



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**111-115 4TH STREET
SANTA ROSA, CA**

**Excellent Restaurant Location in
Historic Railroad Square**



Go beyond broker.

PRESENTED BY:

ALAN COLDIRON, REAL ESTATE ADVISOR
LIC # 00638471 (707) 528-1400
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PROPERTY DETAILS



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FEATURES

- 4,292± sf Total; 3,344± sf Flex Area, 948± sf Mezzanine
- Fully-Equipped Kitchen
- Storefront Windows that Fully Open to Sidewalk Area
- Street Parking
- Located in Historic Railroad Square

LEASE RATE

\$2.25 PLUS NNN (\$0.51 PSF)

PROPERTY DESCRIPTION

Built in 1907 with 12,195+/- sq. ft. gross area in what is now termed the "Historic Railroad Square" area of Downtown Santa Rosa. The building zoning is Transit Village Mixed-Use Historical with 10,661+/- rentable square feet.

The entire building was renovated in 2009 with a new roof, skylights, HVAC, and more. It has its original back facade with a charming curb appeal, and is one block from the Santa Rosa Train Depot.

There is streetside parking and a nearby city parking lot. Nearby hotels include: Hotel La Rose, Marriot Suites, and The Hyatt Regency Resort. It is near Highway 101 and the Santa Rosa Plaza Mall. Nearby restaurants include: La Gare French Cuisine, Stark's Steakhouse, Thai Bistro, LaCoco's Cucina Rustica, Omelette Express, and Flying Goat Coffee.



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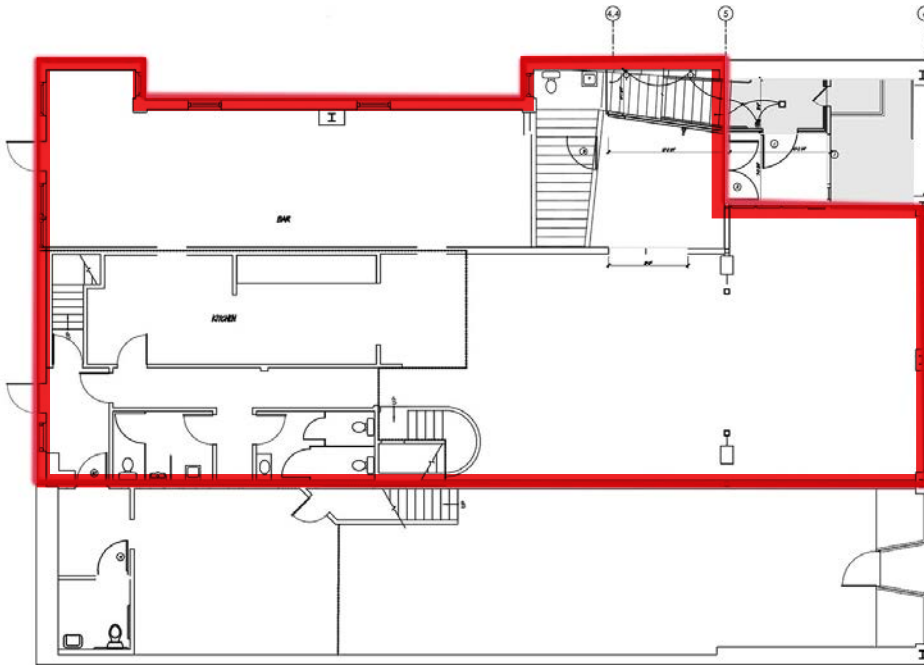


