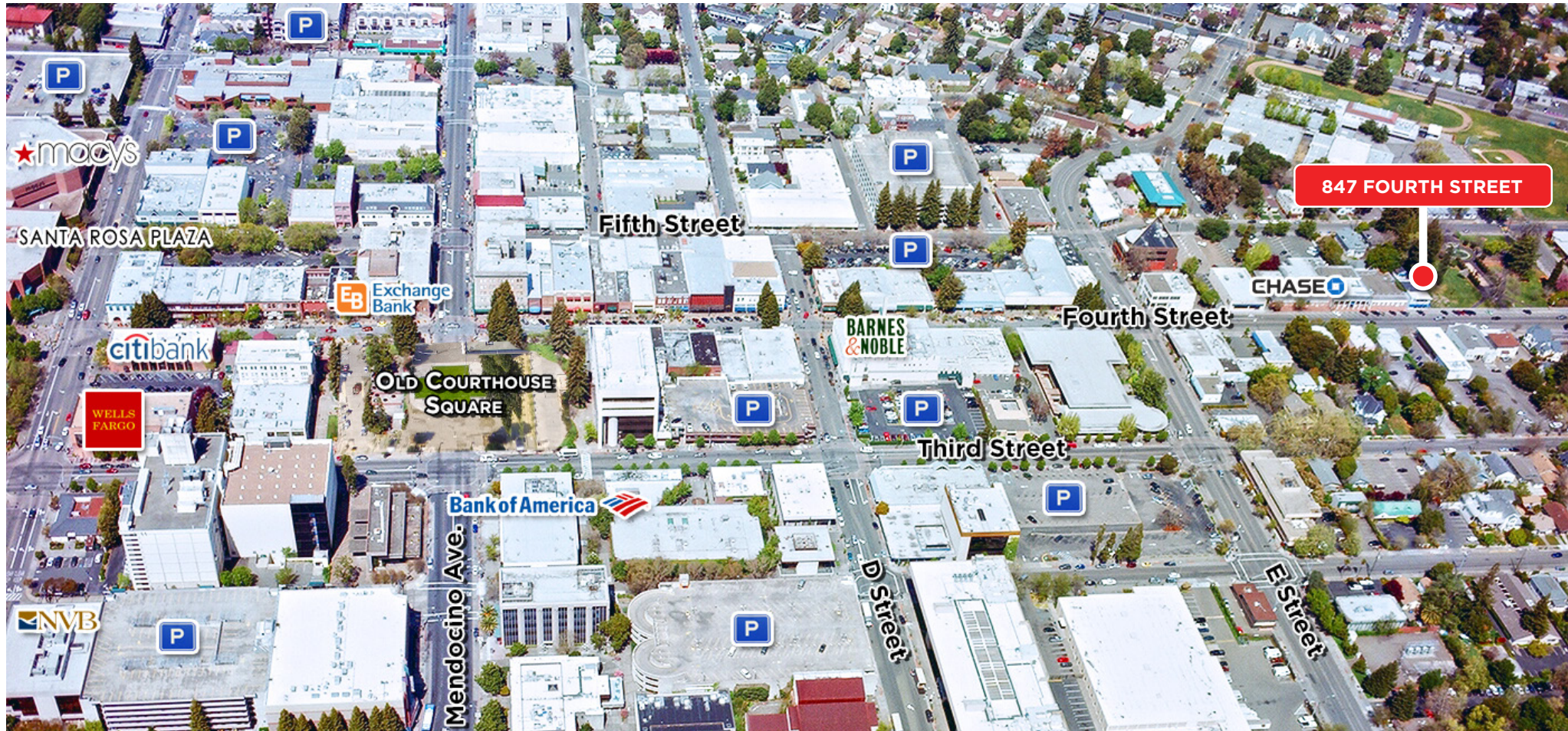


LOCATION MAP



847 FOURTH STREET
SANTA ROSA, CA

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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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(707) 528-1400

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