



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1935 SANTA ROSA AVENUE
SANTA ROSA, CA

19,500 SF RETAIL ANCHOR LOCATION



1935 SANTA ROSA AVE.



SANTA ROSA AVENUE

Go beyond broker.

PRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT. 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY DETAILS



1935 SANTA ROSA AVENUE
SANTA ROSA, CA

**19,500 SF RETAIL
ANCHOR SPACE
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- 19,500 SF of retail anchor space
- 1.3 Acres (56,615 SF)
- Double wide dock high delivery bays
- Monument signage on Santa Rosa Avenue
- Proximity and view of the building from the 101 freeway

Parking

5.3/1,000 SF parking ratio (including 52 reciprocal spaces)

Zoning

CG (General Commercial)

LEASE TERMS

Rate

Call Agent

DESCRIPTION OF PREMISES

Located across the street from Costco and the Santa Rosa Market Place, the highest volume retail center in the North Bay. Tenants include Target, Best Buy, Marshalls, Trader Joe's, Ulta, BevMo and more. Monument signage and frontage on Santa Rosa Avenue.

The subject property consists of a single-tenant retail building totaling 19,500 square feet situated on a 56,615 square foot (1.3) acre site. The physical address is 1935 Santa Rosa Avenue, in Santa Rosa, California. The Sonoma County Assessor identifies the site as parcel 043-063-033. The improvements consist of concrete tilt-up building originally built in 1991 and built to suite the tenant, Office Depot and currently leased to Red Cart Market (dba Pet Club), month-to-month.

The property includes a paved parking lot striped for 51 vehicles with reciprocal parking privileges for an additional 52 vehicles, equating to a parking ratio of 5.3/1,000 SF.

BUILDING TYPE

The subject property is presently improved with a single-tenant retail building. Based upon the physical inspection of this property, this property reflects class "C" (concrete tilt-up) construction as illustrated by Marshall Valuation Service.

BUILDING AREA

The total building area predicated on the measurements taken during the physical inspection. The subject property is approximately 19,500+/- square feet (150' x 130'). A building sketch is included on the next page.

PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT 251
TLAUGERO@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM

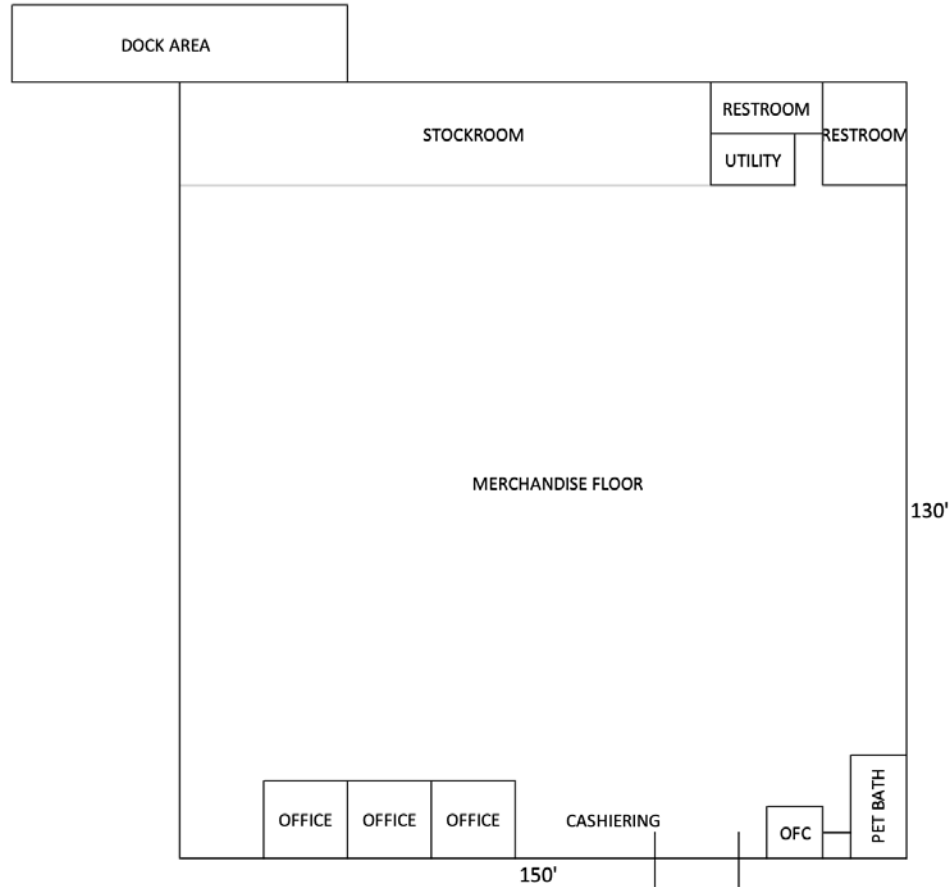


FLOOR PLAN



1935 SANTA ROSA AVENUE
SANTA ROSA, CA

**19,500 SF RETAIL
ANCHOR SPACE
FOR LEASE**



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT 251
TLAUGERO@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



