



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1720 E. COTATI AVENUE
ROHNERT PARK, CA
WOLF DEN PLAZA

SONOMA STATE UNIVERSITY

E COTATI AVE

BODWAY PKWY



Go beyond broker.

PRESENTED BY:

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

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400
RDERINGER@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



1720 E. COTATI AVENUE
ROHNERT PARK, CA

WOLF DEN PLAZA

PROPERTY INFORMATION

HIGHLIGHTS

- Retail Space w/ Glass-line Store Front
- Directly Across from Sonoma State University
- Surrounded by Dense Residential
- Co-Tenants Include: Starbucks, Taco Bell, McDonald's, 7-Eleven & Pizza Guys

AVAILABILITY

1720 E. COTATI AVE: 1,880+/- SF

DESCRIPTION

1,880+/- SF in-line retail space currently configured with open retail space with private restroom, office and storage area.

This unit would be perfect for fitness users, hair salon, cell phone providers, insurance/real estate office, Title Company or any other retail use that can take advantage of the synergy with other existing tenants and Sonoma State University.

LEASE TERMS

RATE

\$1.75 PSF

TERMS

NNN

PARKING

Abundant

ZONING

CN - Neighborhood Commercial

Keegan & Coppin Co., Inc.
 1201 N. McDowell Blvd., Petaluma CA 94954
 1355 N. Dutton Ave., Santa Rosa, CA 95401
 www.keegancoppin.com
 Petaluma (707) 664-1400 | Santa Rosa (707) 528-1400

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.

PRESENTED BY:

