



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1425-1455 SANTA ROSA AVENUE
SANTA ROSA, CA

**HIGH-EXPOSURE RETAIL SPACE
AVAILABLE**



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)
- 2,690+/- rsf Available - Divisible to 1,237+/- rsf & 1,453+/- 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

Negotiable - NNN Lease

Terms

Current NNN expenses to be determined.

DESCRIPTION OF PREMISES

Approximately 2,690+/- 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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AREA DESCRIPTION



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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.

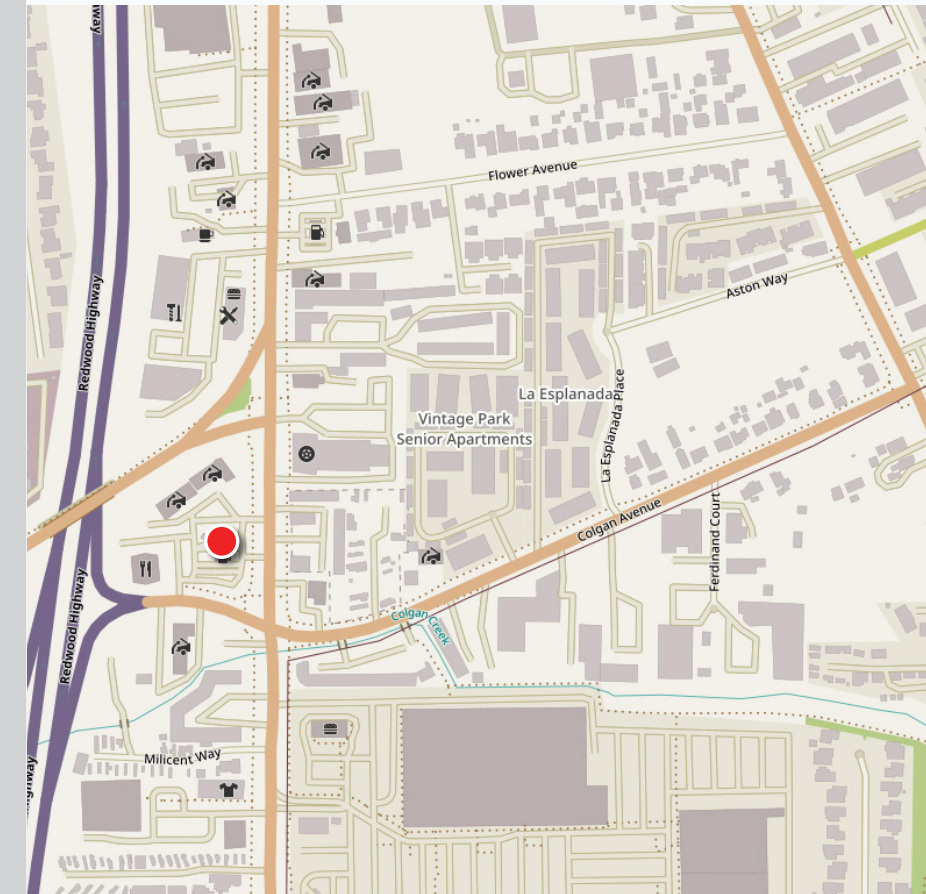
NEARBY AMENITIES

- 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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PROPERTY PHOTOS



