



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**545 ROSS STREET
SANTA ROSA, CA**

RETAIL SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

TOM LAUGERO, PARTNER
LIC # 00473264 (707) 528-1400, EXT 251
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KEVIN FLAHERTY, BROKER ASSOCIATE
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PROPERTY DETAILS



545 ROSS STREET
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PROPERTY INFORMATION

545 Ross St in downtown Santa Rosa, a versatile and expansive 9,446 SF space that's perfect for a wide range of tenants. Previously occupied by a gym and, before that, by Chuck E. Cheese, this property is well-suited for a fitness center, wellness studio, furniture, appliance, grocery market, bowling alley, billiards, video game arcade, or any business looking to thrive in a downtown environment. The premises feature separate men's and women's locker rooms complete with a hot tub, and steam room, providing a high-end experience for members or clients. The interior includes a large, mirrored studio, ideal for group classes, training sessions, or creative business setups, with plenty of flexibility to reconfigure the space as needed.

HIGHLIGHTS

- **Locker Rooms:** Men's and women's locker facilities with hot tubs and steam room
- **Open Studio:** Spacious, mirrored studio perfect for fitness or multipurpose use
- **Versatile Layout:** Easily configured for a gym, wellness center, or other commercial businesses
- **Prime Location:** Located in Downtown Santa Rosa, in front of the South Santa Rosa Mall
- **Previous Tenants:** Last tenant was a gym; tenant prior was Chuck E. Cheese

Zoning: CMU (Core Mixed Use)

Potential Uses: Health & fitness, furniture store, grocery market, bowling alley, billiards, video game arcade, music space, events, furniture, appliance or other retail services

Future Potential:

A new 168-unit residential project is currently being developed nearby in Downtown Santa Rosa, promising increased foot traffic and potential clientele. This prime location makes 545 Ross St an opportunity for any business looking to capitalize on the area's growth.

Whether you're a fitness center, wellness studio, or any type of commercial tenant looking to establish a presence in Downtown Santa Rosa, this space offers the amenities and location needed to succeed. Don't miss out on this opportunity—contact us today to learn more!

LEASE TERMS

Rate

Negotiable

Terms

3 - 5 year lease term preferred

Size

9,446 SF

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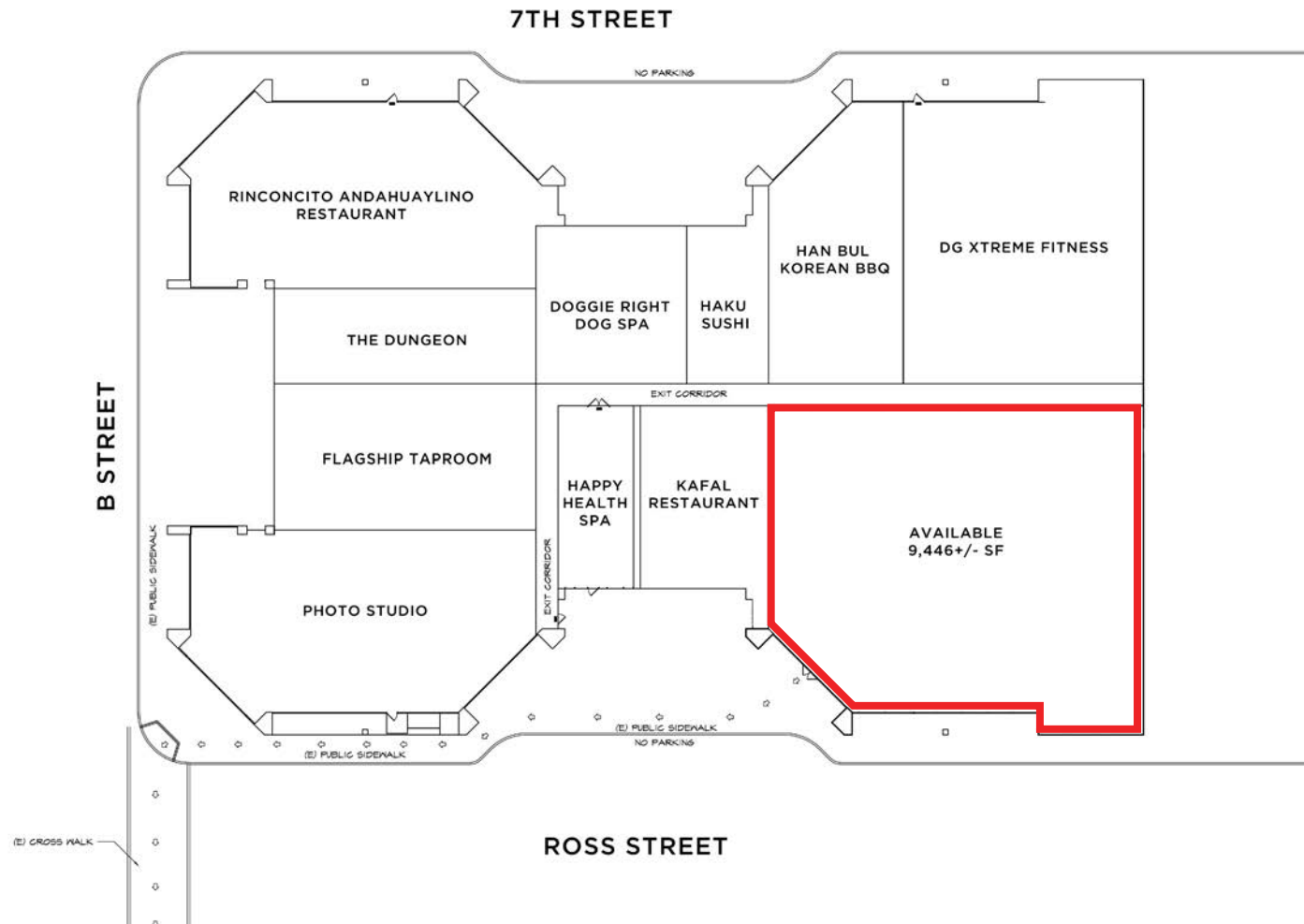


