



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2350 SANTA ROSA AVENUE
SANTA ROSA, CA

Retail Space
For Lease



Go beyond broker.

REPRESENTED BY:

SARA WANN, SREA
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



RETAIL SPACE FOR LEASE



2350 SANTA ROSA AVE
SANTA ROSA, CA

RETAIL SPACE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Corner of Santa Rosa Ave & Kawana Springs
- Extensive Windowline
- Easy Access to Highway 101
- Directly Across from Santa Rosa Marketplace, the North Bay's Highest Volume Retail Center including Costco, Target, Best Buy, Trader Joe's, etc.

AVAILABLE SPACE

SUITE D: 1,388+/- sq ft

DESCRIPTION

Inline unit with high ceilings and generous glass line.

DESCRIPTION OF PREMISES

Center is perfect for all lifestyle type uses including restaurants; fitness uses; office uses with retail exposure such as real estate, insurance, financial services, etc; beauty services including hair salon, tanning and more; retail sales and medical uses such as urgent care, dialysis, etc.

LEASE TERMS

RATE

\$2.75 per sq ft

TERMS

NNN
3-5 year lease term

PARKING

On-Site Pro Rata

ZONING

CG - General Commercial

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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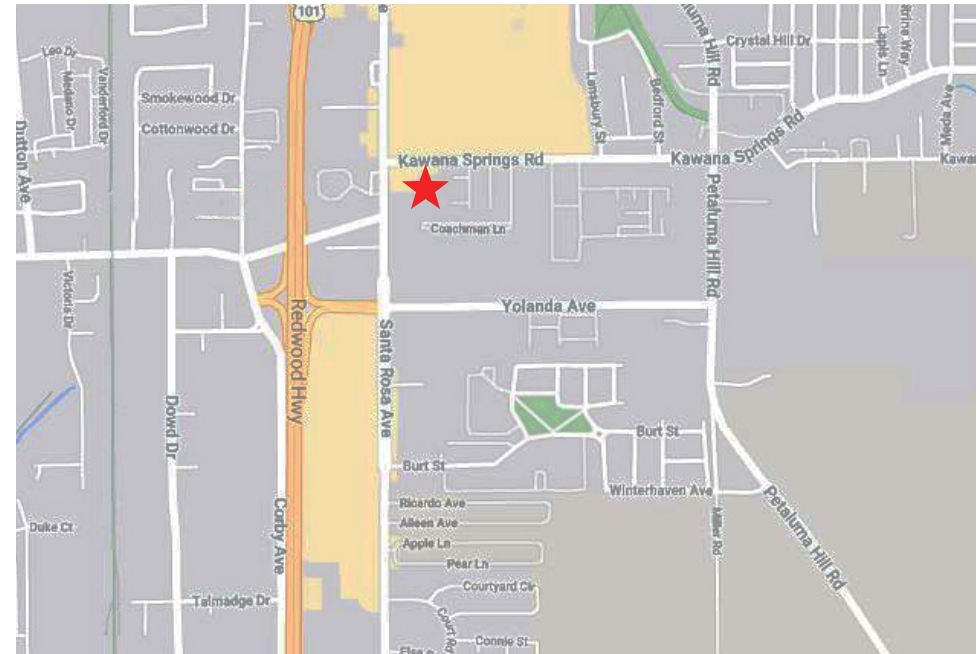
CITY OF SANTA ROSA ECONOMIC PROFILE

Santa Rosa is the largest city between Portland and San Francisco and serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. It has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life with many beautiful parks and recreational facilities while employers benefit from a skilled workforce. As the county seat, it is the center of trade, government, commerce and medical facilities for the North Bay area. The area surrounding Santa Rosa is one of the world's leading wine regions stretching from the Pacific Coast in the west to the Mayacamas Mountains in the east, and is home to over 62,000 acres of vineyards and more than 425 wineries. Within these borders are 18 American Viticultural Areas each with its own distinctive characteristics. This diversity makes the area one of California's best wine country destinations.

