



RETAIL SPACE FOR LEASE  
817 RUSSELL AVENUE, SANTA ROSA, CA 95403

500 BICENTENNIAL WAY, SUITE 310 | SANTA ROSA, CA 95403 | WREALESTATE.NET

RETAIL PROPERTY FOR LEASE



FOR MORE INFORMATION:

**CARLOS RIVAS**

707.708.2386

CARLOS@WREALESTATE.NET

**BRE #00550273**

# RETAIL SPACE FOR LEASE

817 RUSSELL AVENUE, SANTA ROSA, CA 95403

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Available SF:</b>	1,350+/- SF
<b>Lease Rate:</b>	\$1.50 SF/month (NNN)
<b>Lot Size:</b>	0.84+/- Acres
<b>Year Built:</b>	1988
<b>Building Size:</b>	11,700+/- SF
<b>Zoning:</b>	CG (General Commercial)
<b>Traffic Count:</b>	11,815

### PROPERTY OVERVIEW

1,350+/- square foot space available for Lease in an established Retail Strip Center. Neighboring Tenants include a Laundromat, Hair Salon, Salsa Zone Restaurant, Nail Salon, Architectural Firm and Bill's Market.

### LOCATION OVERVIEW

Convenient Northwest Santa Rosa location in close proximity to Empire College, Kaiser, Coddington Mall, Highway 101, numerous restaurants, shopping and public transportation. Center is also located directly across Russell Avenue from the County Family Services Court House.



