



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1425-1455 SANTA ROSA AVENUE
SANTA ROSA, CA

**HIGH-EXPOSURE RETAIL SPACE
AVAILABLE**

**LEASE INCENTIVES & FREE RENT
NEGOTIABLE**



Go
beyond
broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM



PROPERTY DETAILS



1425-1455 SANTA ROSA AVENUE
SANTA ROSA, CA

RETAIL SPACE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- 7,700+/- rsf Available – (Suite B-1) - Retail Showroom, warehouse area, storage room, 2 restrooms & breakroom.
- 1,453+/- rsf Available – (Suite A-3) - Retail Showroom, 3 rooms, restroom & breakroom w/sink.
- 1,237+/- rsf Available – (Suite A-2) - Retail Showroom, 1 room, restroom & storage room.
- Suites A-2 & A-3 may be combined – Totaling 2,690+/- rsf
- Abundant Parking
- Building and Monument Signage Available
- Santa Rosa Avenue & Highway 101 Exposure
- Nearby National Retailers Include: Bootbarn, Costco, Target, Best Buy, Old Navy, Marshalls, Trader Joe's, BevMo, & more
- Rear Access for Delivery



LEASE TERMS

Rate

Suites A-2 & A-3: \$1.70 psf, NNN

Suite B-1: \$1.50 psf, NNN

NNN's currently estimated at
\$.65 psf

LEASE INCENTIVES & FREE
RENT NEGOTIABLE

Terms

Lease Terms negotiable – 3-10
years

At terms and conditions
acceptable to owner

DESCRIPTION OF PREMISES

Approximately 1,237+/- to 7,700+/- sf of retail spaces available for lease. The Santa Rosa Center is a community shopping center located on Santa Rosa Avenue, one of the busiest commercial arteries in Sonoma County with both U.S. Highway 101 and Santa Rosa Avenue frontage. The Santa Rosa Center offers three multi-tenant, free standing buildings that have a mix of national and local retail/service tenants. This location offers excellent accessibility, with convenient connections to both Santa Rosa Avenue and U.S. Highway 101 through various modes of transportation, whether public or private.

The 2.36 acre +/-property is situated along one of Santa Rosa/Sonoma County's busiest commercial corridors, the center has abundant on-site parking and boasts a thriving environment with a diverse mix of renowned tenants. Among its existing and neighboring high-profile occupants are notable names such as Boot Barn, Subway, Fast Signs, State Farm Insurance, Old Navy, Starbucks, Target, Costco, Best Buy, Sports Basement, Marshall's, Trader Joe's, numerous restaurants, and a wide array of other commercial and business service establishments.

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PROPERTY PHOTOS



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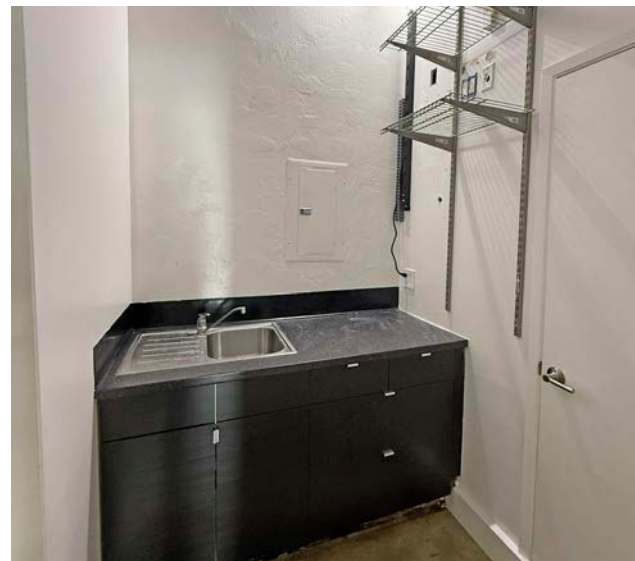
PROPERTY PHOTOS