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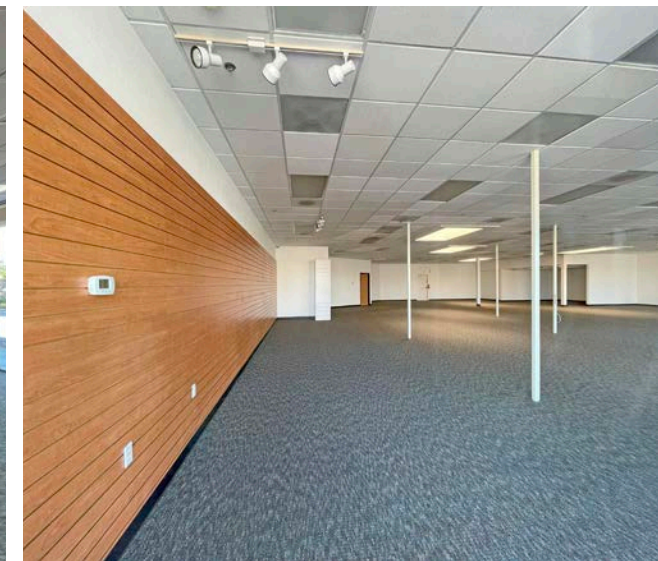
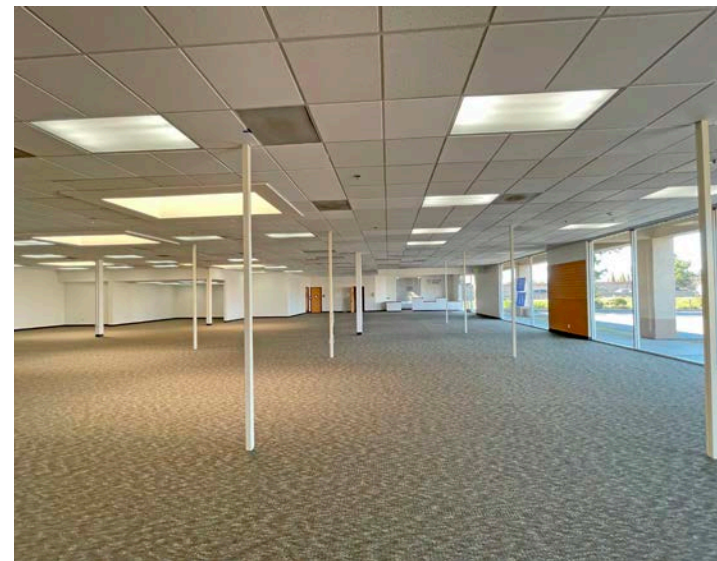
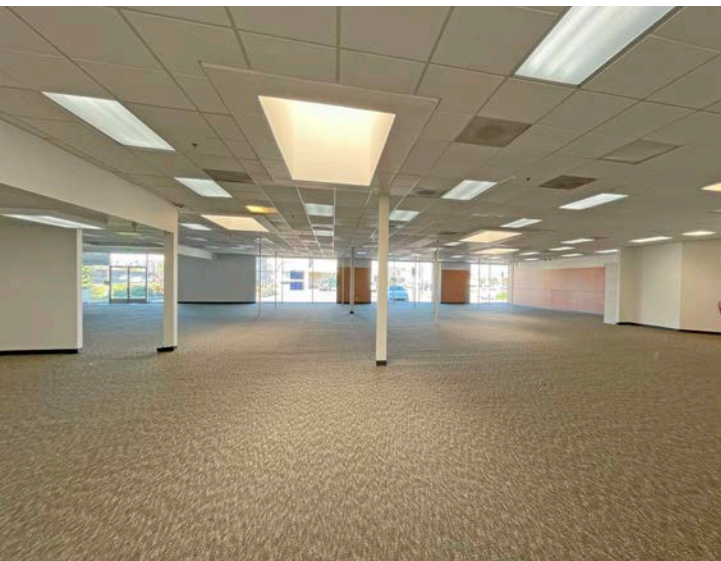