**CARLOS RIVAS**

707.708.2386

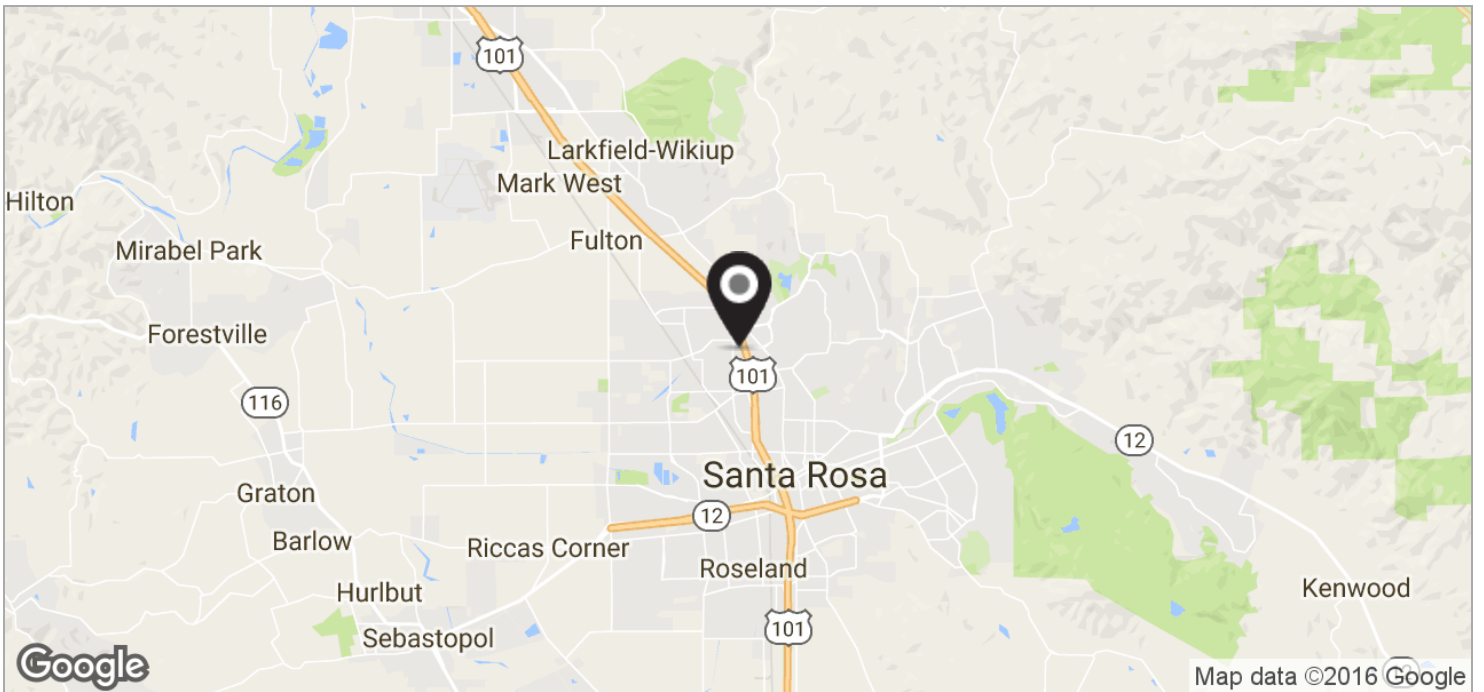
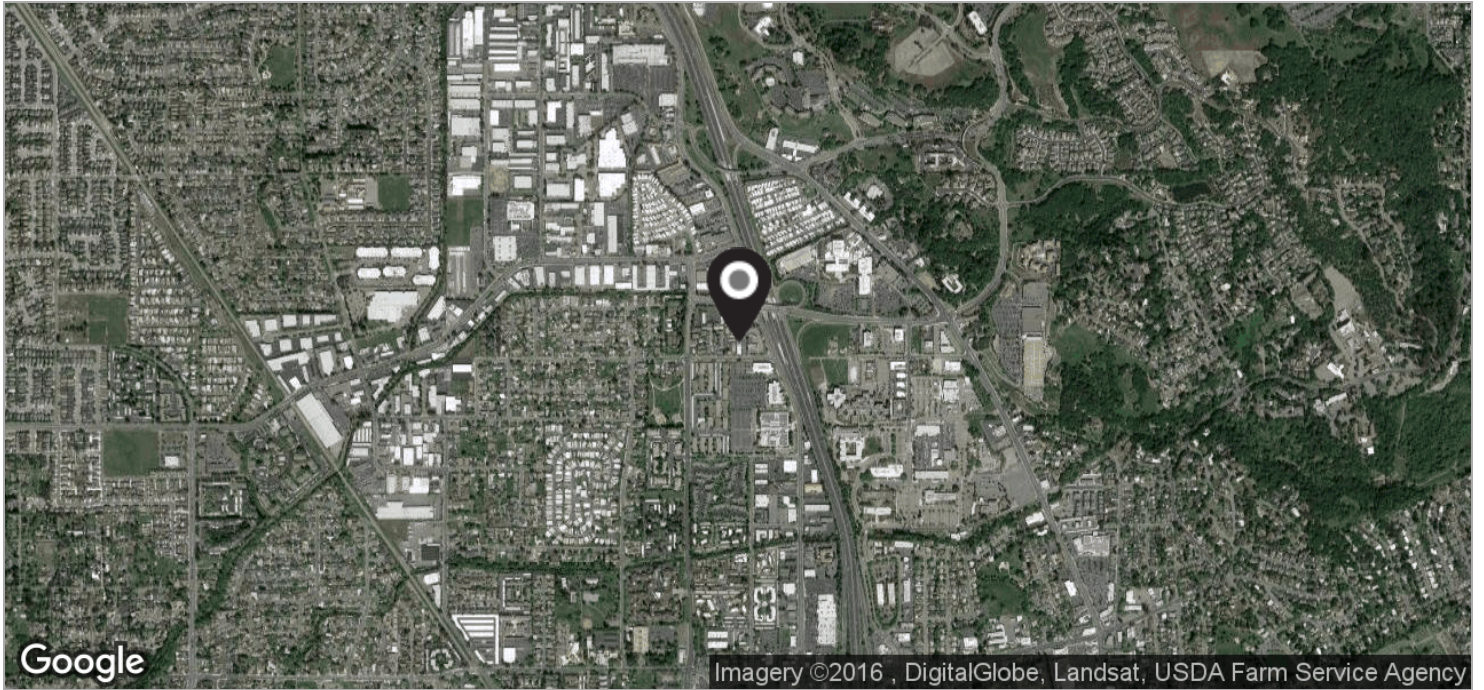
CARLOS@WREALESTATE.NET