SUITE A-3



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PROPERTY PHOTOS

SUITE A-2



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PROPERTY PHOTOS

SUITE B-1



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PROPERTY PHOTOS

SUITE B-1



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PROPERTY PHOTOS

SUITE B-1



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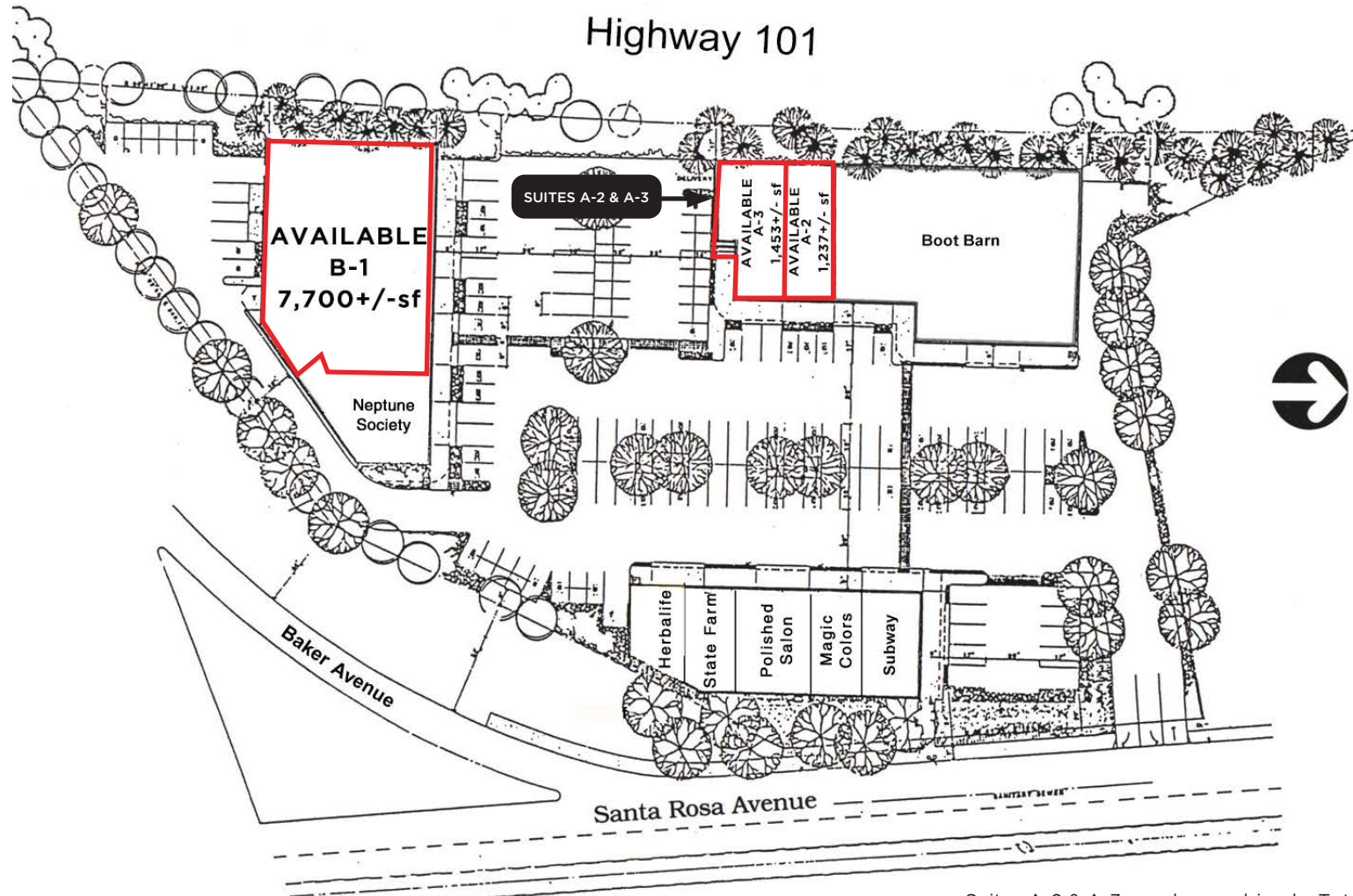