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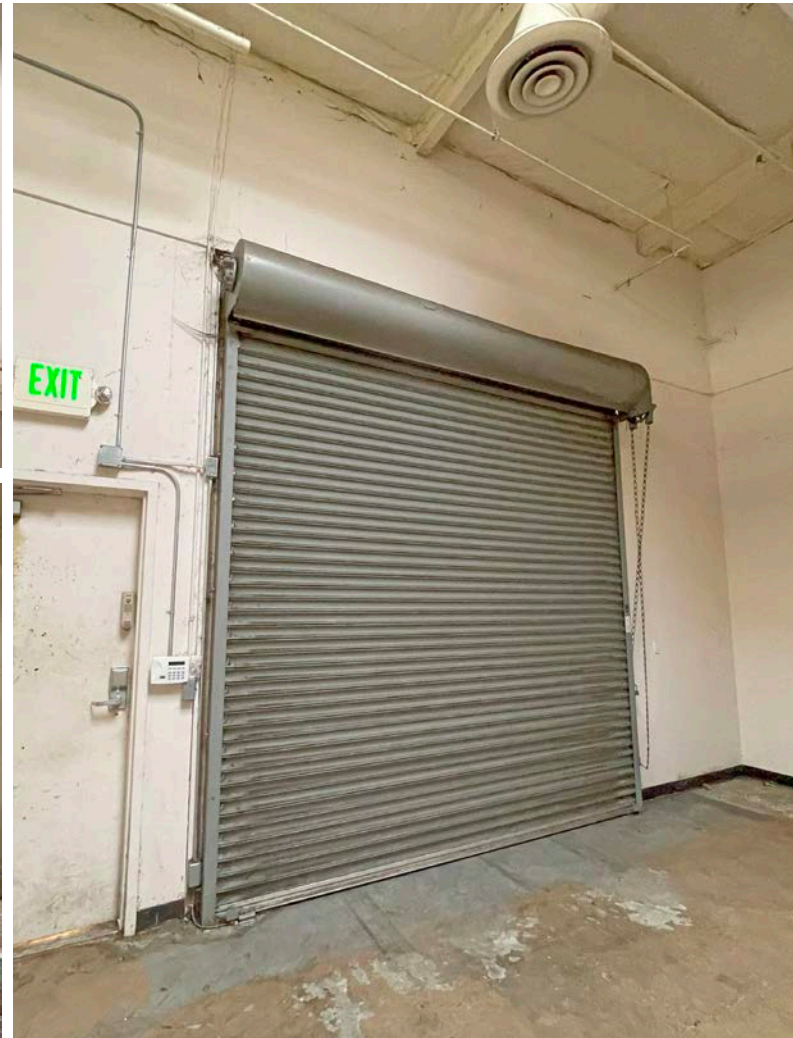
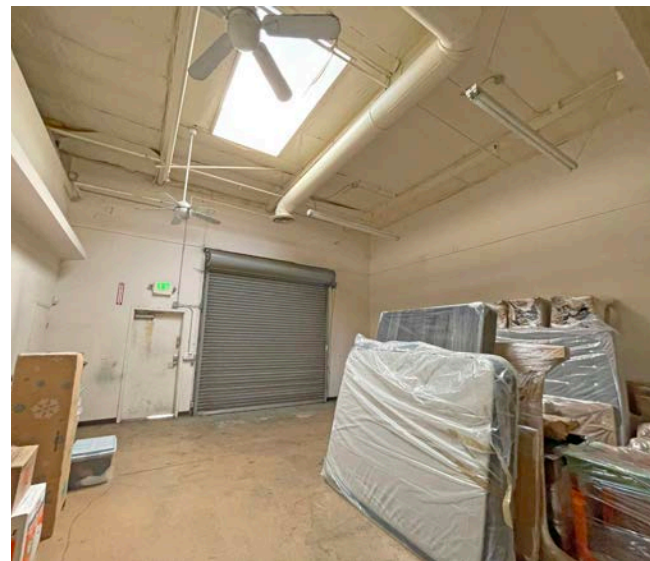