**BRE #00550273**

# RETAIL SPACE FOR LEASE

**817 RUSSELL AVENUE, SANTA ROSA, CA 95403**

LOCATION MAPS

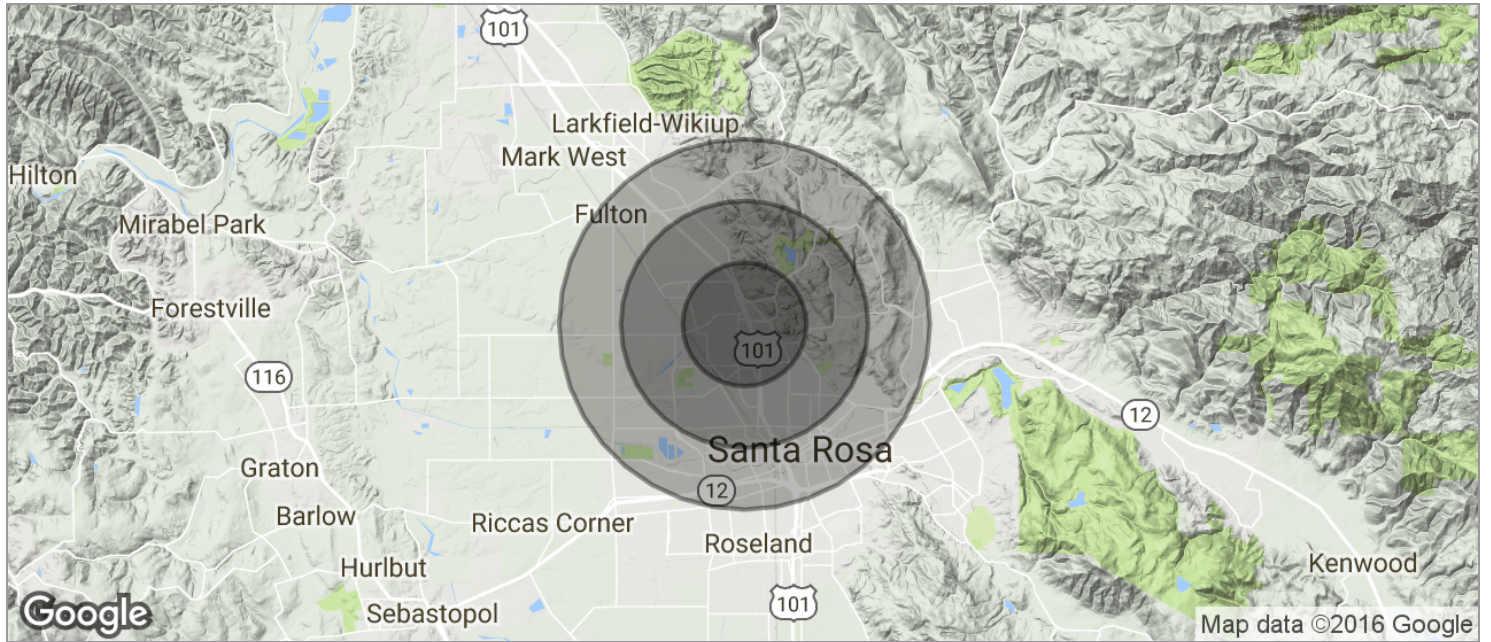


**CARLOS RIVAS**  
707.708.2386  
CARLOS@WREALESTATE.NET  
**BRE #00550273**

# RETAIL SPACE FOR LEASE

## 817 RUSSELL AVENUE, SANTA ROSA, CA 95403

### DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	13,186	48,646	101,607
MEDIAN AGE	33.5	34.7	35.8
MEDIAN AGE (MALE)	32.6	33.9	34.5
MEDIAN AGE (FEMALE)	34.9	36.5	38.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	5,378	19,184	39,816
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$58,611	\$67,241	\$71,447
AVERAGE HOUSE VALUE	\$395,920	\$537,171	\$551,663

\* Demographic data derived from 2010 US Census



**CARLOS RIVAS**

707.708.2386

CARLOS@WREALESTATE.NET

**BRE #00550273**