As the county seat of Sonoma County, Santa Rosa has every attraction expected within a major city with its symphony, performing arts center, theater productions, internationally recognized restaurants and a healthy mix of businesses in the technological, retail, medical, agricultural and service sectors. Yet, while having a population of over 170,000, Santa Rosa still retains the warmth and small-town feel of decades past with an extraordinary quality of life for its residents and visitors.

DESCRIPTION OF AREA

Located directly across from the Santa Rosa Marketplace which boasts an impressive tenant roster including Costco, Best Buy, Target, Trader Joes and many others. Santa Rosa Avenue runs parallel to Highway 101 offering convenient access for your customers.



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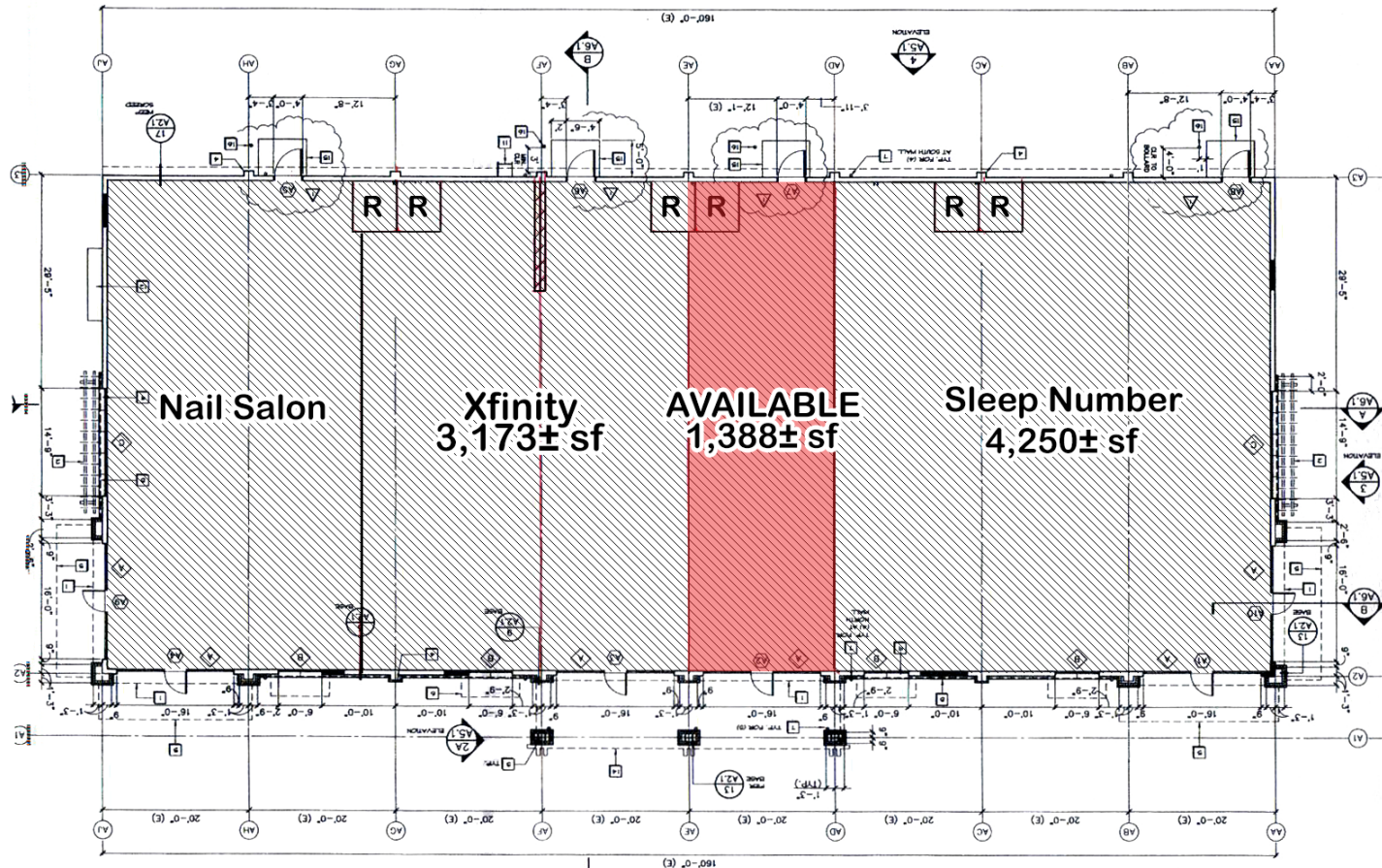


