



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**1 PADRE PARKWAY
ROHNERT PARK, CA**

Padre Town Center

Padre 1 Retail

Padre 4 Retail

Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



PADRE TOWN CENTER SPACES FOR LEASE



1 PADRE PARKWAY
ROHNERT PARK, CA

**PADRE TOWN CENTER
SPACES FOR LEASE**

PROPERTY INFORMATION

DESCRIPTION OF PREMISES

Variety of suites available at Padre Town Center, a 5 building lifestyle center.

With extensive outdoor seating area available, potential for open concept ceilings and abundant parking with convenient location, the Center is perfect for all lifestyle type uses including, restaurants, breweries/tap rooms, café/bakery, coffee shops, fitness uses, office uses with retail exposure such as real estate, insurance, financial services etc., beauty services including nails, spa, tanning and more, retail sales and medical uses such as urgent care, dialysis etc.

LEASE TERMS

RATE

\$1.50 PSF

TERMS

NNN
3-10 Year Terms Preferred

PARKING

5/1,000

ZONING

DMU - Downtown Mixed Use

USER SPACE

Retail, Restaurant, Fitness, Office,
Personal Services



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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AVAILABLE SPACES

1 PADRE

DESCRIPTION

SUITE A:	1,156+/- SF	Excellent visibility located at the corner of Commerce and Padre Parkway. Open retail space with private restroom.
SUITE G:	4,364+/- SF	Retail space fronting Commerce Blvd. with open soaring ceilings, two (2) private offices, kitchenette/break room, three (3) private restrooms and a back storage area. Abundant power throughout. Can be demised into smaller suites ranging from approximately 1,500 to 4,364 SF.

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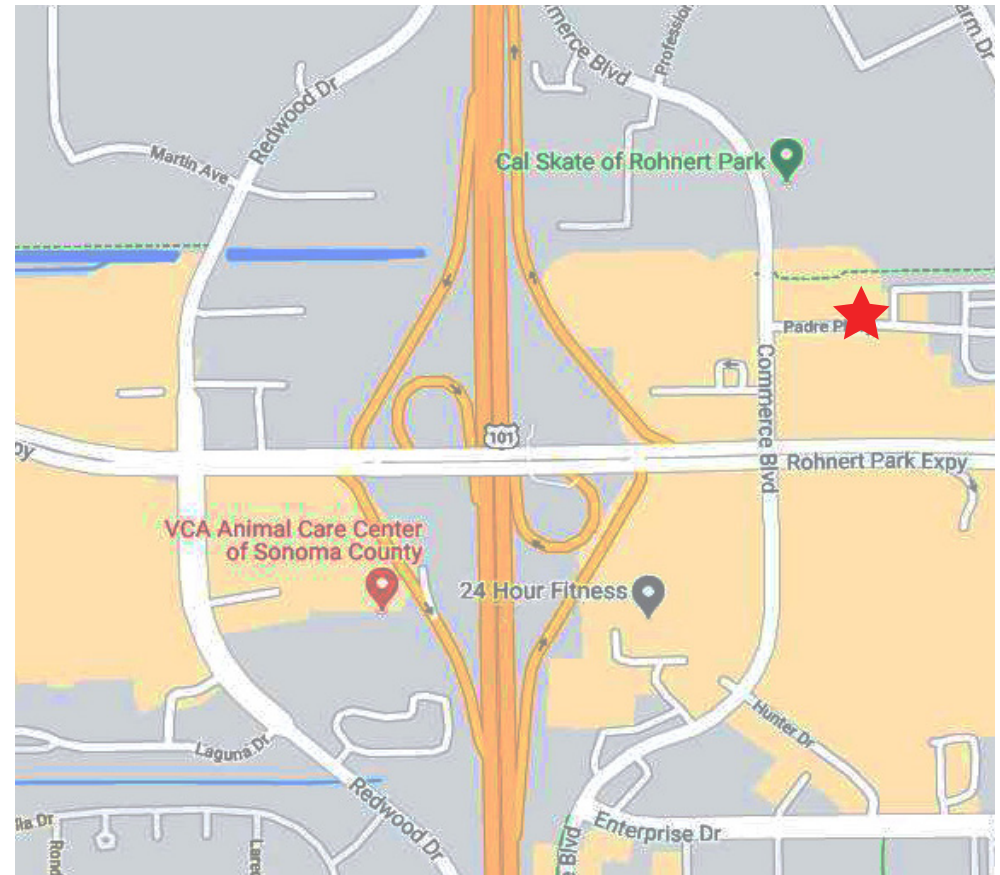
1 PADRE PARKWAY
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**PADRE TOWN CENTER
SPACES FOR LEASE**

DESCRIPTION OF AREA

Conveniently located directly off the freeway, near the intersection of Rohnert Park Expressway and Commerce Blvd, one of the busiest intersections in Rohnert Park, in the up and coming Downtown core. Padre Town Center is within walking distance to the Rohnert Park Smart Train station and the planned Station Avenue development which will contain a mix of residential, retail and office. With multiple entrances and exits to the Center from Commerce Blvd, Rohnert Park Expressway and State Farm Dr., Padre Town Center is highly identifiable and easy to navigate.

