

SANTA ROSA

felix

420 MENDOCINO AVENUE

**New Construction
Retail for Lease
in Downtown Santa Rosa**



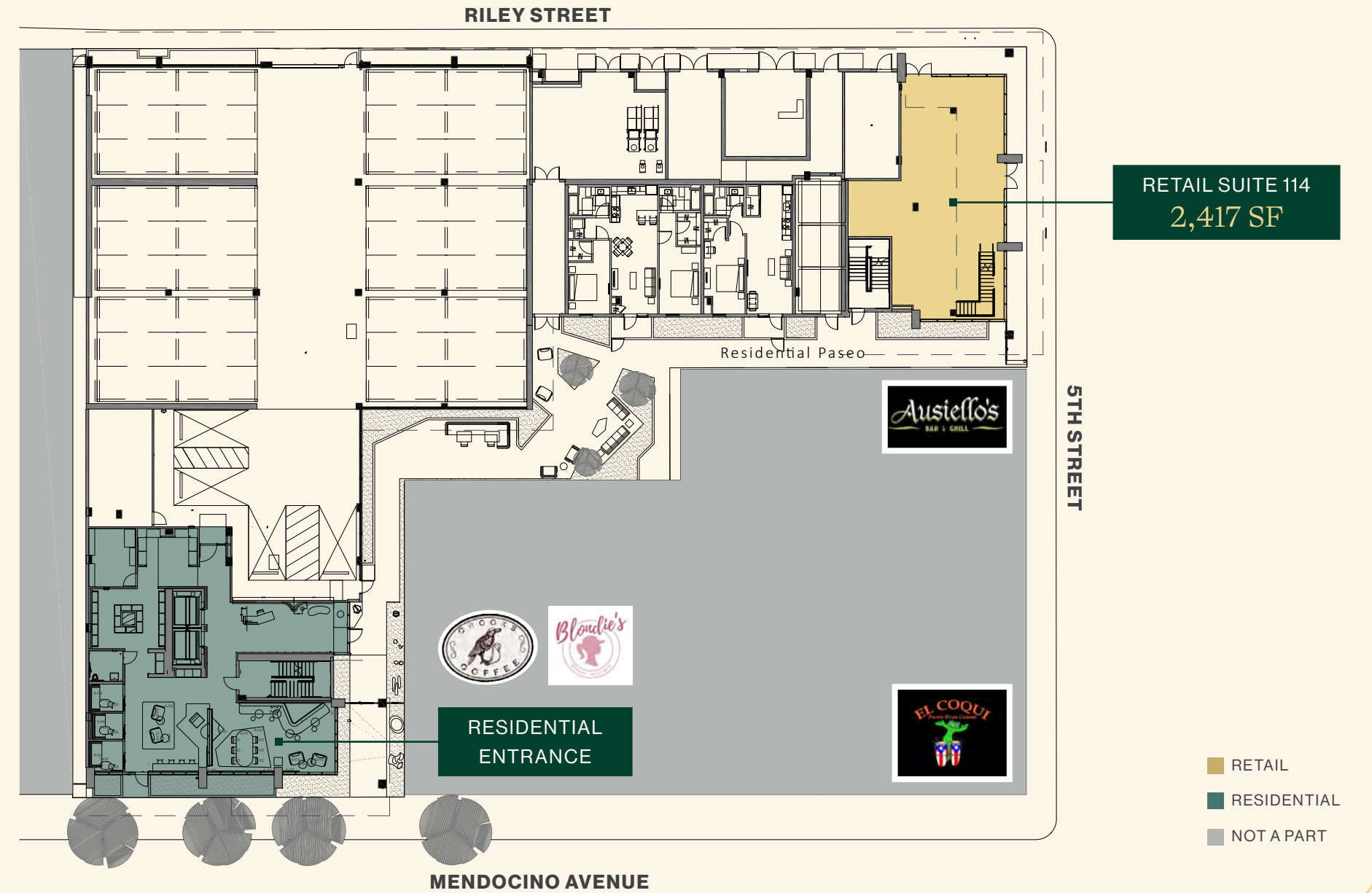
RELATED CBRE

Project Highlights

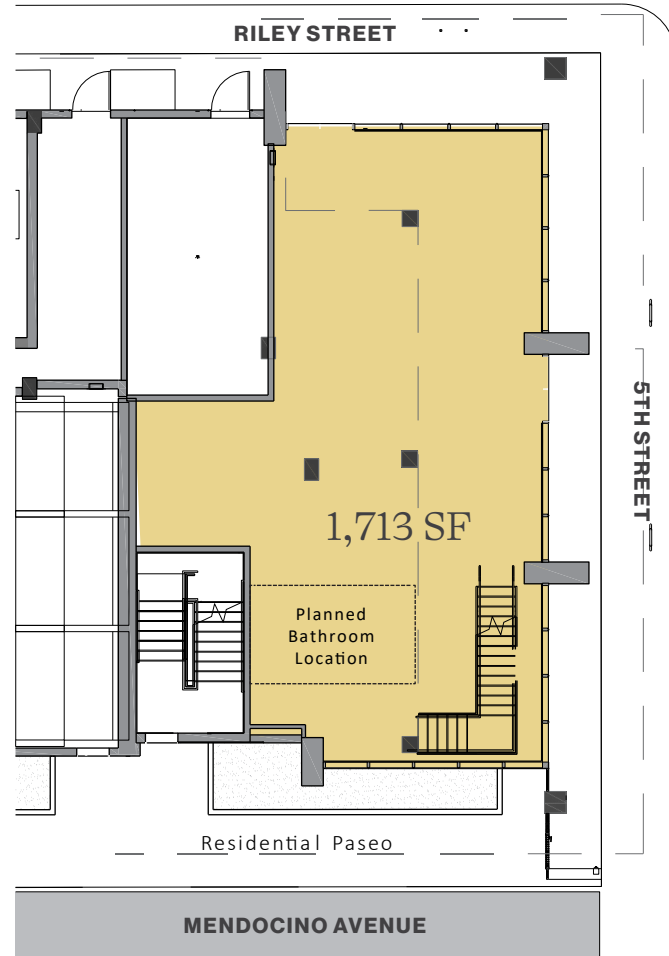
- 168 market rate luxury apartments
- Completed in 2025
- In the heart of Downtown Santa Rosa's 4th Street Retail Corridor
- Within walking distance to all the district's main attractions - Historic Railroad Square, Courthouse Square, Santa Rosa Plaza Mall, Russian River Brewing Company, Augie's French, La Rosa, Marla Bakery, Grossman's Noshery and more