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

RHONDA DERINGER, PARTNER
 LIC # 01206401 (707) 528-1400
 RDERINGER@KEEGANCOPPIN.COM

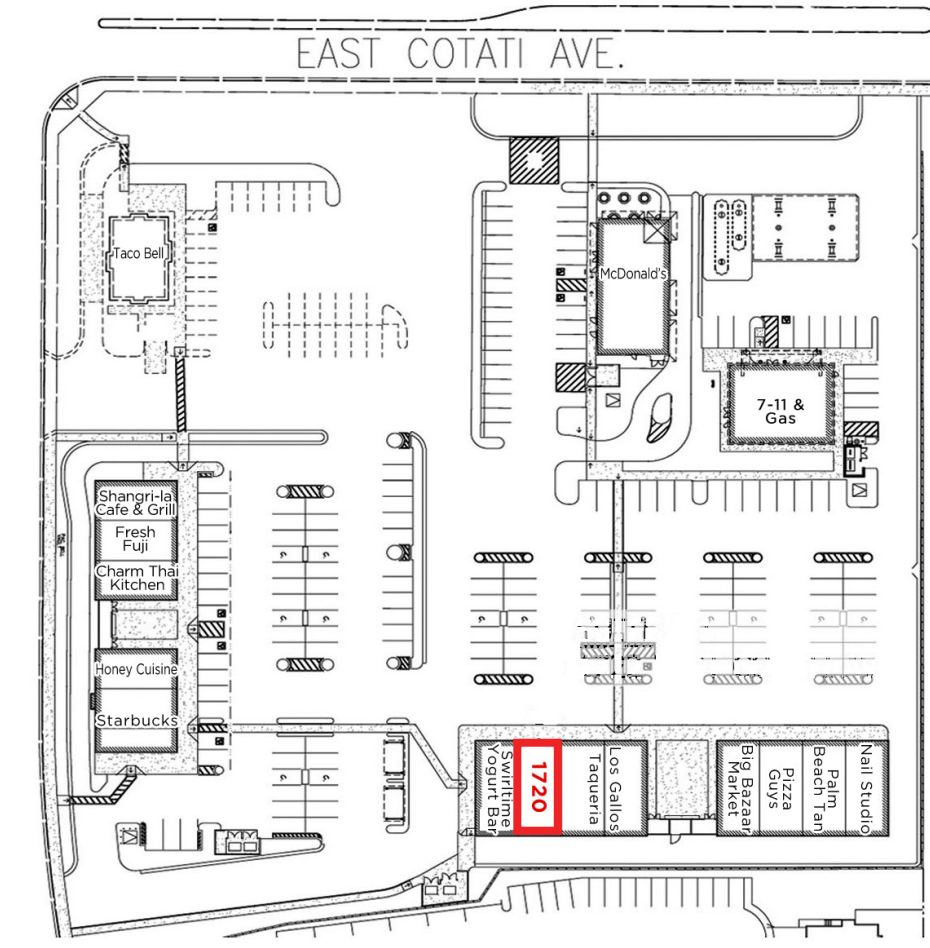
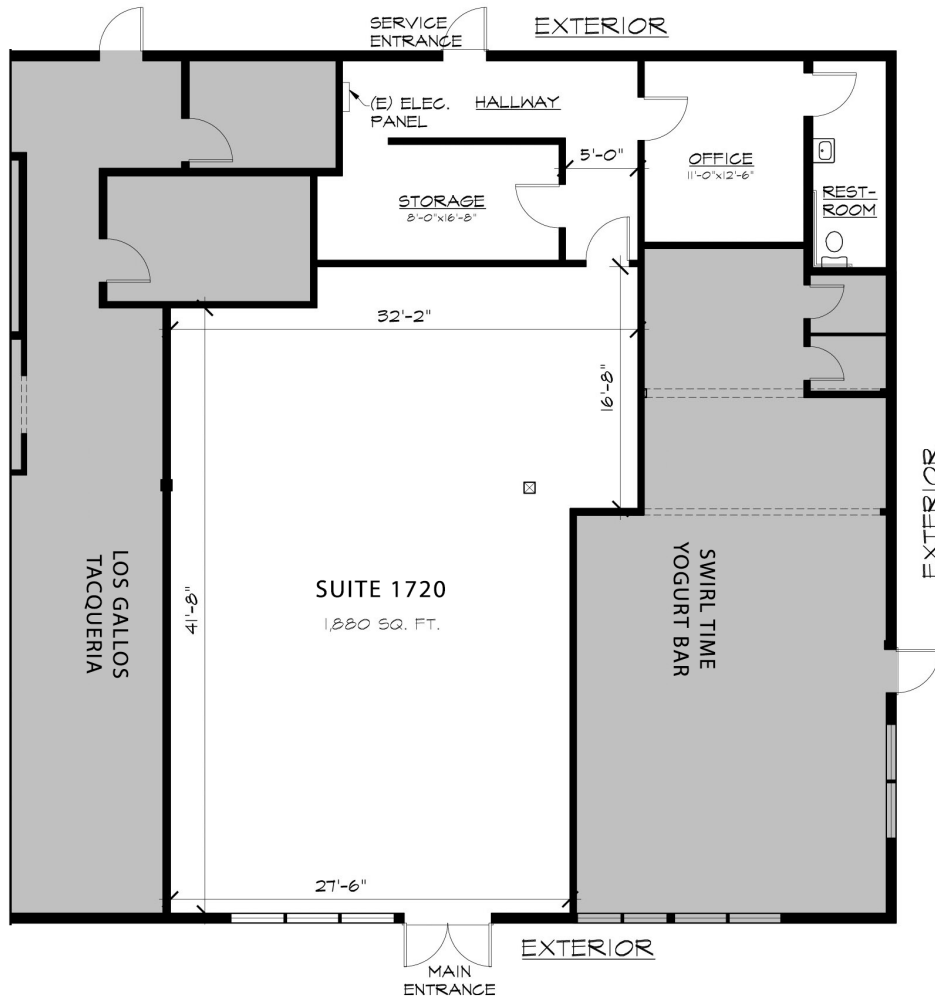


FLOOR PLAN/SITE PLAN



1720 E. COTATI AVENUE
ROHNERT PARK, CA

WOLF DEN PLAZA



Keegan & Coppin Co., Inc.
 1201 N. McDowell Blvd., Petaluma CA 94954
 1355 N. Dutton Ave., Santa Rosa, CA 95401
 www.keegancoppin.com
 Petaluma (707) 664-1400 | Santa Rosa (707) 528-1400

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.

