



Keegan & Coppin
COMPANY, INC.

FOR LEASE

385 AVIATION BOULEVARD
SANTA ROSA, CA

RETAIL SPACE FOR LEASE
THE VINEYARDS PLAZA AT THE
AIRPORT BUSINESS CENTER



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400
SJOHNSON@KEEGANCOPPIN.COM



PROPERTY INFORMATION



385 AVIATION BOULEVARD
SANTA ROSA, CA

RETAIL SPACE FOR LEASE
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HIGHLIGHTS

- 1,392+/- sf Retail Space Available
- Vineyard Setting with Abundant Parking
- High Visibility, Convenient Access to Highway 101
- Adjacent to My Ha Fine Vietnamese Cuisine, Momo's Café and Mi Burrito Mexican Restaurant & Bar
- Potential Uses: hair/beauty salon, tax prep, check cashing, bagels/donuts, ice cream/yogurt, fitness, weight loss center, mail center, and more
- Part of the 465-Acre Master-Planned Airport Business Center

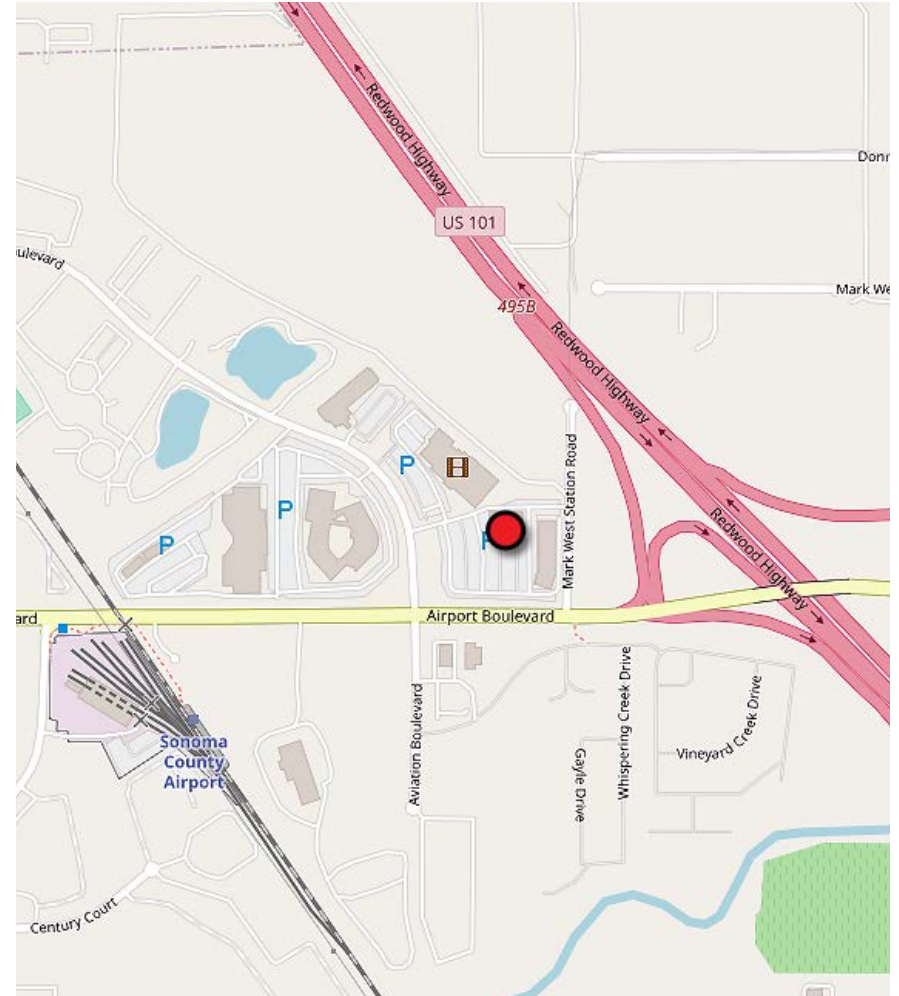
LEASE TERMS

RATE

\$1.95 NNN

TERMS

\$.65 NNN plus Property Management Expenses



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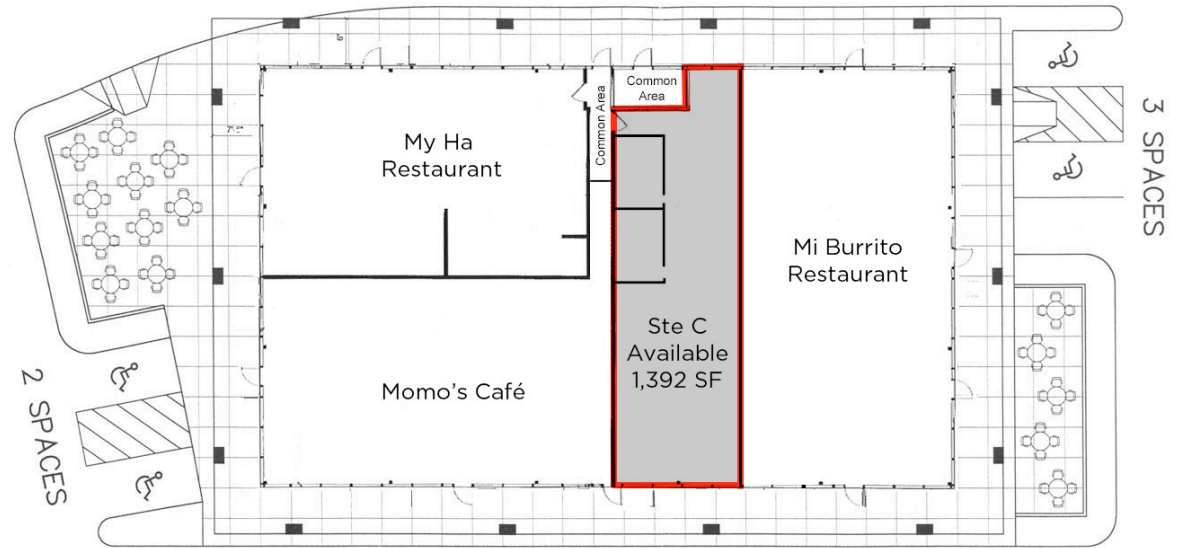
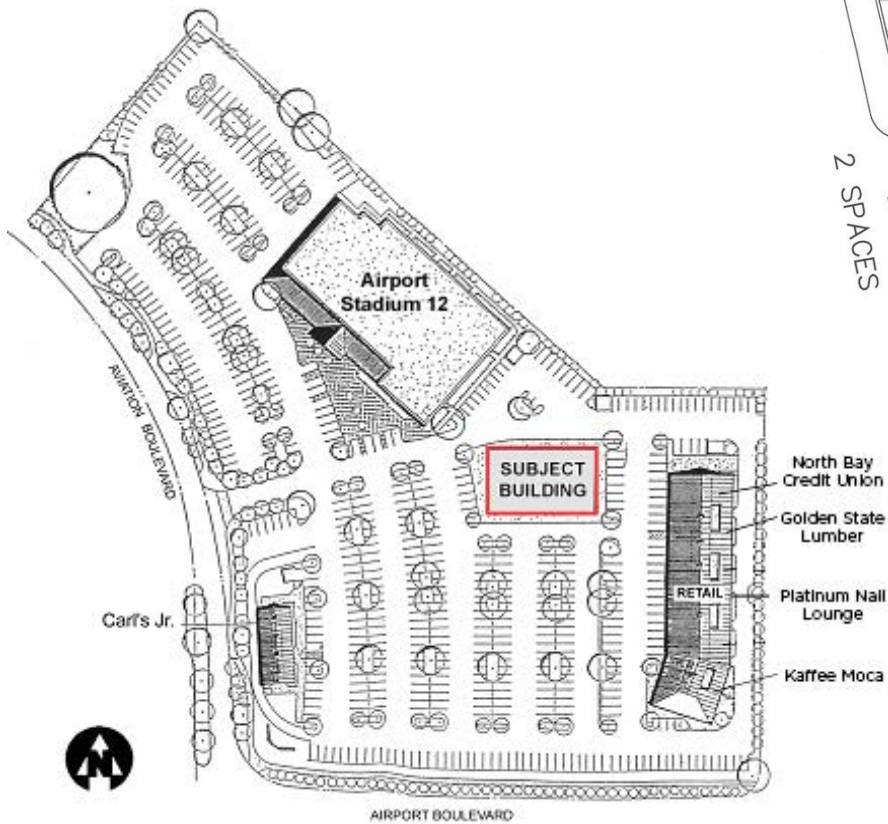


