



Keegan & Coppin  
COMPANY, INC.

**DELIVERED NOVEMBER 2026**

FOR LEASE

1709 LANCE DRIVE  
SANTA ROSA, CA

2,549+/- SF & 2,488+/- SF SUITES  
FREESTANDING RETAIL BUILDING



Go beyond broker.

PRESENTED BY:

**TOM LAUGERO, PARTNER**  
LIC # 00473264 (707) 528-1400, EXT 251  
TLAUGERO@KEEGANCOPPIN.COM

**KEVIN FLAHERTY, BROKER ASSOCIATE**  
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# PROPERTY DETAILS



1709 LANCE DRIVE  
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BUILDING

## PROPERTY INFORMATION

### HIGHLIGHTS

- Anchor tenant; 770 residential units (under construction)
- Modern design w/large storefront windows
- Excellent signage - Building (2) & Monument
- Building fronts both Guerneville Rd. and Lance Dr. with high traffic
- Common patio area
- Hard-signalized corner
- New construction available Q4 2026

### AVAILABLE SPACE

2,549+/- SF & 2,488+/- sq. ft. (Both can be combined for 5,037+/- sq. ft.)

### DESCRIPTION OF PREMISES

Opportunity offers 5,037+/- sq. ft. (divisible) on the hard signalized corner at the north-west corner of Guerneville Road and Lance Drive at the entrance with a 396 unit Class A garden-style apartment development. Phase II and III of this project is 98+/- SFD and 276 apartments.

### PARKING

There will be a total of 17 parking spaces (3.5/1000) which are dedicated to the retail uses. Four (4) of the parking spaces will be equipped with EV chargers plus reciprocal parking.

### LEASE TERMS

#### Rate

Contact Agent

#### Terms

5-10 Years



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	25,667	122,470	197,255
Est. Avg. HH Income	\$97,114	\$107,560	\$113,419
Est. Median Age	36.3	40.0	41.0
# of Businesses	1,491	9,811	13,530
# of Employees	11,393	64,638	93,172

TRAFFIC COUNTS	
Guerneville Rd.	19,815/Day

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# AREA DESCRIPTION



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## DESCRIPTION OF AREA

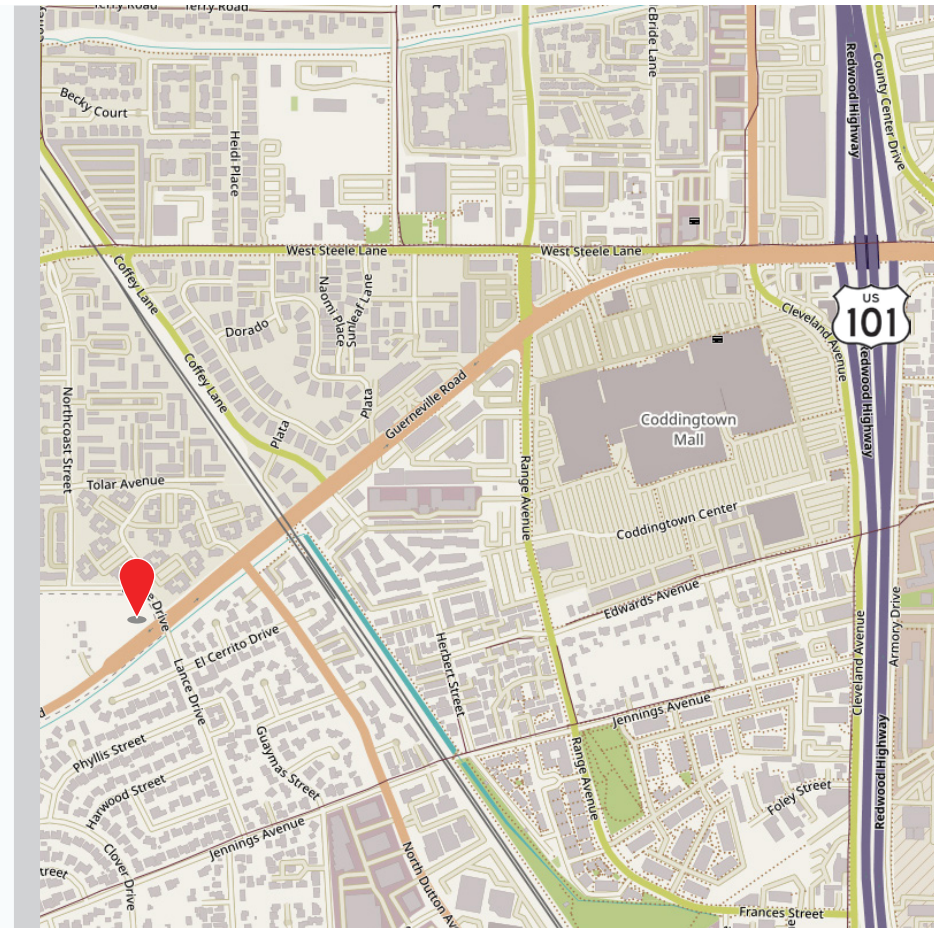
The area around Lance Drive and Guerneville Road is experiencing growth and diversification in its commercial real estate offerings. Located 0.2 miles from SMART Train Station and 0.6 miles to the 900,000 SF Coddington Mall (12 minute walk). The combination of established properties and new developments presents opportunities for various businesses seeking, retail, office or medical space.

