

FOR LEASE

MENDOCINO MARKETPLACE

2300 Mendocino Ave, Santa Rosa, CA 95403



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



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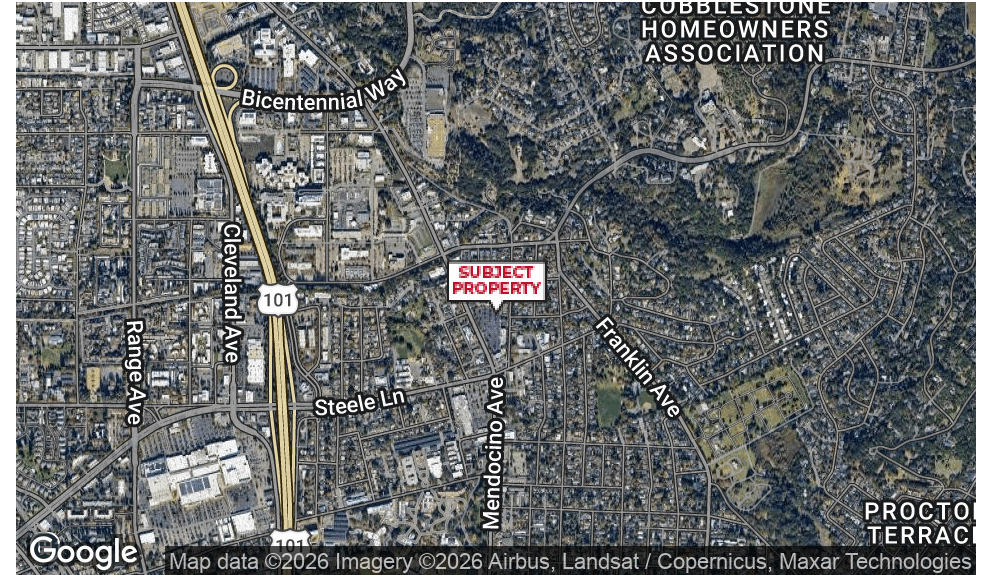
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Property Summary



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2300 Mendocino Ave, Santa Rosa, CA 95403



PROPERTY HIGHLIGHTS

- Prominent location at the intersection of Mendocino Ave. and Steele Lane
- High-visibility with high-volume Safeway Market Store and gas station
- Exceptional daily traffic count of 33,557 ADT
- Ideal for a variety of business ventures
- Ample parking for customers and employees
- Proximity to established residential and commercial developments
- Excellent signage and branding opportunities
- Accessible from major transportation routes
- Desirable location in the heart of a thriving commercial district
- 1/2 mile from Santa Rosa Junior College

OFFERING SUMMARY

Lease Rate:	\$4 SF/month (NNN)
Available SF:	±880 - 1,701 SF
Building Size:	±56,151 SF
Property Type:	Retail
Zoning:	PD Combination

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Property Description



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PROPERTY DESCRIPTION

Premier Daily Needs Shopping Center in Santa Rosa. Surrounded by dense residential population, many K-12 schools, and within one mile of the main campus for Santa Rosa Junior College, which boasts a total enrollment of over 36,500 students.

The center is anchored by an extremely high volume Safeway Market store with a gas station. Major tenants include AT&T, Cold Stone Creamery, Dave's Hot Chicken, Five Guys Burgers, Great Clips, Jamba Juice, Panda Express, and Starbucks.

LOCATION DESCRIPTION

Located on the major intersection of Mendocino Ave. and Steele Lane. Mendocino Marketplace is surrounded by a dense residential population, several K-12 schools, and Santa Rosa Junior College is located within 1 mile of the property.

