

FOR LEASE

600 SANTA ROSA PLAZA

Santa Rosa, CA 95401



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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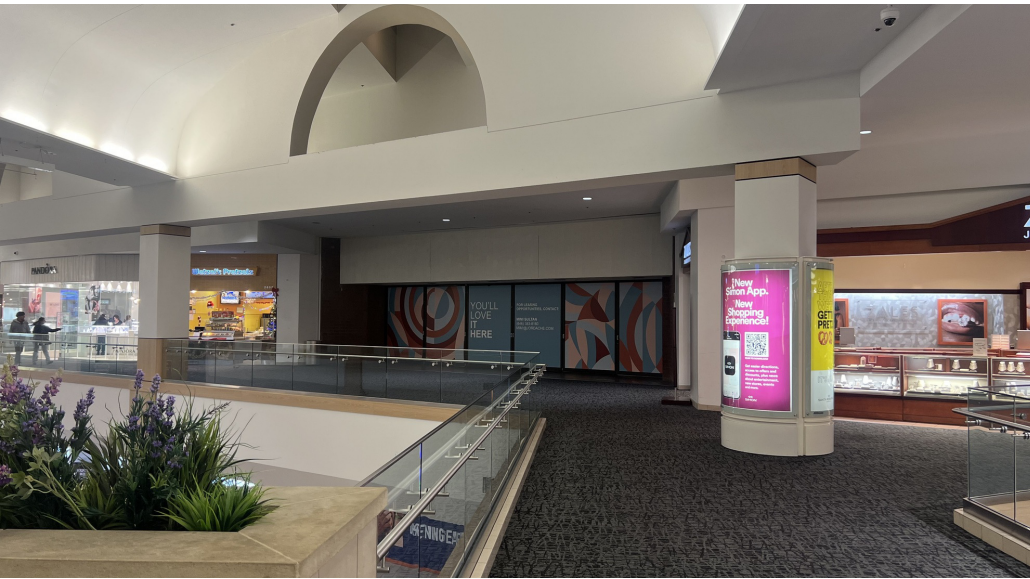


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Property Summary

600 SANTA ROSA PLAZA

Santa Rosa, CA 95401



PROPERTY HIGHLIGHTS

- Anchor space available in Santa Rosa's only enclosed Regional Mall
- Located in the heart of Downtown Santa Rosa
- Adjacent to free structured parking
- Directly adjacent to the new Dave and Buster's, Santa Rosa (opening January 26, 2026)
- Co-tenants include Macy's, Dave and Buster's, Apple Store, Sephora, Aeropostale, and many more
- Excellent freeway access and visibility
- Santa Rosa is the largest city north of San Francisco
- Affluent demographics within a five mile radius
- Excellent demographics with 191,254 people within 5 miles and Average HH income of \$126,733

OFFERING SUMMARY

Lease Rate:	\$1.05 SF/month (NNN)
Number of Units:	1
Available SF:	±42,500 SF
Lot Size:	±152,462 SF
Building Size:	±94,148 SF
Property Type:	Retail
Zoning:	CMU



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Property Description

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PROPERTY DESCRIPTION

Santa Rosa Plaza is the premiere Regional Mall in Sonoma County, with almost 700,000 square feet of retail space. Santa Rosa Plaza is strategically located in Downtown Santa Rosa, and has excellent access and visibility to Highway 101. Santa Rosa Plaza boasts several prominent retailers including the newly announced Dave and Buster's (opening January 2026), Macy's, Apple Store, Aeropostale, and many more. The property is surrounded by dense residential and office uses, and has immediate access from the 4th Street retailers.

LOCATION DESCRIPTION

Santa Rosa Plaza is located in the heart of Downtown Santa Rosa, and has been an anchor for Downtown for decades. The property is located directly off the Downtown (3rd Street) exit of Highway 101, and has excellent freeway visibility.

Santa Rosa is the most prominent city in Sonoma County with over 178,000 people, making Santa Rosa the largest the largest city North of San Francisco, and south of Portland, Oregon. Santa Rosa Plaza is uniquely positioned to service all of Sonoma and Northern Marin County.