SITE PLAN



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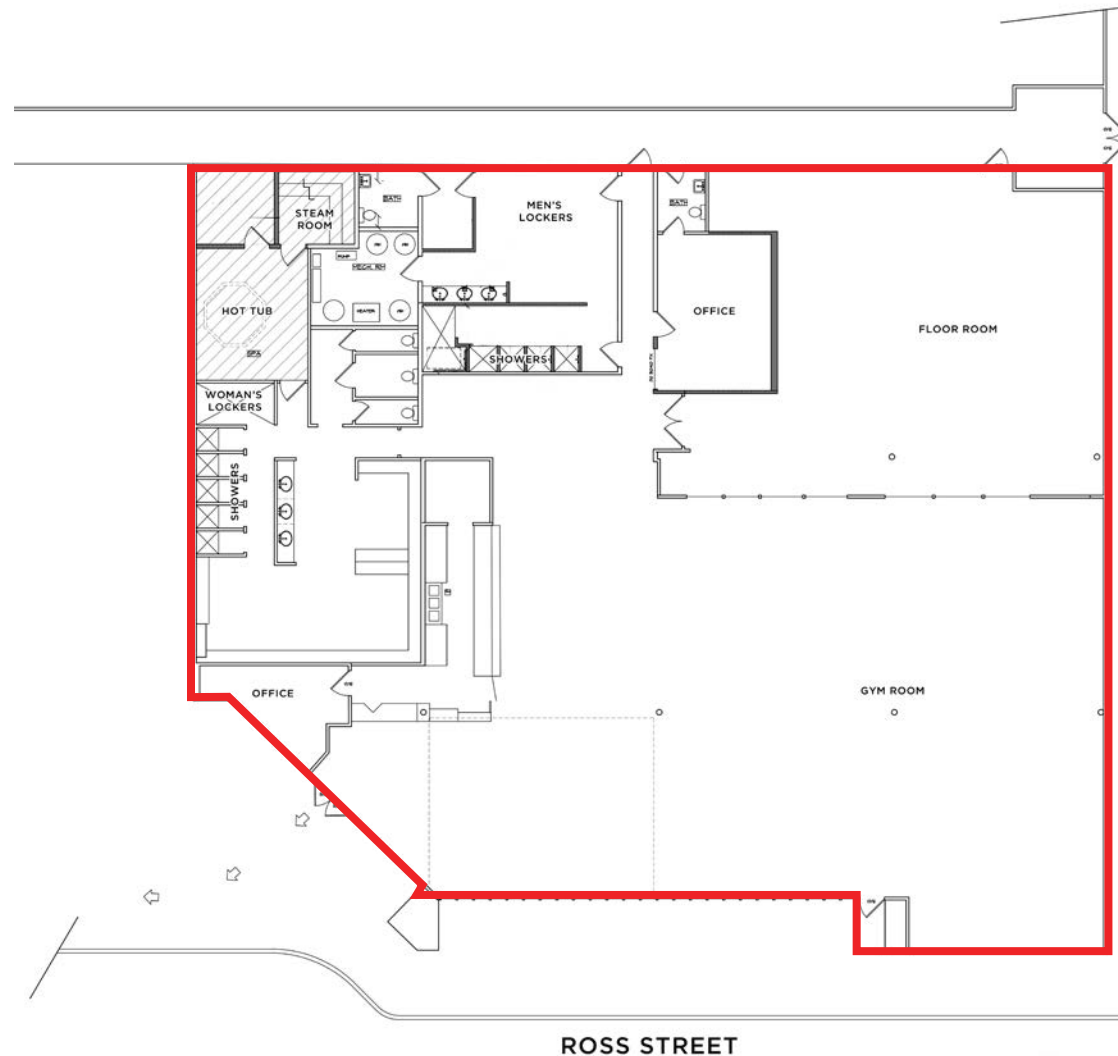


