



Keegan & Coppin
COMPANY, INC.

FOR LEASE

ROSEWOOD VILLAGE SHOPPING CENTER
3080-3088 MARLOW ROAD AT PINER
SANTA ROSA, CA

LEASE SPACE AVAILABLE



Go beyond broker.

REPRESENTED BY:

MARSHALL KELLY,
BROKER ASSOCIATE
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PROPERTY DETAILS



ROSEWOOD VILLAGE
SHOPPING CENTER
3080-3088 MARLOW RD.
SANTA ROSA, CA

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DESCRIPTION OF PROPERTY

The Rosewood Center is located in a densely populated area of North West Santa Rosa at the intersection of Piner Avenue and Marlow Street. It is not far to the West from Highway 101, which bisects Santa Rosa into East and West portions. Piner Avenue leads directly to Cleveland Avenue, which accesses the Highway to the North and South.

This Center's key tenants include Dollar Tree, Mary's Pizza Shack, Jack in the Box, and Royal China Chinese Restaurant, one of the more popular Chinese food venues in Sonoma County. Other tenants include Mexican and Japanese Restaurants and La Fruta Desserts.

Other retailers include a liquor and deli store, an Asian Food Market, and Metro T-Mobile. There is also a Spa and Nail Salon.

Because of this area's residential and apartment density, it has high traffic counts on both Piner Avenue and Marlow Street. There are other notable retail anchor tenants in the area including Kohls, Trader Joe's, Walgreens, Raley's, and Rite Aid, and not far away, the Coddington Mall. So there are many consumer trip counts traveling the immediate market area to satisfy their consumer needs.

LEASE TERMS

Rate

Negotiable, contact agent for lease rate.

Estimated net charges \$1.06/SQFT.

Available Space: 1,100 SQFT - 6,710 SQFT

Unit 3080 - A2: 1,100 SQFT

Unit 3082 - B7 & B8: 2,515 SQFT of former restaurant space which includes 400 AMP Power, hood vent, walk in cooler.

Units 3080-A14 & A19: 6,710 SQFT of maximum contiguous space.

Key Co-Tenants in the Center:

Jack in the Box

Mary's Pizza Shack

Royal China Restaurant

Dollar Tree

Other Tenants Include:

Karate Studio, Japanese Restaurant, Nail Salon, Fru-Ta Natural Ice Cream, Metro T-Mobile, Ochoa Mexican Restaurant, Asian Food Market, Wally's Liquor & Deli

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	23,495	97,924	184,401
Est. Avg. HH Income	\$97,775	\$101,214	\$103,873

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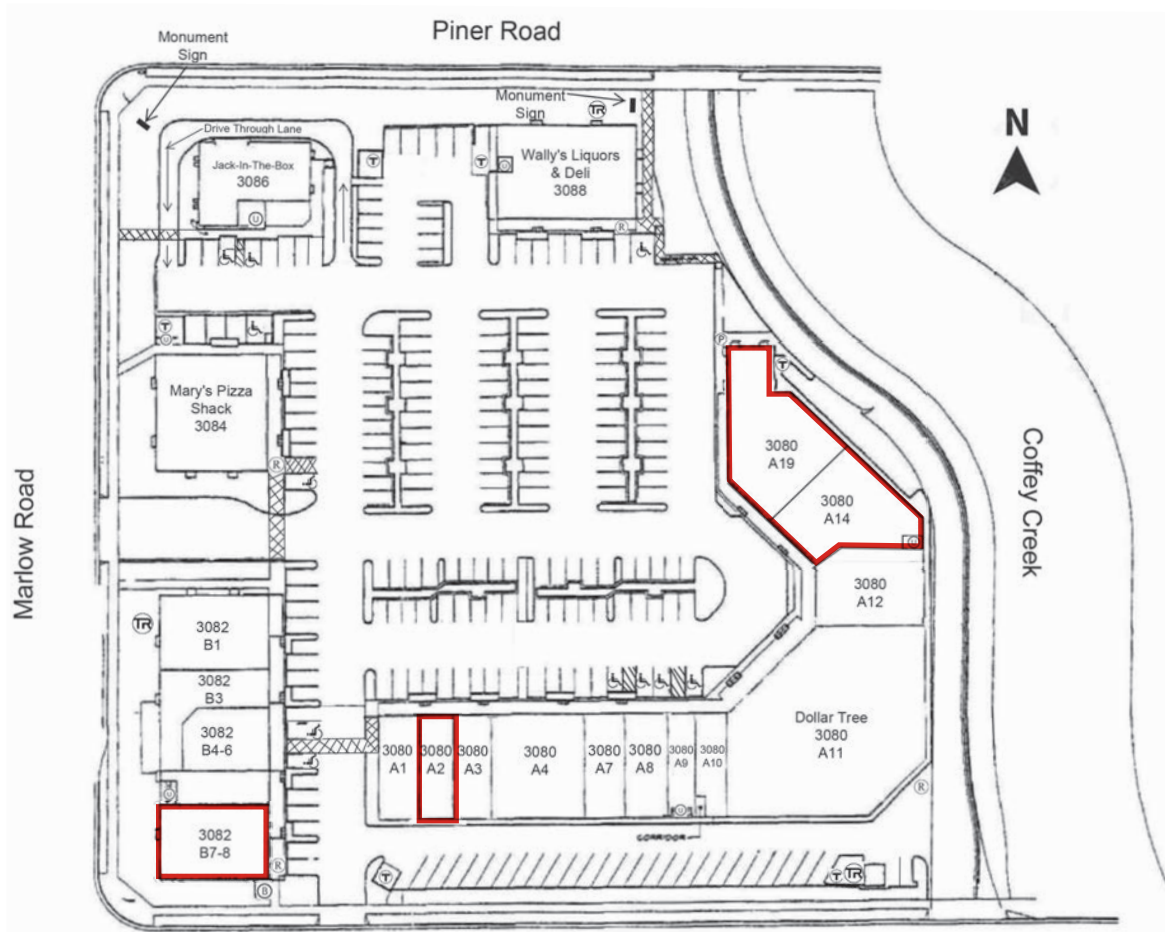