VINEYARD PLAZA SITE PLAN



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SUBJECT BUILDING
385 AVIATION BLVD

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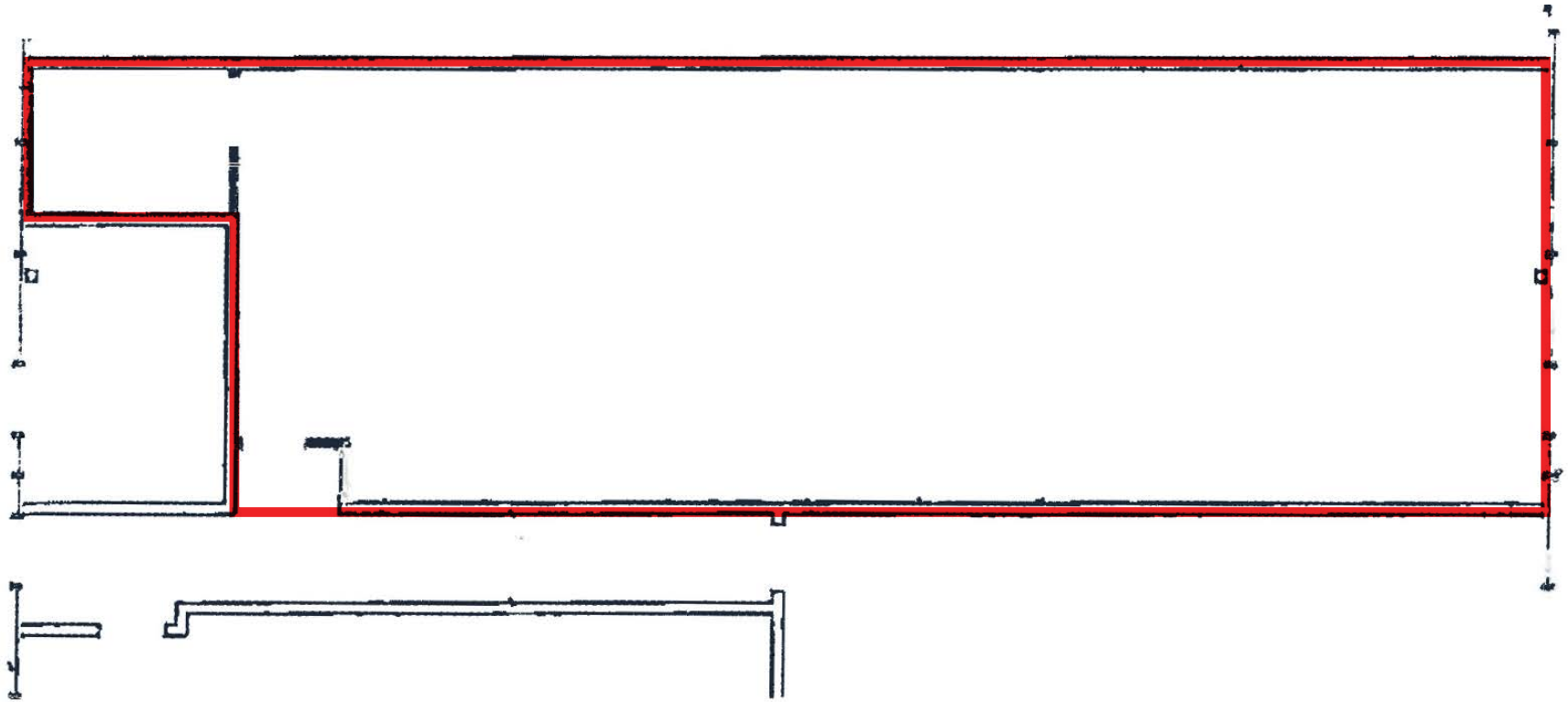


SUITE C FLOOR PLAN



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PROPERTY VICINITY



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NEARBY AMENITIES



TRANSPORTATION ACCESS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,344	33,279	98,966
Est. Avg. HH Income	\$87,048	\$113,990	\$108,497

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VICINITY AERIAL



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