AREA DESCRIPTION

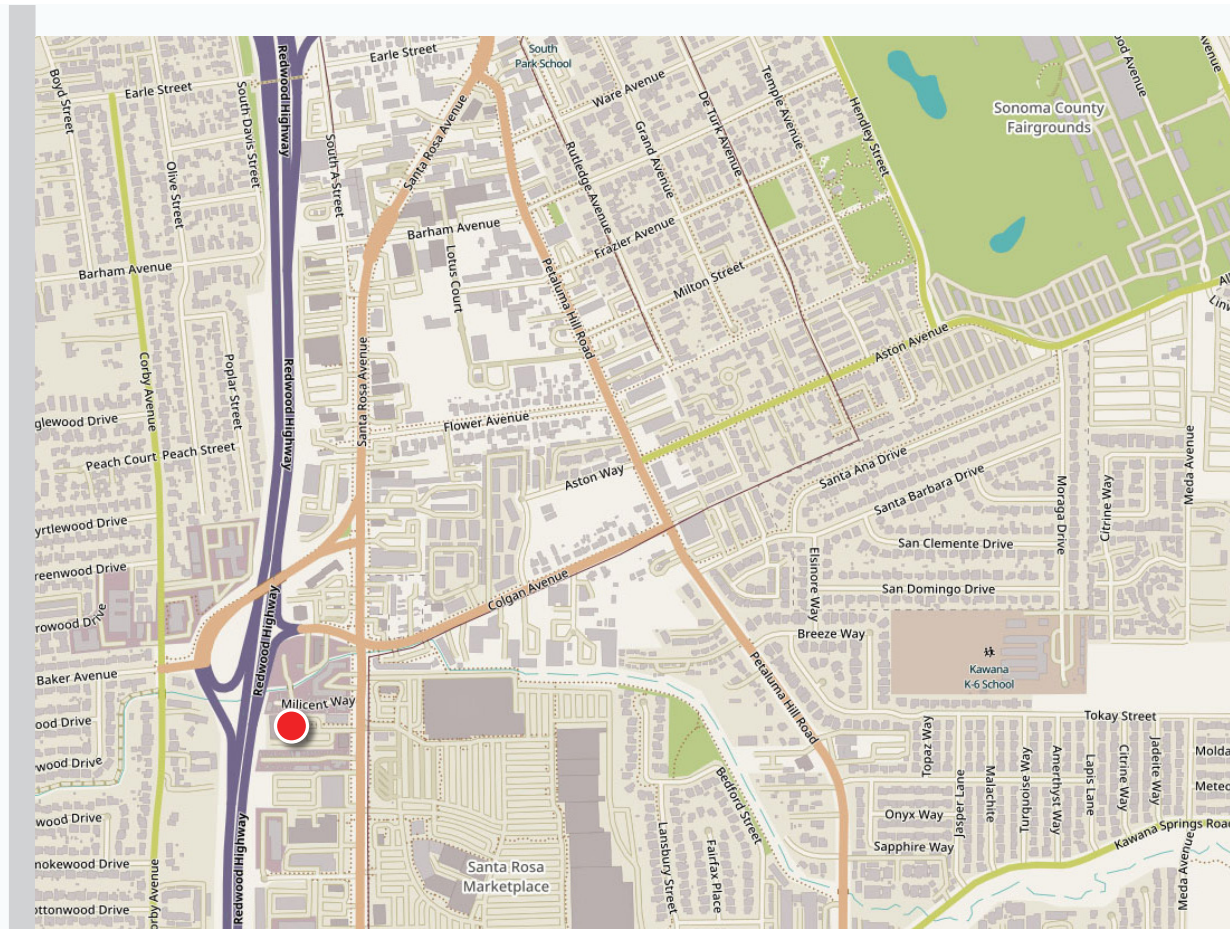


1935 SANTA ROSA AVENUE
SANTA ROSA, CA

**19,500 SF RETAIL
ANCHOR SPACE
FOR LEASE**

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Est. Population	114,049	204,148	313,144
Median Age	38.7	40.8	42.5
Est. Avg. HH Income	\$101,189	\$112,476	\$117,678

AVERAGE TRAFFIC COUNTS	
Santa Rosa Ave.	27,294/Day



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT 251
TLAUGERO@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM

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.



PROPERTY PHOTOS



1935 SANTA ROSA AVENUE
SANTA ROSA, CA

**19,500 SF RETAIL
ANCHOR SPACE
FOR LEASE**



PRESENTED BY:

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

**KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM**



PROPERTY PHOTOS



1935 SANTA ROSA AVENUE
SANTA ROSA, CA

19,500 SF RETAIL
ANCHOR SPACE
FOR LEASE



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT 251
TLAUGERO@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM

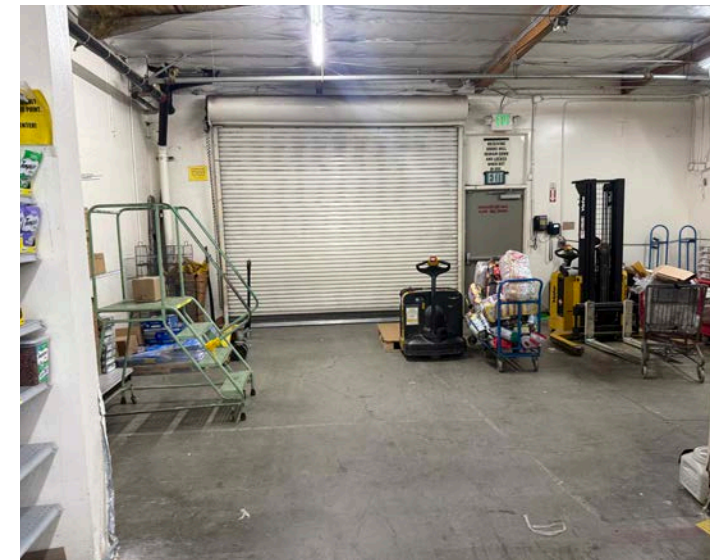
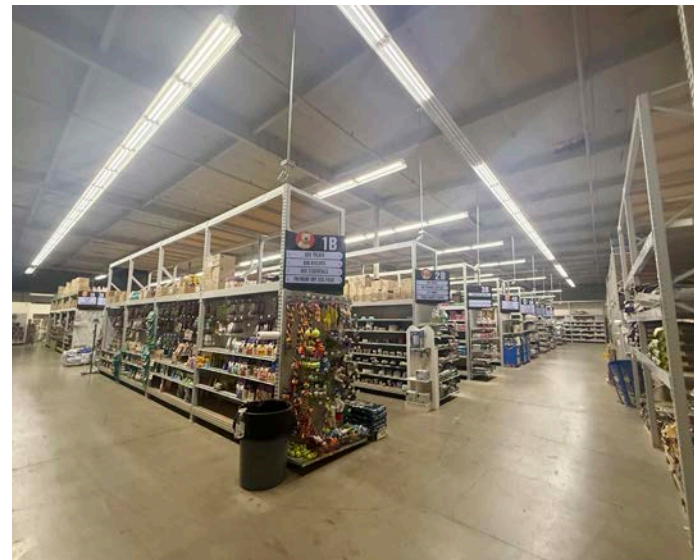
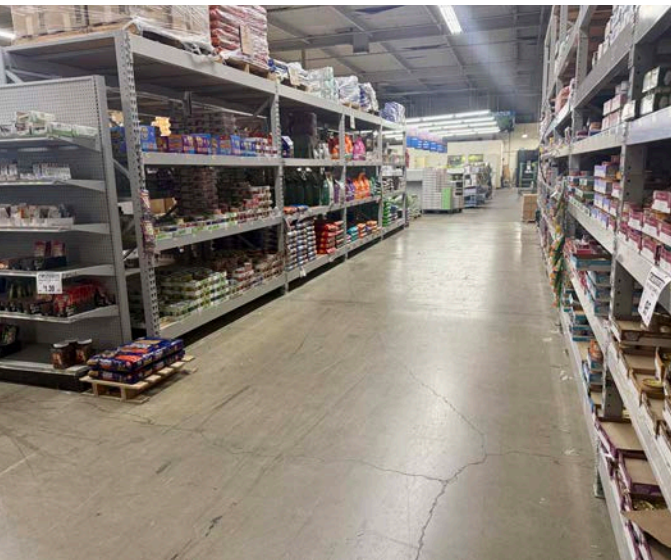
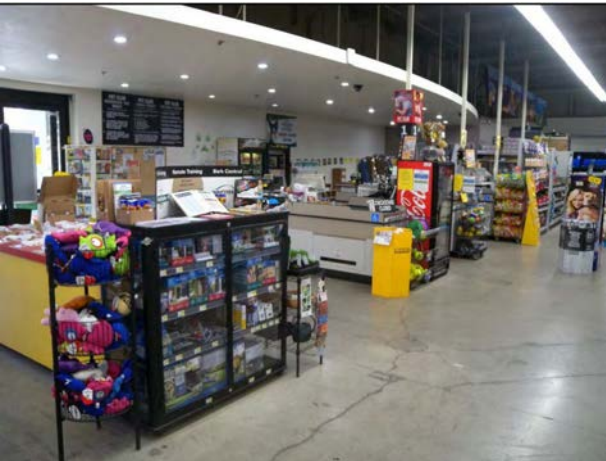


PROPERTY PHOTOS



1935 SANTA ROSA AVENUE
SANTA ROSA, CA

19,500 SF RETAIL
ANCHOR SPACE
FOR LEASE



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT 251
TLAUGERO@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



AERIAL PHOTO



1935 SANTA ROSA AVENUE
SANTA ROSA, CA

19,500 SF RETAIL
ANCHOR SPACE
FOR LEASE



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT 251
TLAUGERO@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY PHOTOS



1935 SANTA ROSA AVENUE
SANTA ROSA, CA

19,500 SF RETAIL
ANCHOR SPACE
FOR LEASE



PRESENTED BY:

TOM LAUGERO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00473264 (707) 528-1400, EXT 251
TLAUGERO@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM



VICINITY MAP



1935 SANTA ROSA AVENUE
SANTA ROSA, CA

19,500 SF RETAIL
ANCHOR SPACE
FOR LEASE



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.

REPRESENTED BY:

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

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT. 246
KFLAHERTY@KEEGANCOPPIN.COM