Sonoma State University, Foxtail Golf Course and Graton Rancheria are all within 2 miles and offer varied and diverse customer base. Major retailers in the area include: Target, Burlington Coat Factory, Safeway, Raley's, Ross, Costco and 24HR Fitness.



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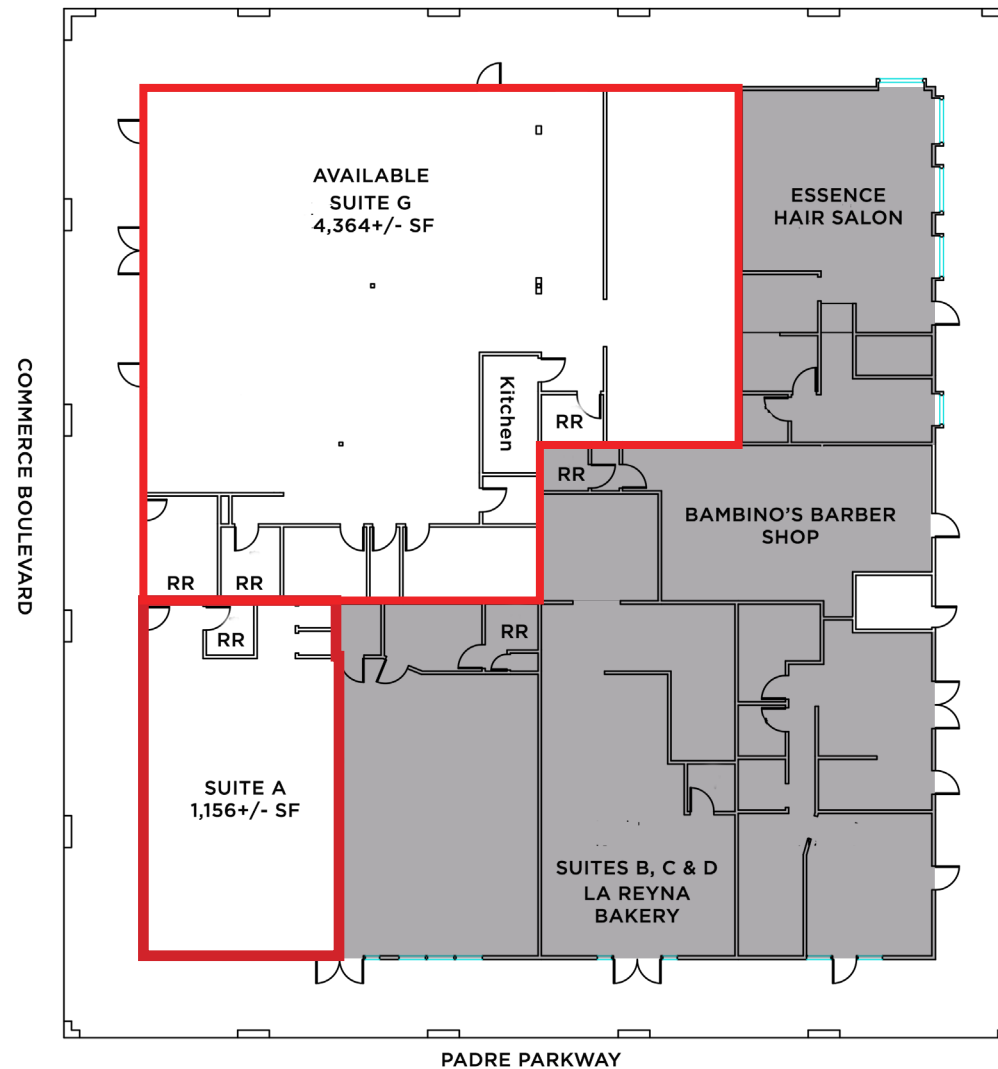
PADRE TOWN CENTER FLOOR PLANS



1 PADRE PARKWAY
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**PADRE TOWN CENTER
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BUILDING 1



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PADRE TOWN CENTER AERIAL MAP



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