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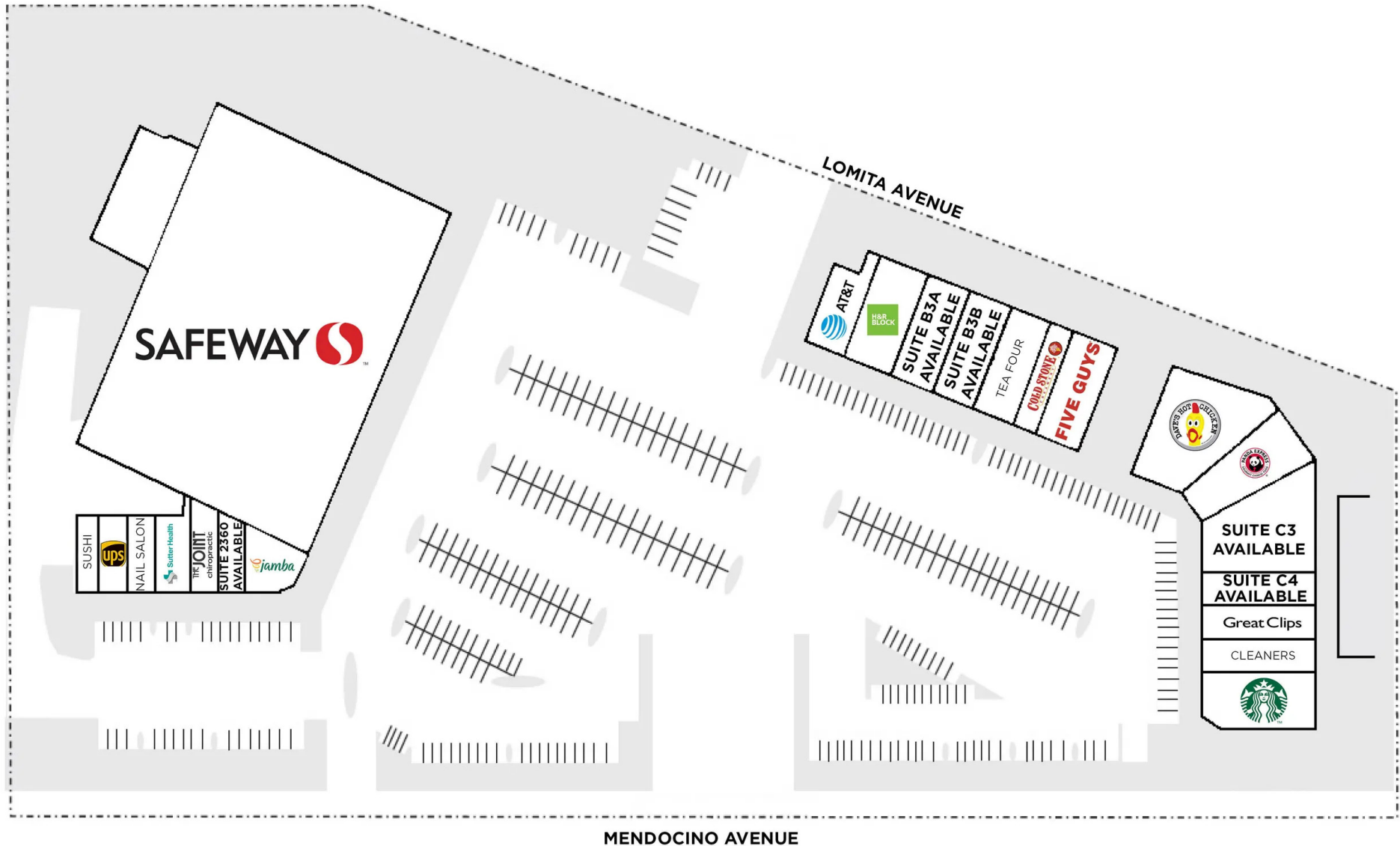
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Site Plan

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	880 - 1,701 SF	Lease Rate:	\$4 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite B-3A	Available	1,701 SF	\$4.00 SF/month	Former financial planning office
Suite C3	Available	1,685 SF	\$4.00 SF/month	Former Weight Watchers space, can be combine with C4 for 2,565 SF
Suite C4	Available	880 SF	\$4.00 SF/month	Former jewelry store, can be combined with C3 for 2,565 SF
Suite 2360	Available	1,291 SF	\$4.00 SF/month	Fully built-out dental office

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Additional Photos



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Aerial Map

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Retailer Map

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