FIRST FLOOR PLAN

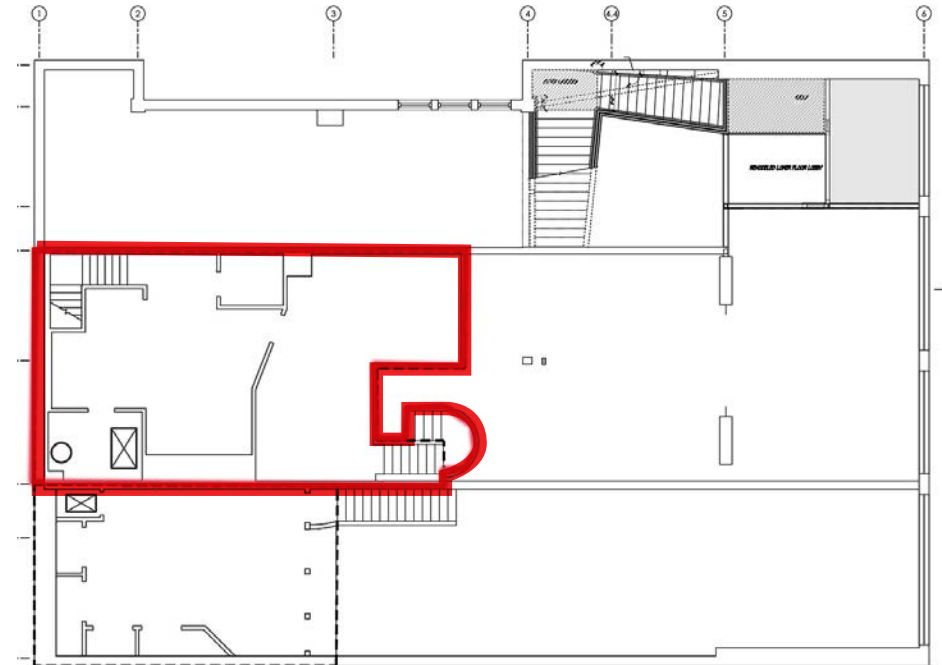


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FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



MEZZANINE FLOOR PLAN
SCALE: 1/4"=1'-0"

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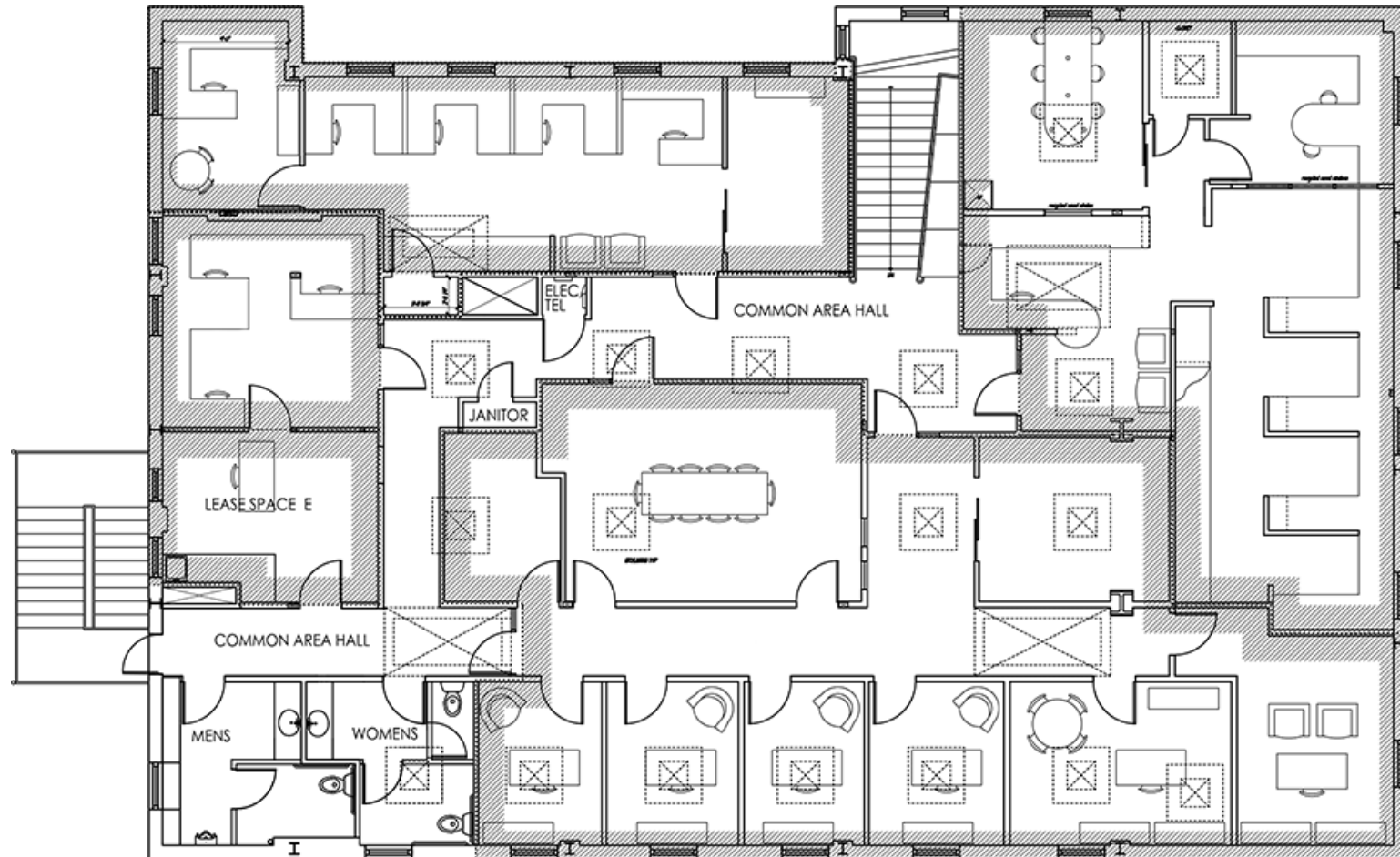