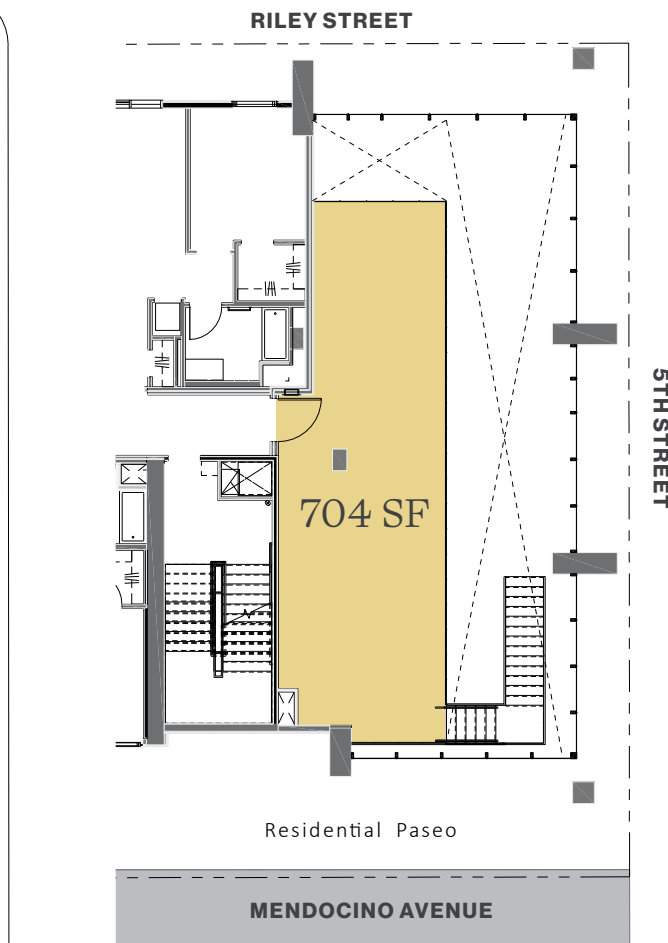
Site Plan



Floor Plan



Area	
Ground Floor	1,713 SF
Mezzanine	704 SF
TOTAL	2,417 SF



Heights	
Ceiling At Glass	~21'-6"
Ceiling Under Mezzanine	~10'-6"
Glazed Height	~20'-0"



The Market

Ideal for Food & Beverage and Fitness

Can be Vented for Type 1 and Type 2 Hoods

Outdoor Seating May Be Possible on 5th Street and Riley Street

MATTERPORT TOUR



Community Demographics



99

Walker's Paradise



50

Good Transit



78

Very Bikeable



4,633

Residents within 0.5 Miles



\$100,758

Average HH Income
within 0.5 Miles



11,296

Daytime Workers
within 0.5 Miles



2.2M SF

Square Feet of Office Space
within 0.5 Miles



1.9M

Square Feet of Retail Space
within 0.5 Miles

The Project



Related Retail Partners

Fifteen Fifty



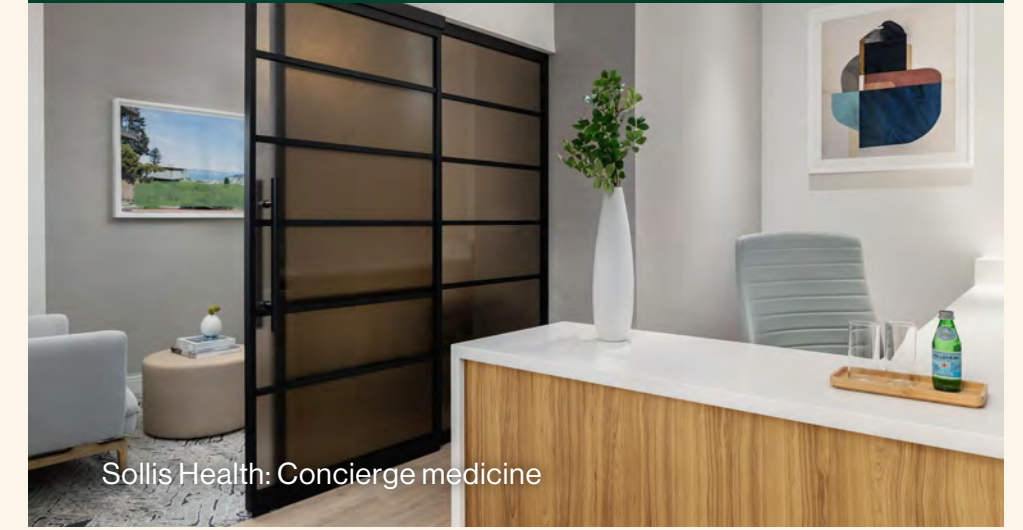
Mason on Mariposa



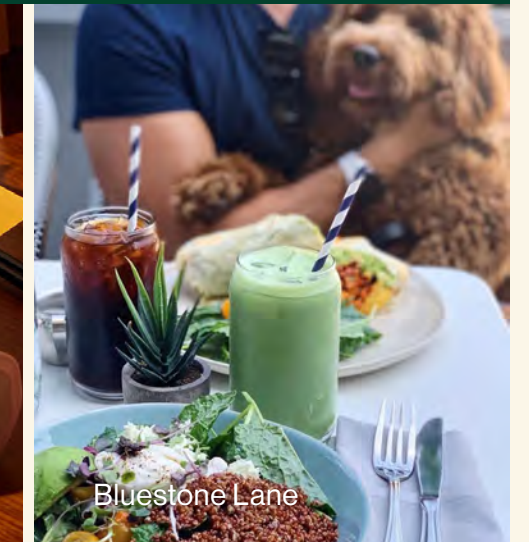
The Paramount



Coterie Cathedral Hill



The Avery



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