



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2487 GUERNEVILLE RD.
SANTA ROSA, CA

PRIME RETAIL SPACE AVAILABLE



2489

YOUR NAME HERE 2487

OPEN

THE SAUCE BAR

Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400 EXT. 313
SJAGER@KEEGANCOPPIN.COM



PROPERTY DETAILS



2487 GUERNEVILLE RD.
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**PRIME RETAIL SPACE
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PROPERTY INFORMATION

HIGH-VISIBILITY RETAIL OPPORTUNITY

Position your business for success in this premier retail location offering exceptional exposure, strong foot traffic, and convenient access. Ideal for boutique retail, café, service-oriented businesses, or specialty concepts.

HIGHLIGHTS

- 1,500+/- SF available
- Open, flexible floor plan
- Prior use was a bar
- Prominent signage opportunities
- High pedestrian and vehicle traffic counts
- Ample on-site / nearby parking
- Move-in ready or customizable build-out options

LOCATION ADVANTAGES

- Situated in a thriving commercial corridor
- Surrounded by established retailers, restaurants, and businesses
- Close proximity to major highways and public transportation
- Strong local demographics with steady daytime population
- Excellent visibility and easy accessibility

LEASE TERMS

Rate

Competitive lease rates: \$1.25- \$2.45 PSF
NNN or Modified Gross

Terms

- Flexible lease terms available
- Tenant improvement allowance negotiable

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AREA DESCRIPTION

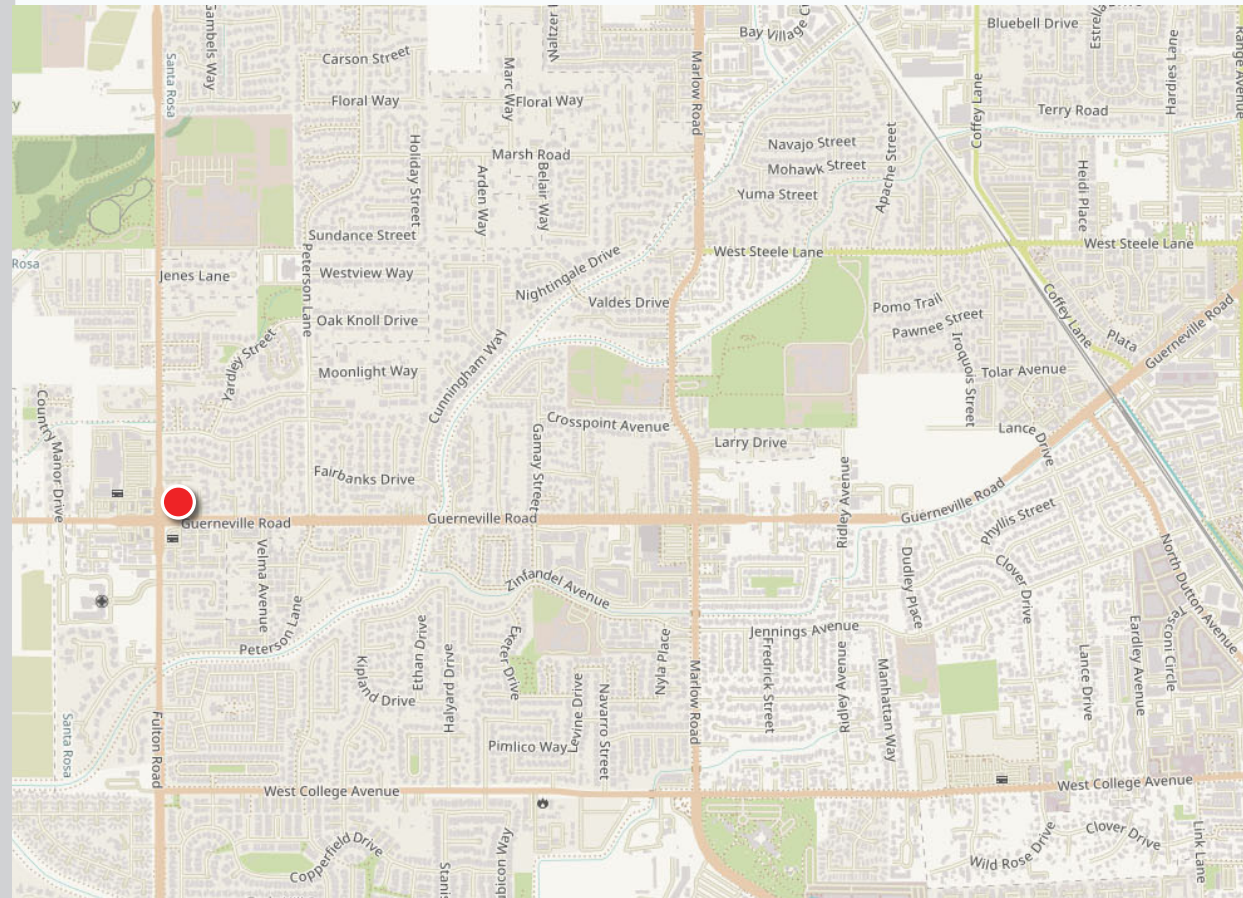


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DESCRIPTION OF AREA

This northwest area of Santa Rosa is a well established commercial district located west of Highway 101 and north of Highway 12. Convenient access to Highway 101 and major corridors such as Guerneville Road and Range Avenue provide strong connectivity throughout the city. Nearby amenities, parks, and restaurants help support steady daily activity for businesses in the area.



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PROPERTY PHOTOS



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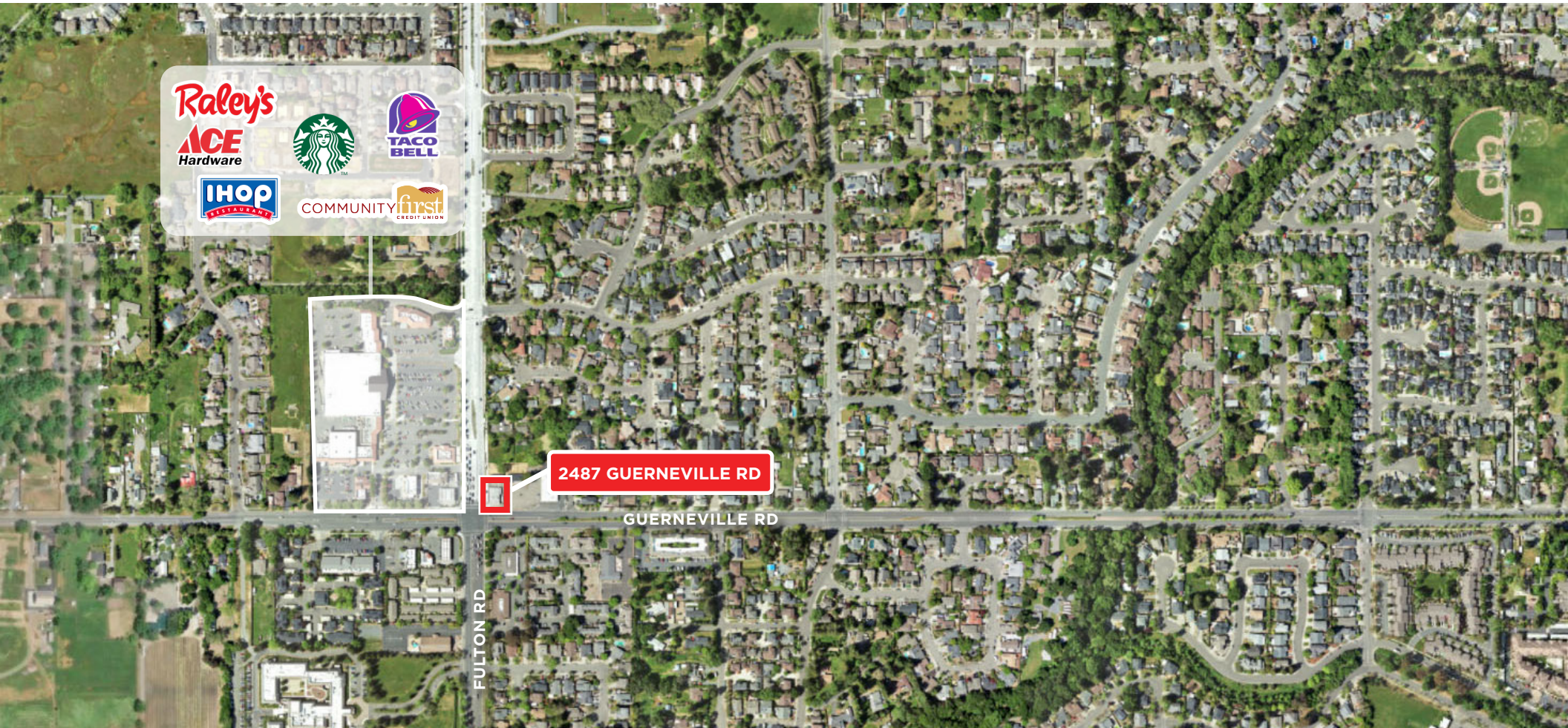


LOCATION MAP



2487 GUERNEVILLE RD.
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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(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.

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