SECOND FLOOR PLAN



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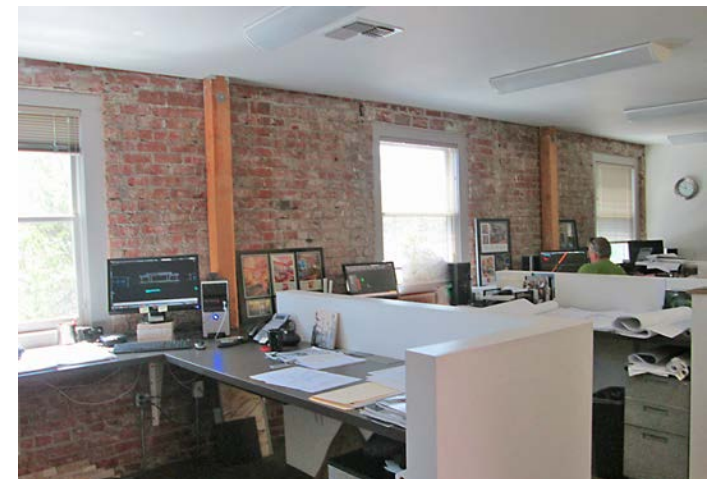
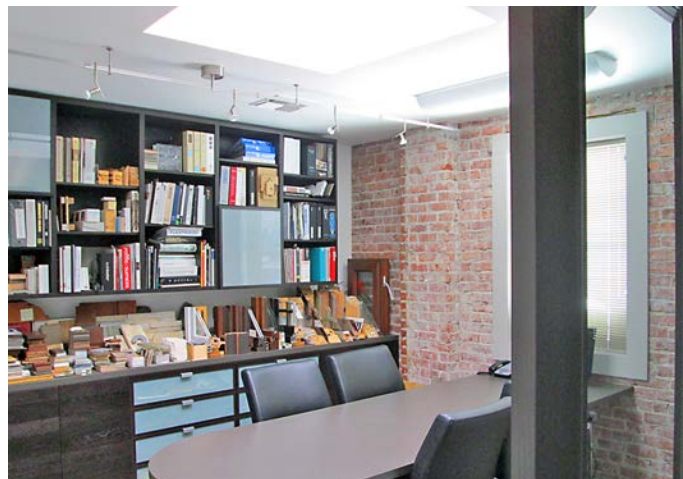


