

FOR LEASE

515 5TH STREET

Santa Rosa, CA 95401



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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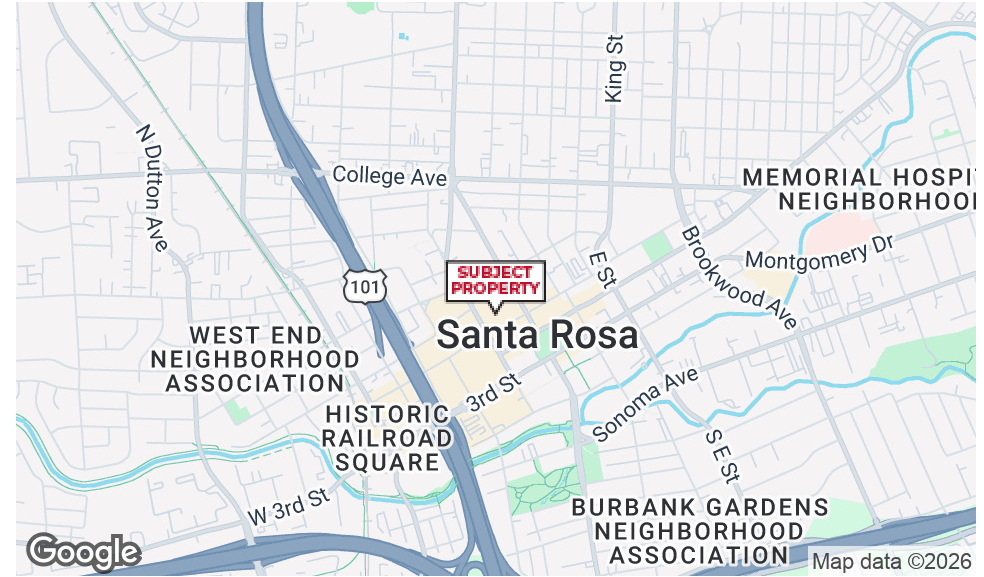
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Property Summary

515 5TH STREET

Santa Rosa, CA 95401



PROPERTY DESCRIPTION

Variety of possible uses include: health club, restaurant, and wellness center. Great window lines and ceiling height create a grand entrance into the building. Recently built out 3rd floor could be used for private treatment or workout rooms.

PROPERTY HIGHLIGHTS

- Recently renovated, new roof, lighting and updated bathrooms
- Retail/office/medical space
- 61' of Fifth Street frontage
- Rear entrance opens into on site large city provided parking lot
- Elevator served
- ADA bathrooms on 1st and 3rd floor; men's and women's locker room in the premises

LOCATION DESCRIPTION

Located in the heart of vibrant Downtown Santa Rosa, walking distance to restaurants, shops, and Santa Rosa Plaza. Close proximity to Highway 101. Recent improvements made to downtown Santa Rosa make this property a great walking or driving destination.

OFFERING SUMMARY

Lease Rate:	\$0.90 SF/month (NNN)
Available SF:	±22,440 SF
Building Size:	±22,440 SF
Property Type:	Retail
Zoning:	CD-10

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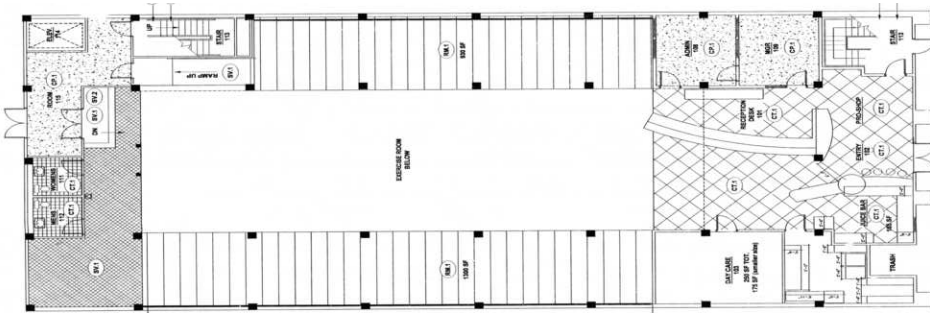


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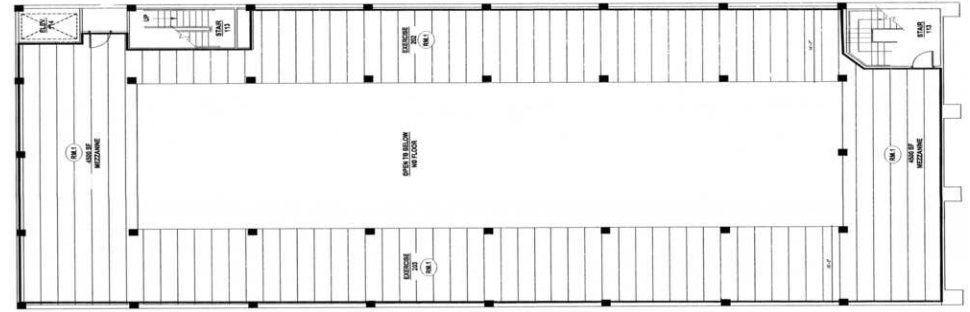
Floor Plans