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Demographics Map & Report

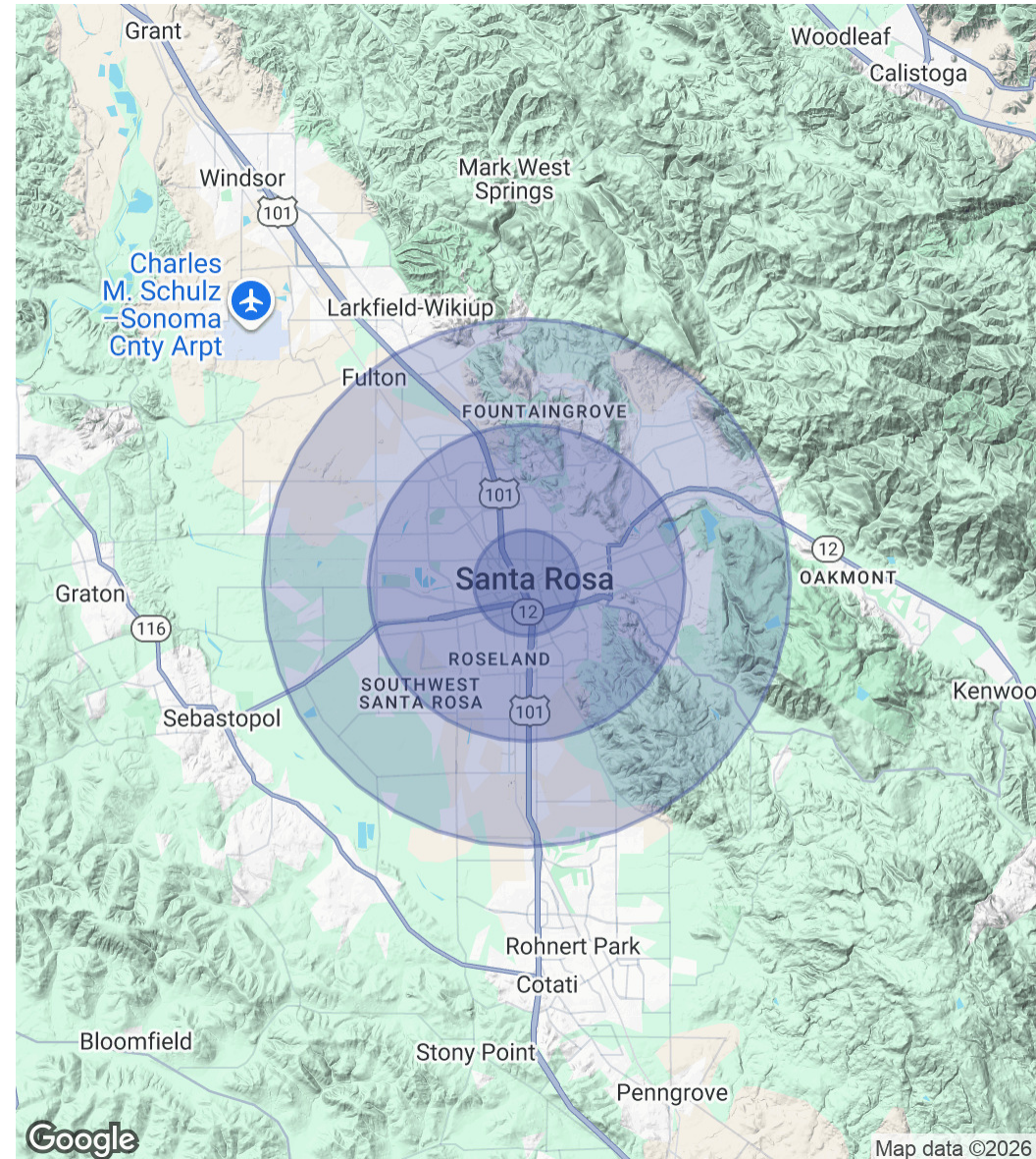
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,566	139,996	191,254
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,904	50,711	69,862
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$91,828	\$114,965	\$126,733
Average House Value	\$684,083	\$691,044	\$742,642

Demographics data derived from AlphaMap



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