PROPERTY PHOTOS



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AREA DESCRIPTION

DESCRIPTION OF AREA

Railroad Square has an authentic old town ambiance and has become Santa Rosa's Restaurant and Antique Row and the first stop for visitors coming to Sonoma County to savor the Wine Country experience. Lodging, entertainment, live theater, a central location just off Hwy 101, plus the California Welcome Center and Santa Rosa Convention and Visitors Bureau, draw people to this charming district

NEARBY AMENITIES

- Financial Services/Banking
- Restaurants, Retail Shops
- City Services

TRANSPORTATION ACCESS

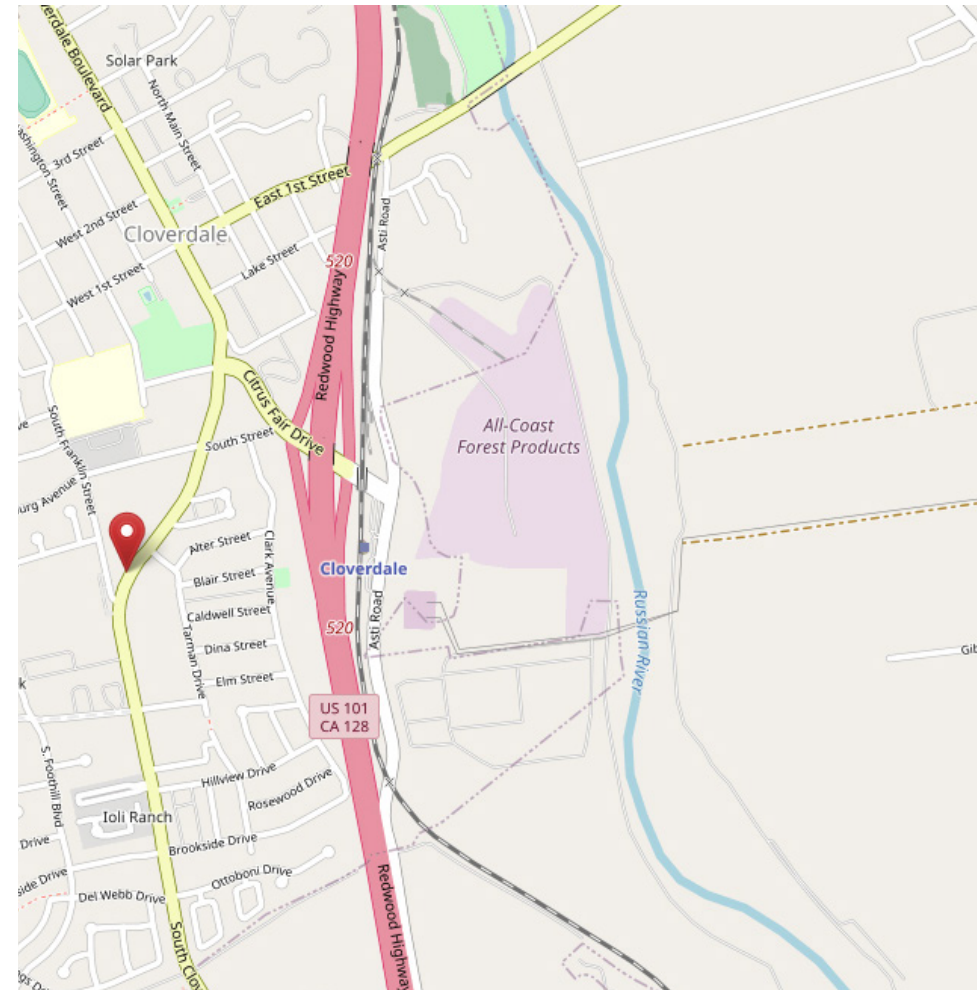
- Downtown Santa Rosa SMART Train Depot
- Easy Access to Highway 101
- Santa Rosa Bus Depot
- Golden Gate Transit Bus Pickup

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	23,465	145,097	199,701
Est. Avg. HH Income	\$79,303	\$94,379	\$105,189