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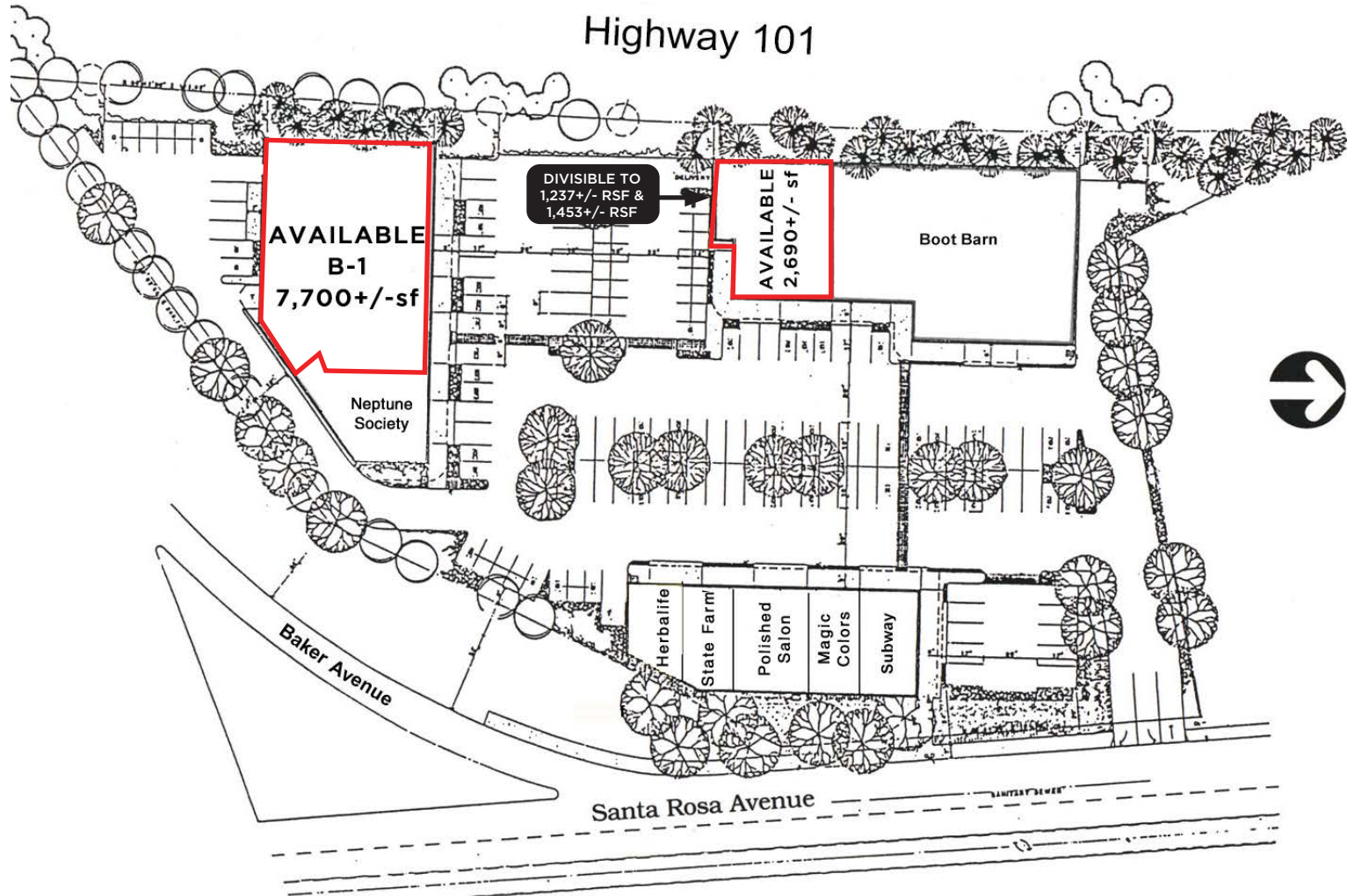