SITE PLAN



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ROSEWOOD VILLAGE SHOPPING CENTER	
3080-A1	Fru-Ta Desserts Café
3080-A2	1,100 Square Feet Available
3080-A3	Metro PCS Cellular Phones
3080-A4	Royal China Restaurant
3080-A7	Philip J. Catalon, DDS Dental
3080-A8	Johana's Unlimited Hair Cuts
3080-A9	My Love Nails Salon
3080-A10	Ochoa's Mexican Restaurant
3080-A11	Dollar Tree #5851
3080-A12	Asian Food Market
3080-A14	Total 6,710+/- SQFT Available
3080-A19	(Contiguous with A14)
3082-B1	Shotokan Karate Academy
3082-B3	Toyo Japanese Bistro
3082-B4-6	The Best Day Spa
3082-B7-8	2,515+/- SQFT Available
3084	Mary's Pizza Shack
3086	Jack In The Box #581
3088	Wally's Liquors & Deli

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PROPERTY PHOTOS



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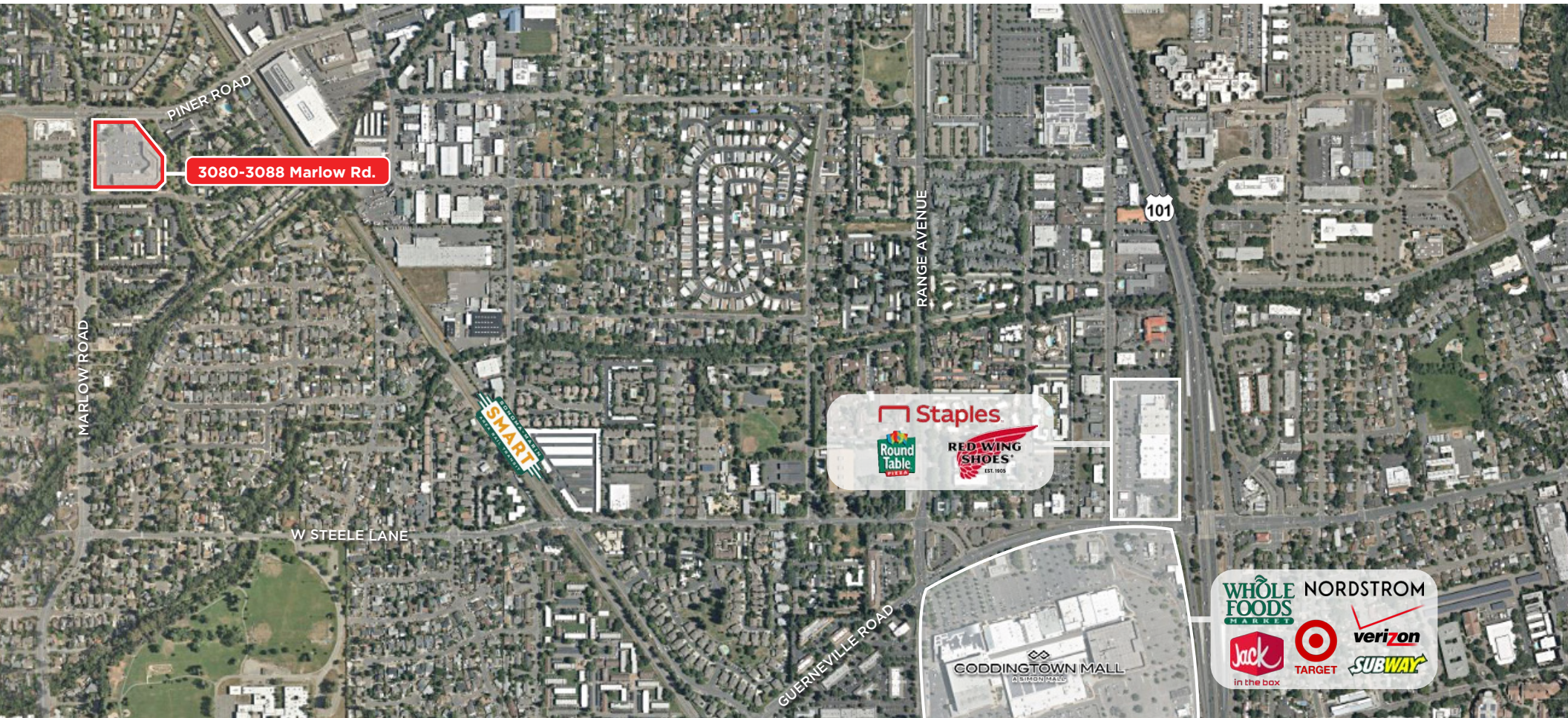


VICINITY MAP



ROSEWOOD VILLAGE
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Keegan & Coppin Co., Inc.
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