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RECENT RETAIL LEASES



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		ADDRESS	SIZE	LEASE RATE	LEASE TYPE	LEASE EXEUCION
★		1791 Marlow Road, Santa Rosa	4,265 SF	\$1.95	NNN	July 2020
★		50 Santa Rosa Avenue, Santa Rosa	3,941 SF	\$2.36	FS	05/20/2020
★		801 1st Street, Santa Rosa	5,050 SF	\$3.01	NNN	03/02/2020
★		1322 4th Street, Santa Rosa	4,695 SF	\$2.20	Gross	11/25/2019
★		3059 Coffey Lane, Santa Rosa	3,400 SF	\$3.25	NNN	06/16/2019
★		470 Sebastopol Road, Santa Rosa	4,500 SF	\$1.90	NNN	06/11/2019

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	ADDRESS	SIZE	LEASE RATE	LEASE TYPE	LEASE EXEUCION
★ 	3895 Princeton Drive, Santa Rosa	3,050 SF	\$2.45	NNN	05/01/2019
★ 	353 College Avenue, Santa Rosa	3,300 SF	\$2.27	Gross	03/01/2019
	1054 N. Dutton Avenue, Santa Rosa	4,000 SF	\$1.25	Modified Gross	June 2018
	589 Mendocino Avenue, Santa Rosa	4,000 SF	\$1.32	NNN	April 2018
	3125 Cleveland avenue, Santa Rosa	4,480 SF	\$1.50	NNN	February 2018
	1440 Townview Lane, Santa Rosa	4,671 SF	\$2.14	NNN	April 2017