SITE PLAN



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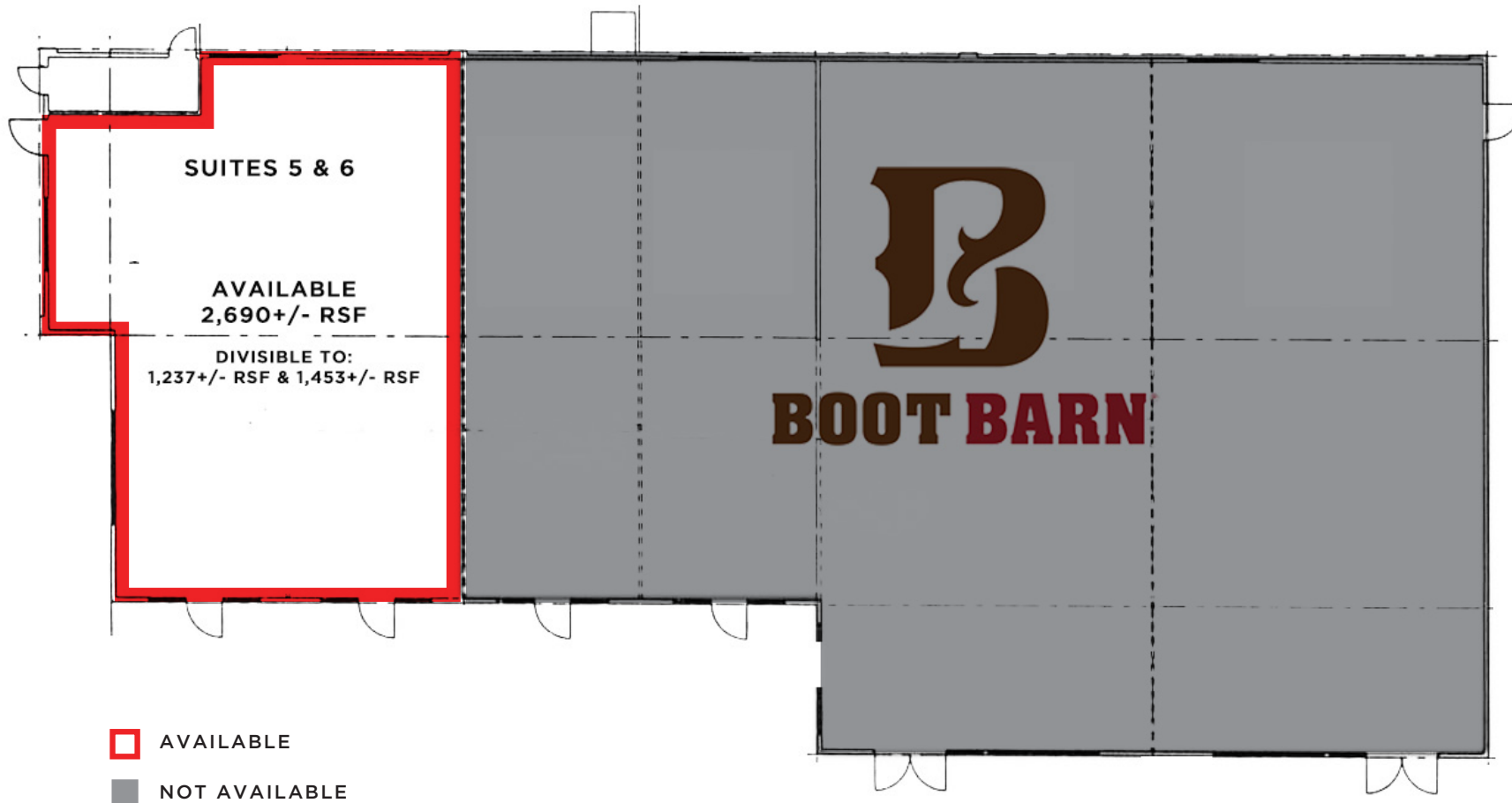


FLOOR PLAN



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AERIAL MAP



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**DOWNTOWN
SANTA ROSA**

1425-1455 SANTA ROSA AVE.

101

SANTA ROSA AVENUE



CLOSER VIEW

101

BAKER AVE.

Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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