PRESENTED BY:

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

RHONDA DERINGER, PARTNER
 LIC # 01206401 (707) 528-1400
 RDERINGER@KEEGANCOPPIN.COM



AREA DESCRIPTION



1720 E. COTATI AVENUE
ROHNERT PARK, CA

WOLF DEN PLAZA

DESCRIPTION OF AREA

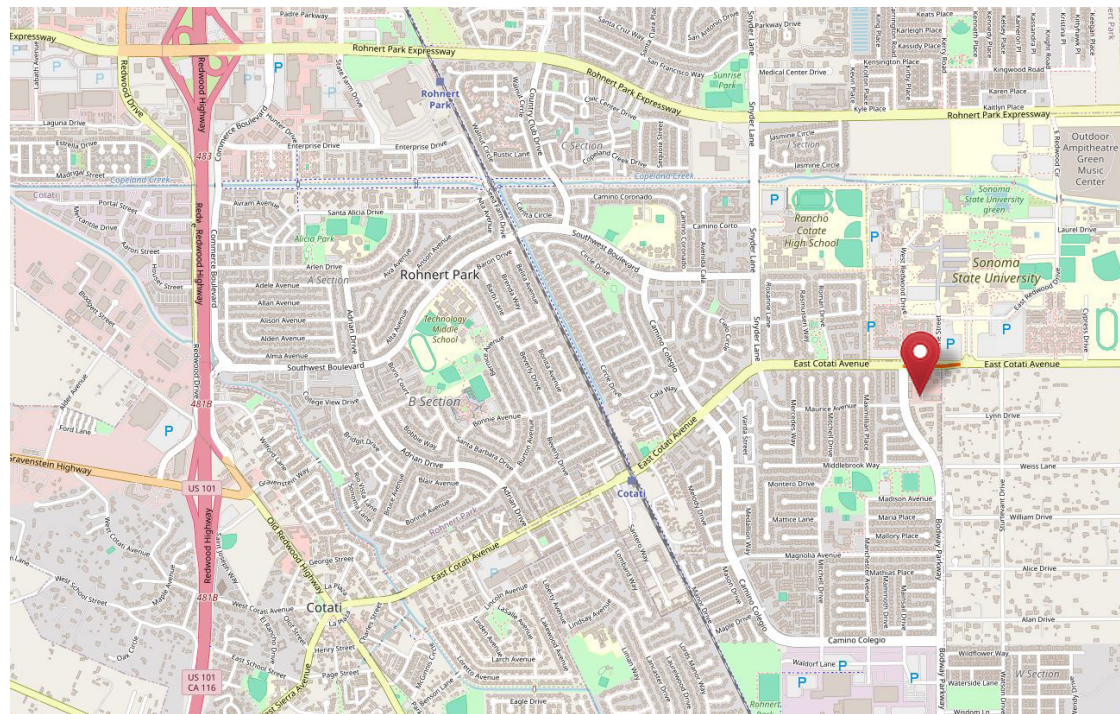
Directly across from Sonoma State University and surrounded by both Rohnert Park’s residential M Section and the newly-built K and W Sections, Wolf Den Plaza’s location affords the center strong daytime and nighttime traffic. Neighboring tenants include Starbucks, McDonald’s, Pizza Guys, Taco Bell and 7-Eleven.

NEARBY AMENITIES

- Sonoma State University
- Walking Distance to Coffee Shops, Restaurants, and Services

TRANSPORTATION ACCESS

- Public Transportation
- Cotati SMART Station (1.2 Miles)



Traffic Count - Wolf Den Plaza			
Bodway Pwky & E. Cotati Ave. N.: 3,252			
E. Cotati Ave. & Bodway Pkwy W.: 8,428			
Vine Rd & E. Cotati Ave. S.: 1,398			
Demographics	1 mile	3 mile	5 mile
2024 Est. Population	14,733	57,660	73,856
2024 Avg. HH Income	\$126,978	\$112,535	\$114,562

Keegan & Coppin Co., Inc.
 1201 N. McDowell Blvd., Petaluma CA 94954
 1355 N. Dutton Ave., Santa Rosa, CA 95401
 www.keegancoppin.com
 Petaluma (707) 664-1400 | Santa Rosa (707) 528-1400

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.