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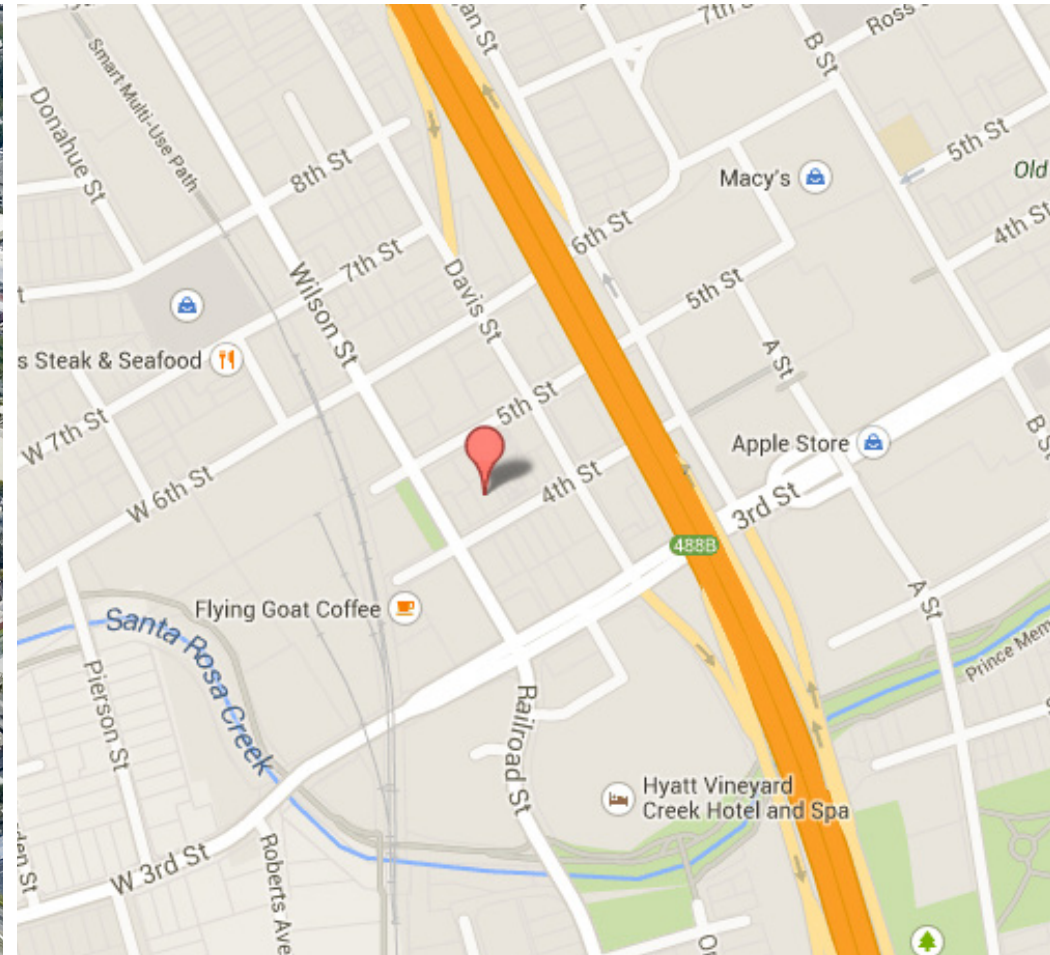
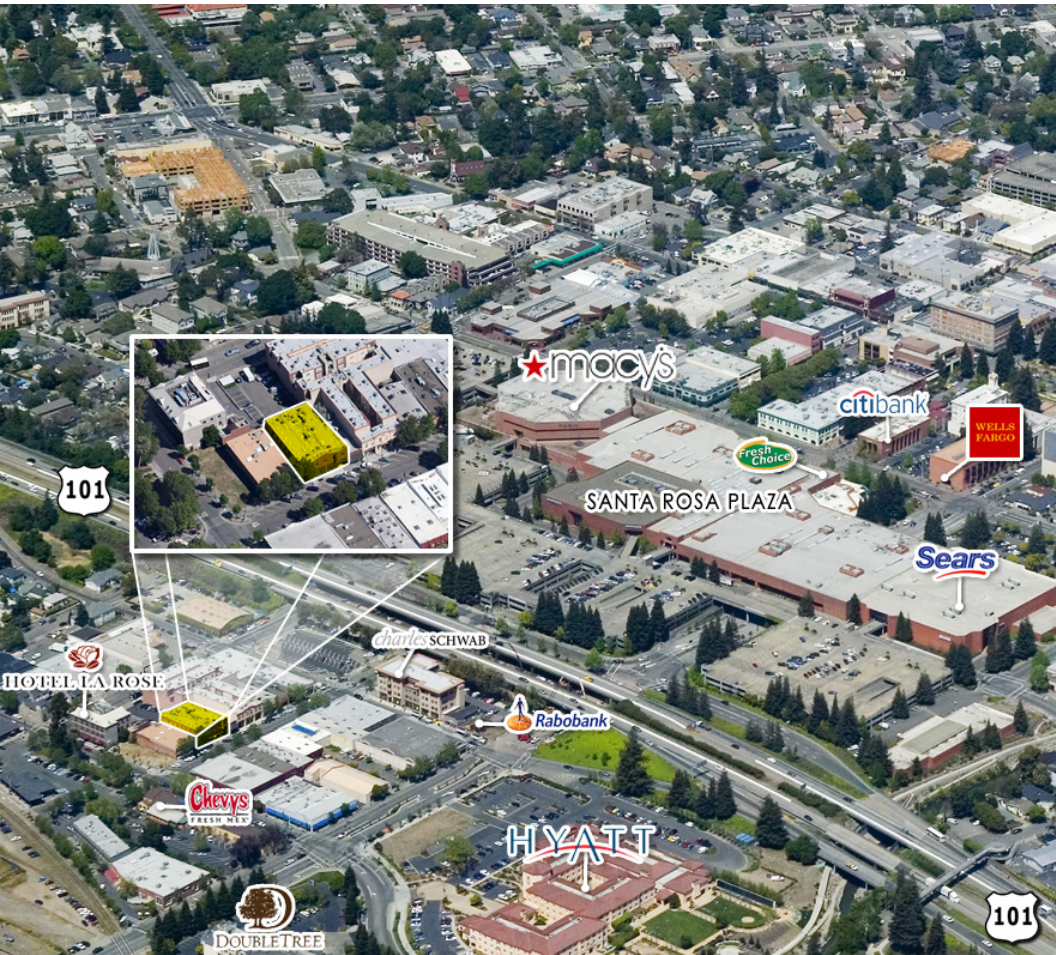


PROPERTY LOCATION



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