SITE PLAN



1425-1455 SANTA ROSA AVENUE
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Suites A-2 & A-3 may be combined - Totaling 2,690+/- rsf

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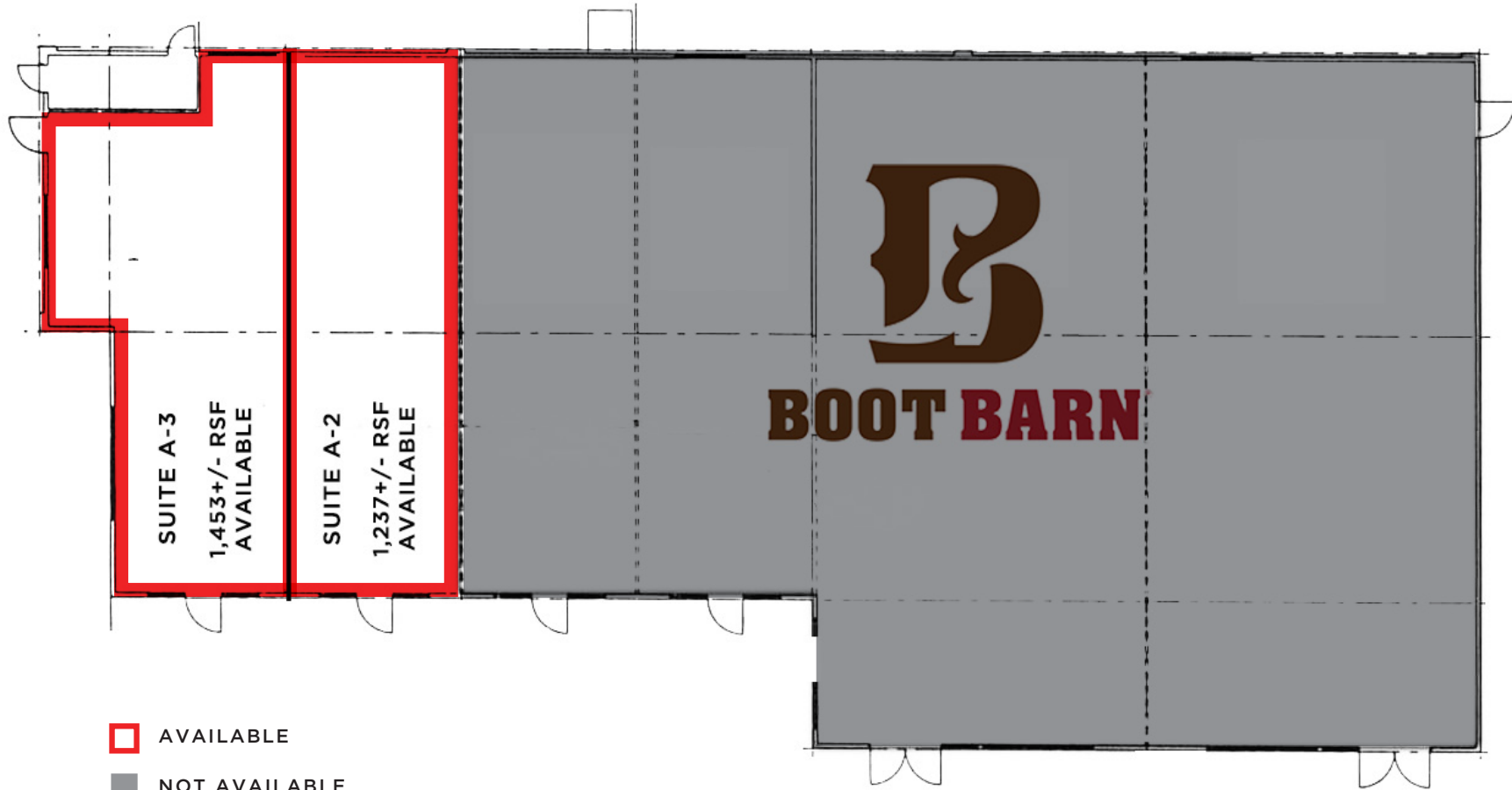