PRESENTED BY:

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

RHONDA DERINGER, PARTNER
 LIC # 01206401 (707) 528-1400
 RDERINGER@KEEGANCOPPIN.COM

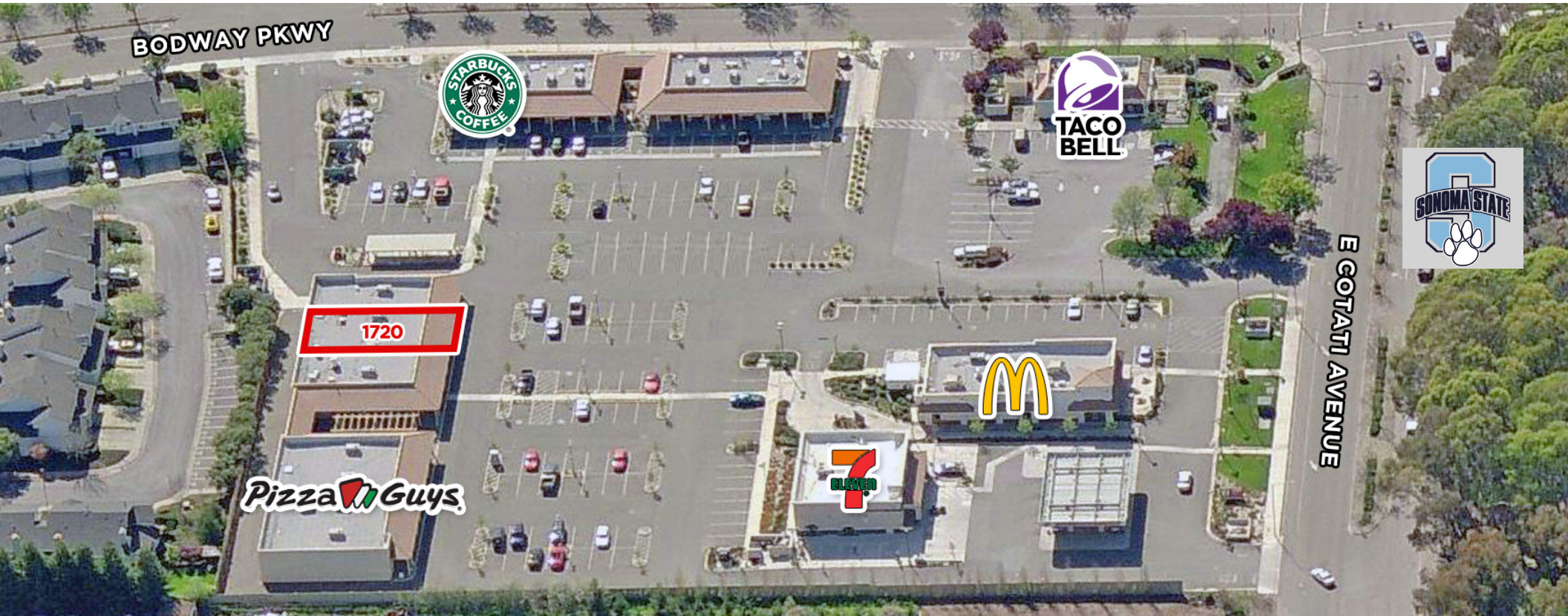


PROPERTY AERIAL & PHOTOS



1720 E. COTATI AVENUE
ROHNERT PARK, CA

WOLF DEN PLAZA





VICINITY AERIAL



1720 E. COTATI AVENUE
ROHNERT PARK, CA

WOLF DEN PLAZA



PRESENTED BY:

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400
SWANN@KEEGANCOPPIN.COM

RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400
RDERINGER@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.
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.