FLOOR PLAN



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AREA DESCRIPTION



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NEARBY AMENITIES

- **Restaurants:** Close to popular dining spots like Cooperage Brewing, Russian River Brewing, Kafa Restaurant, The Dungeon, La Rosa, Belly, Left Coast Kitchen, Beer Baron, Starbucks, and the upcoming PF Changs.
- **Retail Shopping:** Santa Rosa Mall (across the street), Macy's (692,000+/- sf) as well as numerous retail shops within walking distance including.
- **Banks/Financial Services:** Convenient access to local banking and financial services.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	20,152	147,890	197,960
Est. Avg. HH Income	\$85,229	\$106,302	\$114,478
Est. Avg. Age	39.3	40.02	41.00



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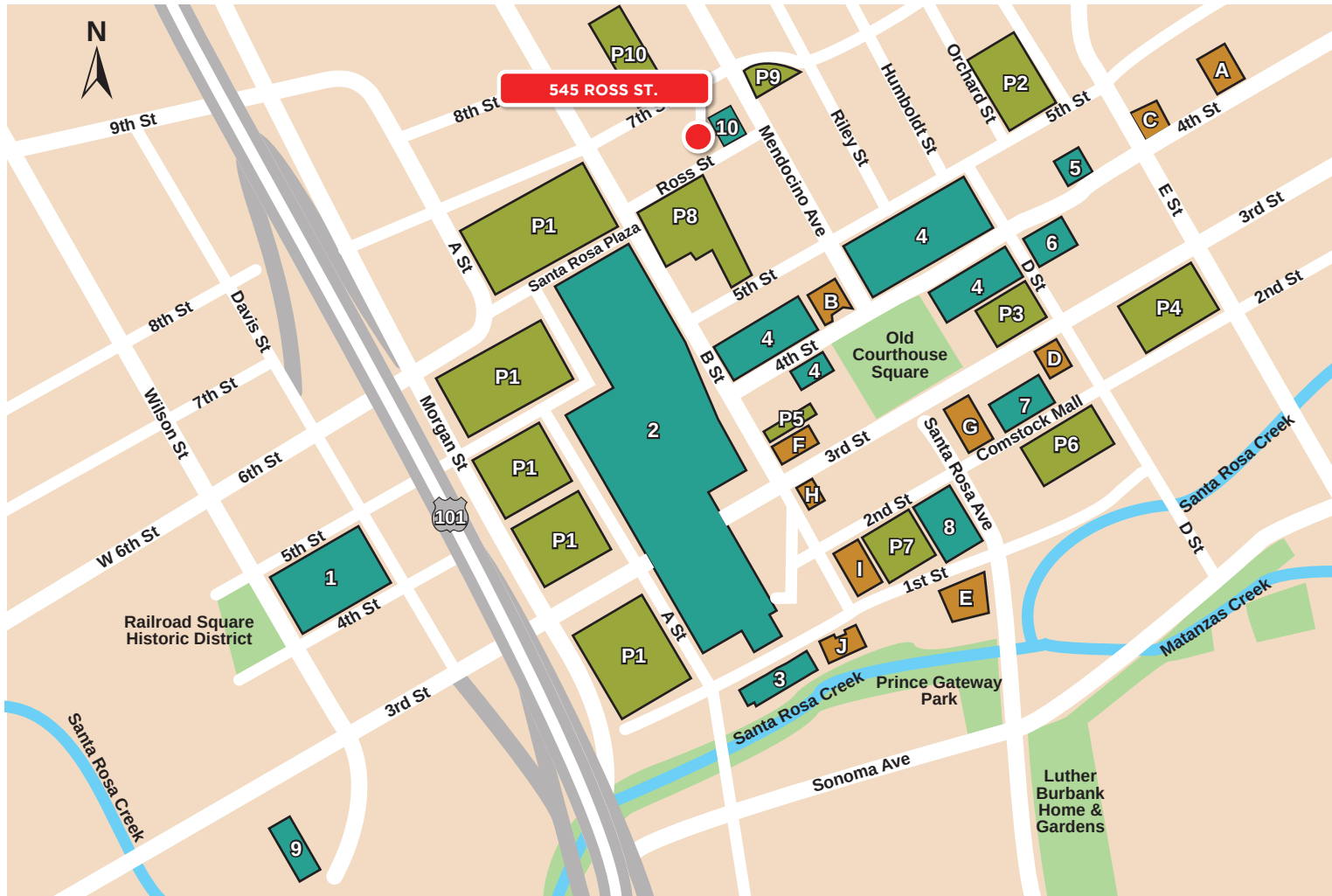