515 5TH STREET

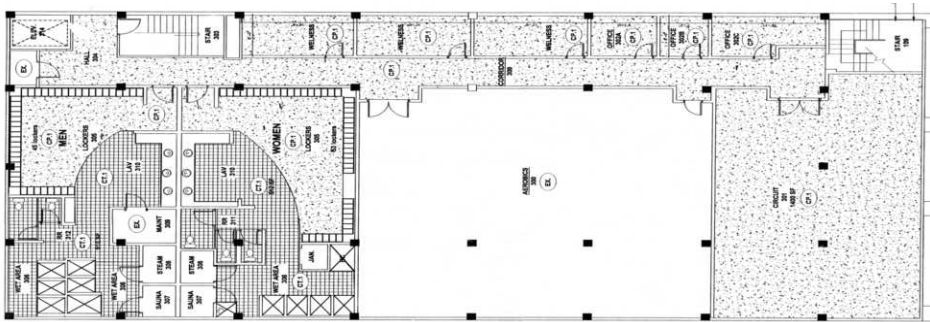
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First Floor



Mezzanine



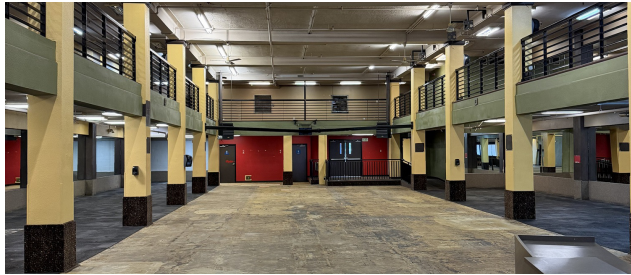
Third Floor

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Additional Photos

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Retailer Map

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Demographics Map & Report

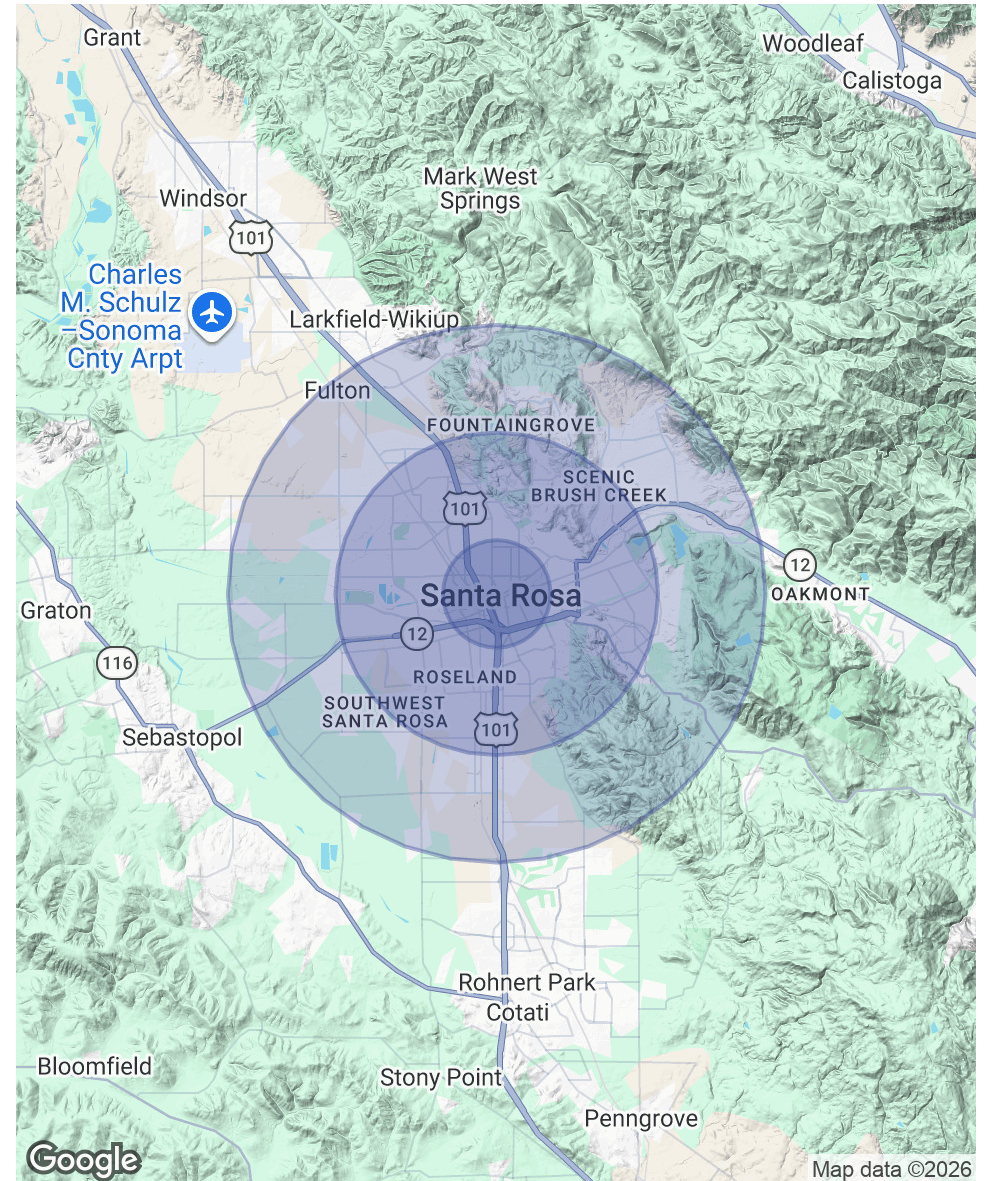
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,177	113,727	203,046
Average age	33.8	33.7	35.6
Average age (Male)	32.8	32.5	34.0
Average age (Female)	36.3	35.8	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,488	42,351	76,067
# of persons per HH	2.4	2.7	2.7
Average HH income	\$57,651	\$64,584	\$72,789
Average house value	\$458,565	\$491,894	\$514,310

* Demographic data derived from 2020 ACS - US Census



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