## NEARBY AMENITIES

- Coddington Mall - Target, Whole Foods, Chipotle, etc.
- Bank of America, Exchange Bank, & other financial services

## TRANSPORTATION ACCESS

- SMART Train Station
- Easy access to Highway 101
- Santa Rosa City Bus Stop



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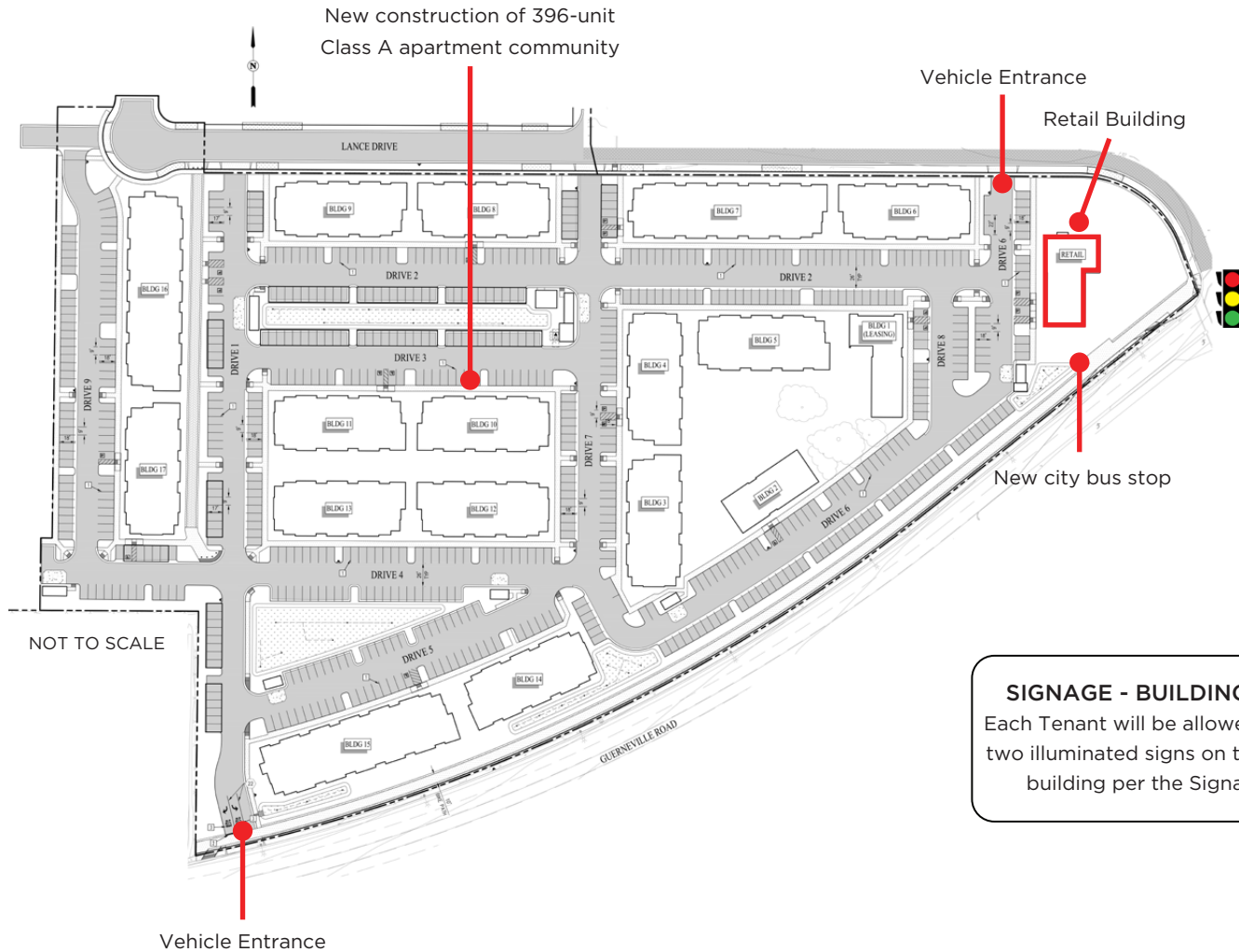


# SITE PLAN



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**SIGNAGE - BUILDING (2) & MONUMENT:**  
 Each Tenant will be allowed to have a maximum of two illuminated signs on the exterior facade of the building per the Signage Plans (prewired).

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# FLOOR PLAN



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# AERIAL RENDERING



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**PHASE III**  
276 APARTMENTS

**PHASE II**  
98 SINGLE-FAMILY HOMES  
(Q4 2027)

**PHASE I**  
396 CLASS A APARTMENTS  
(Q4 2026)

5,037+/- SF  
DIVISIBLE

**GUERNEVILLE ROAD**

**LANCE DRIVE**

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# PROPERTY RENDERINGS



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# LOCATION MAP



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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
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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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