FLOOR PLAN



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AREA DESCRIPTION

DESCRIPTION OF AREA

Located in the bustling commercial heart of Santa Rosa, Santa Rosa Center offers prospective tenants' unbeatable access to U.S. 101, and a distinguished neighborhood of high-profile businesses. This prime property occupies a strategic position just south of the downtown business district on Santa Rosa Avenue. It enjoys exceptional accessibility, accommodating both public and private transportation, and is strategically situated along one of Santa Rosa and Sonoma County's most vibrant commercial corridors.

NEARBY AMENITIES

- Shopping
- Restaurants

TRANSPORTATION ACCESS

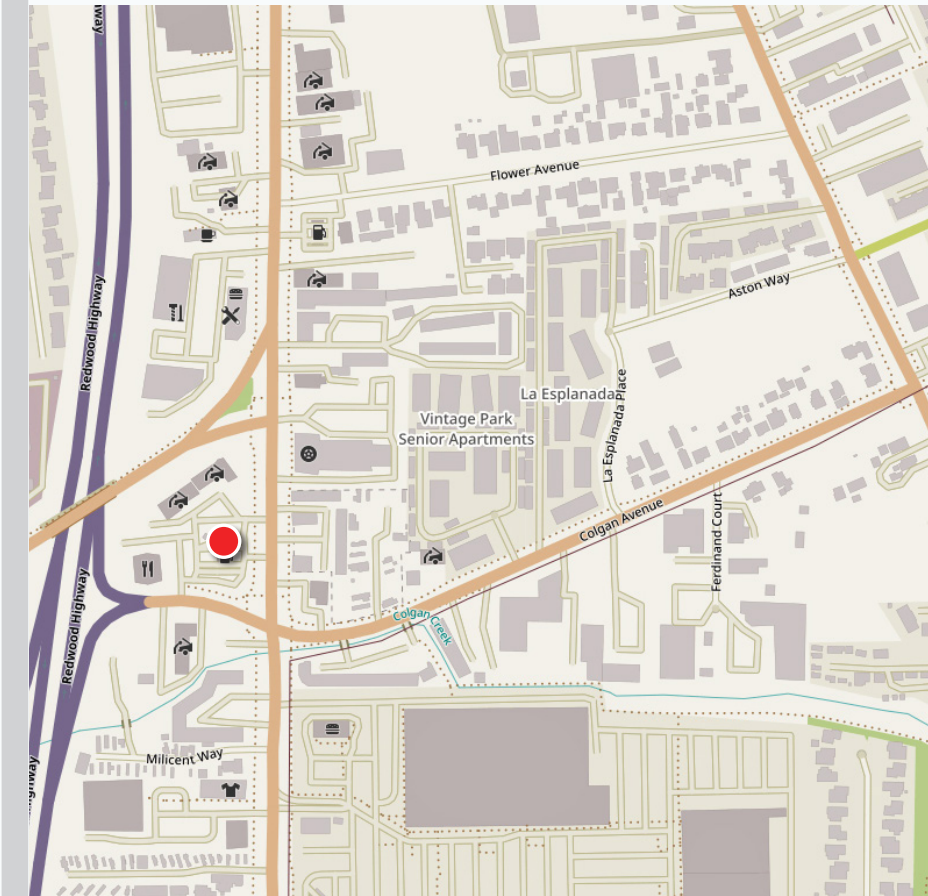
- Easy access to Highway 101

DEMOGRAPHICS	1 MILE	3 MILES
Est. Population	25,000	125,000
Est. Avg. HH Income	\$75,000	\$82,000



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AERIAL MAP



1425-1455 SANTA ROSA AVENUE
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**DOWNTOWN
SANTA ROSA**

1425-1455 SANTA ROSA AVE.

SANTA ROSA AVENUE

CLOSER VIEW



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