LOCATION MAP



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BANKS

A	Chase Bank
B	Exchange Bank
C	U.S. Bank
D	First Republic Bank
E	Citibank
F	Wells Fargo Bank
G	Bank of America
H	WaFd Bank
I	Tri Counties Bank
J	First Community Bank

MAJOR BUS / RETAIL

1	Retail Shopping & Restaurants
2	Santa Rosa Plaza Macy's Starbucks Disney Store Sprint Store Apple Store T-Mobile Sears
3	Sears Auto Center
4	Retail Shopping & Restaurants
5	Russian River Brewing Co.
6	Barnes & Noble Books
7	3rd Street Cinema
8	Roxy Stadium 14
9	Courtyard Marriott
10	Cooperage Brewing

PARKING

P1	Santa Rosa Plaza Parking
P2	735 5th St
P3	Garage 5
P4	E & 3rd St
P5	California Parking Inc.
P6	97 D St
P7	Garage 12
P8	Ross & B Lot
P9	7th & Mendocino Lot
P10	7th St. Garage

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PROPERTY PHOTOS



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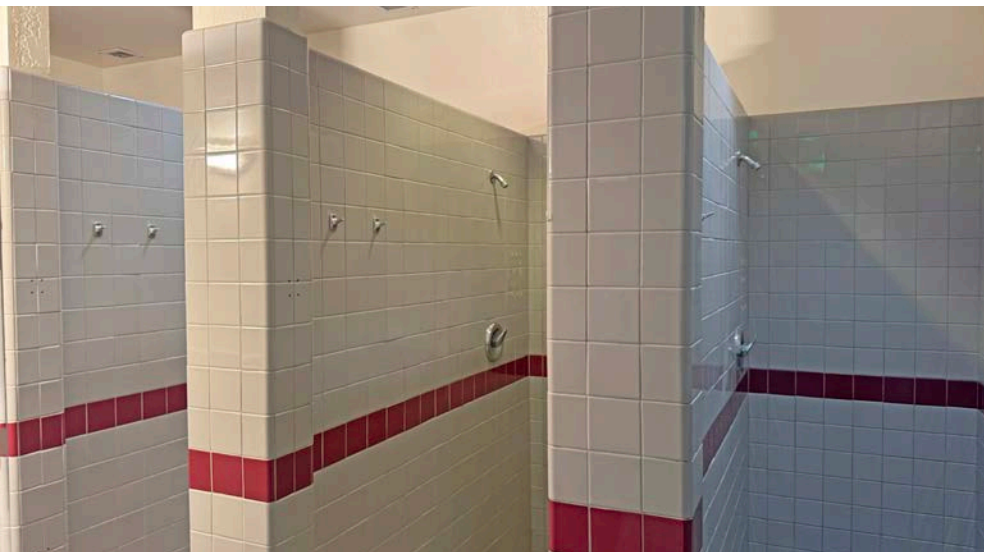


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VICINITY AERIAL



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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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