2350 SANTA ROSA AVE, SANTA ROSA FLOOR PLAN - SUITE D



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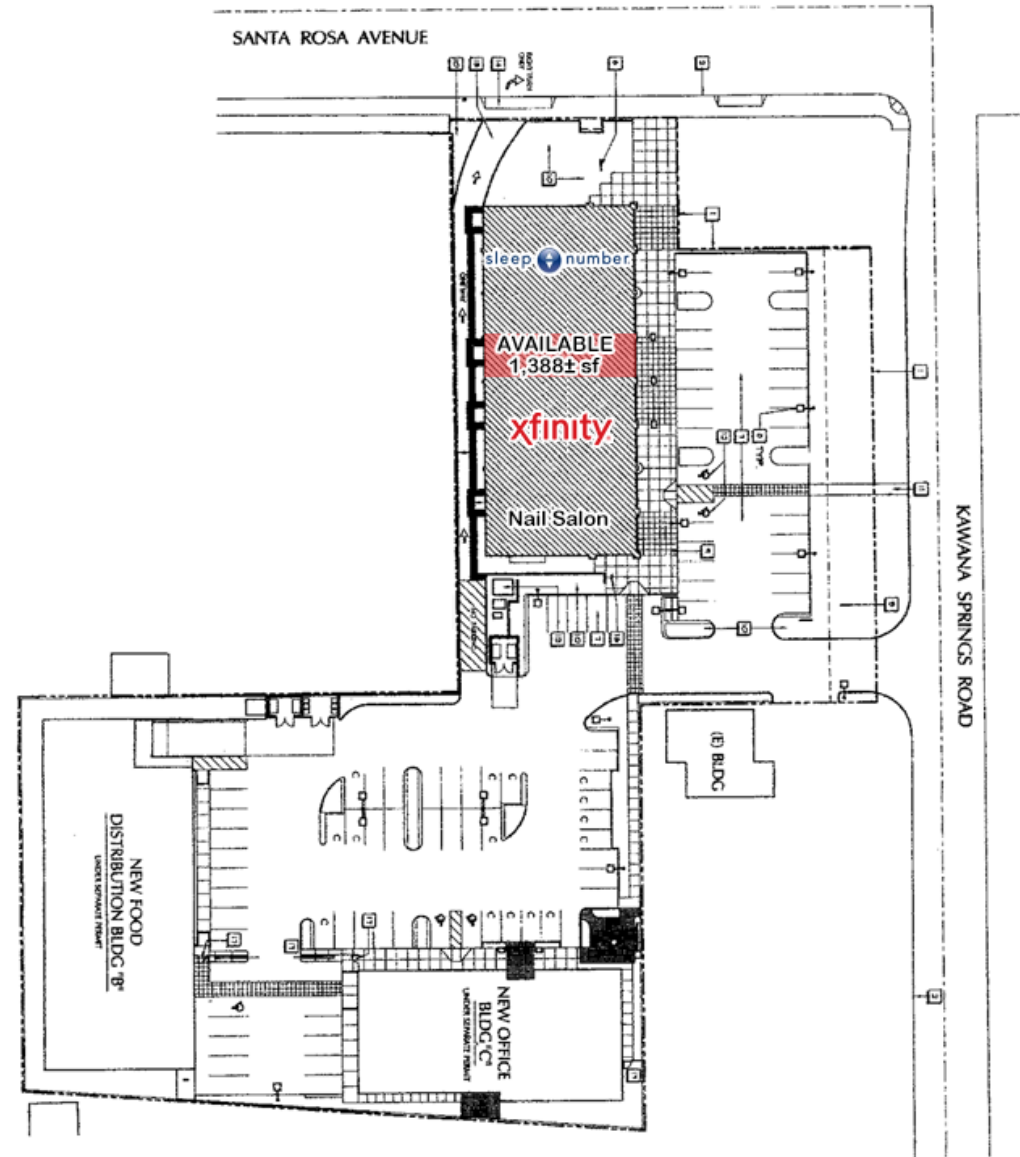


2350 SANTA ROSA AVE, SANTA ROSA SITE PLAN



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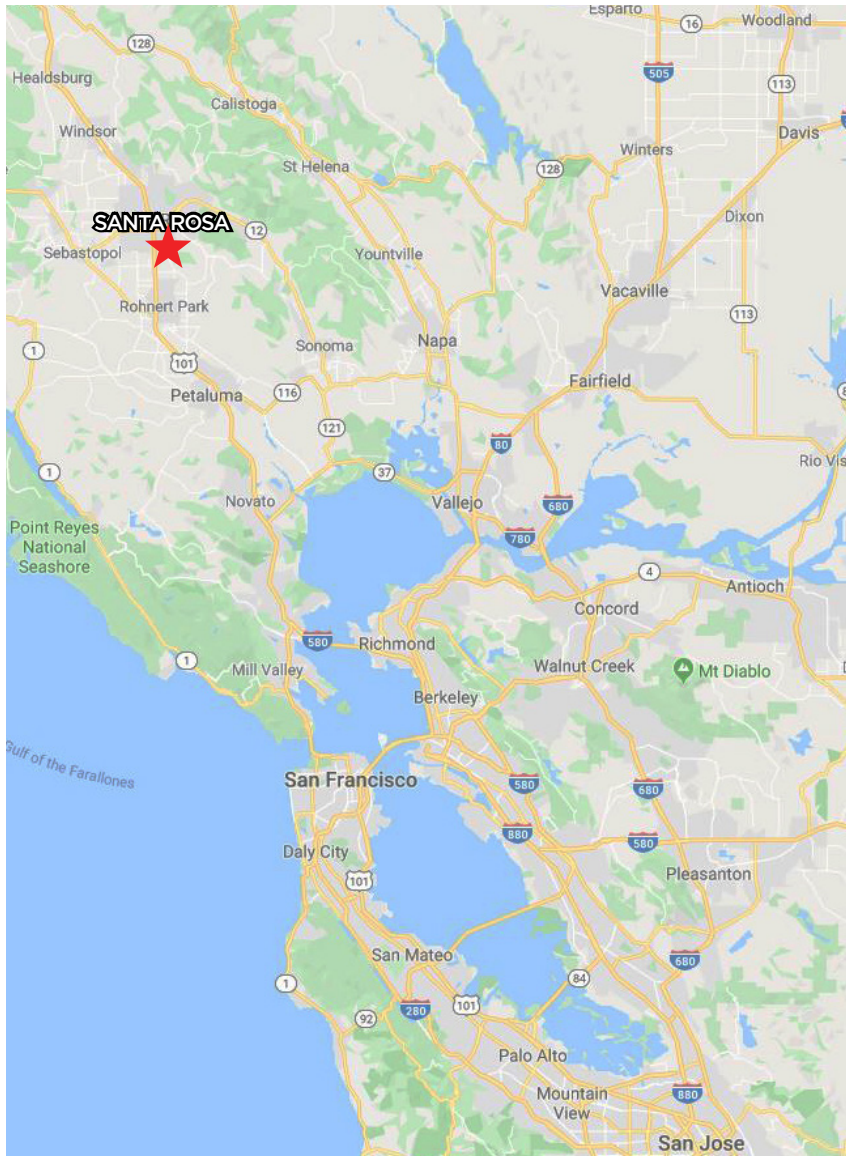


2350 SANTA ROSA AVE, SANTA ROSA AERIAL MAPS



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DISTANCE FROM SANTA ROSA	
Bodega Bay	19 miles
Healdsburg	15 miles
Napa (city)	41 miles
Petaluma	9 miles
Sacramento	97 miles
San Francisco	54 miles
San Rafael	37 miles
Sonoma (city)	22 miles

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