

42,646 SF AVAILABLE | BIG BOX OPPORTUNITY



153,000 ADT

101

SITE

TJ-maxx

Staples

CLEVELAND AVE

17,447 ADT

GUERNEVILLERO

2230 CLEVELAND AVE | SANTA ROSA, CA

FORMER OSH

Atlantic
RETAIL

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SANTA ROSA, CALIFORNIA

FORMER OSH

Santa Rosa, CA, presents a vibrant and thriving market for businesses. This dynamic city is home to a variety of shopping centers, such as Santa Rosa Plaza and Coddington Shopping Center Mall, which attract a steady stream of locals and tourists alike. Known for its picturesque landscapes, rich wine culture, and strong community spirit, Santa Rosa offers a diverse and affluent customer base. The site's strategic location, with easy access to major highways and a growing population, makes it an ideal spot for businesses to establish and expand. With a blend of charming local boutiques and well-known retail brands, Santa Rosa provides an inviting environment for businesses to flourish and connect with a loyal and enthusiastic customer base.



42,646 SF
AVAILABLE



FLEXIBLE
CONFIGURATION



STRONG
VISIBILITY TO
TWO ROADWAYS



PROJECT DETAILS

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AVAILABLE SPACE	42,646 SF
TRAFFIC COUNTS	45,892 ADT - Guerneville Rd 137,600 ADT - 101 Hwy
PROPERTY HIGHLIGHTS	Available Immediately Major Hwy Access National Retailers in Close Proximity
NEIGHBORING TENANTS	TJX, Staples, Big 5, Target, MACy's, Dick's, Old Navy, JCPenney, Ulta, Whole Foods, Crunch, Nordstrom Rack
COUNTY	Sonoma
MARKET	Santa Rosa

	1 MILE	3 MILE	5 MILE
 POPULATION	19,526	119,332	199,028
 DAYTIME POPULATION	25,332	122,610	191,819
 MEDIAN HH INCOME	\$ 69,239	\$ 89,377	\$ 93,115



SITE AERIAL

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SITE
2230 CLEVELAND AVE,
SANTA ROSA, CA 95403

153,000 ADT

67,000 ADT

KOHL'S

JOANN

TRADER JOE'S

Lucky
SUPERMARKETS

SAFeway

BIG LOTS!

CODDINGTOWN SHOPPING CENTER

★ **macy's** **JCPenney** **FAMOUS**
footwear
OLD NAVY **NORDSTROM**
rack
DICK'S **WHOLE FOODS** **ULTA** **TARGET**
SPORTING GOODS MARKET

SAFeway

SANTA ROSA PLAZA
TILLY'S
★ **macy's** **Apple** ★ **macy's**
furniture gallery

BARNES & NOBLE

GROCERY OUTLET!
Purgain's Market

WHOLE FOODS
MARKET
unleashed!

MONTGOMERY VILLAGE SC
Lucky **SOM** **WHBM**
ROSS **chico's** **TALBOTS**

SAFeway

STONY POINT PLAZA
Goodwill **FALLAS**
food maxx **ROSS**

SANTA ROSA MARKETPLACE
COSTCO **PETSMART** **TARGET** **BEST BUY**
Marshalls **Burlington** **TARGET**
Sports Basement **OLD NAVY** **TRADER JOE'S** **ULTA**

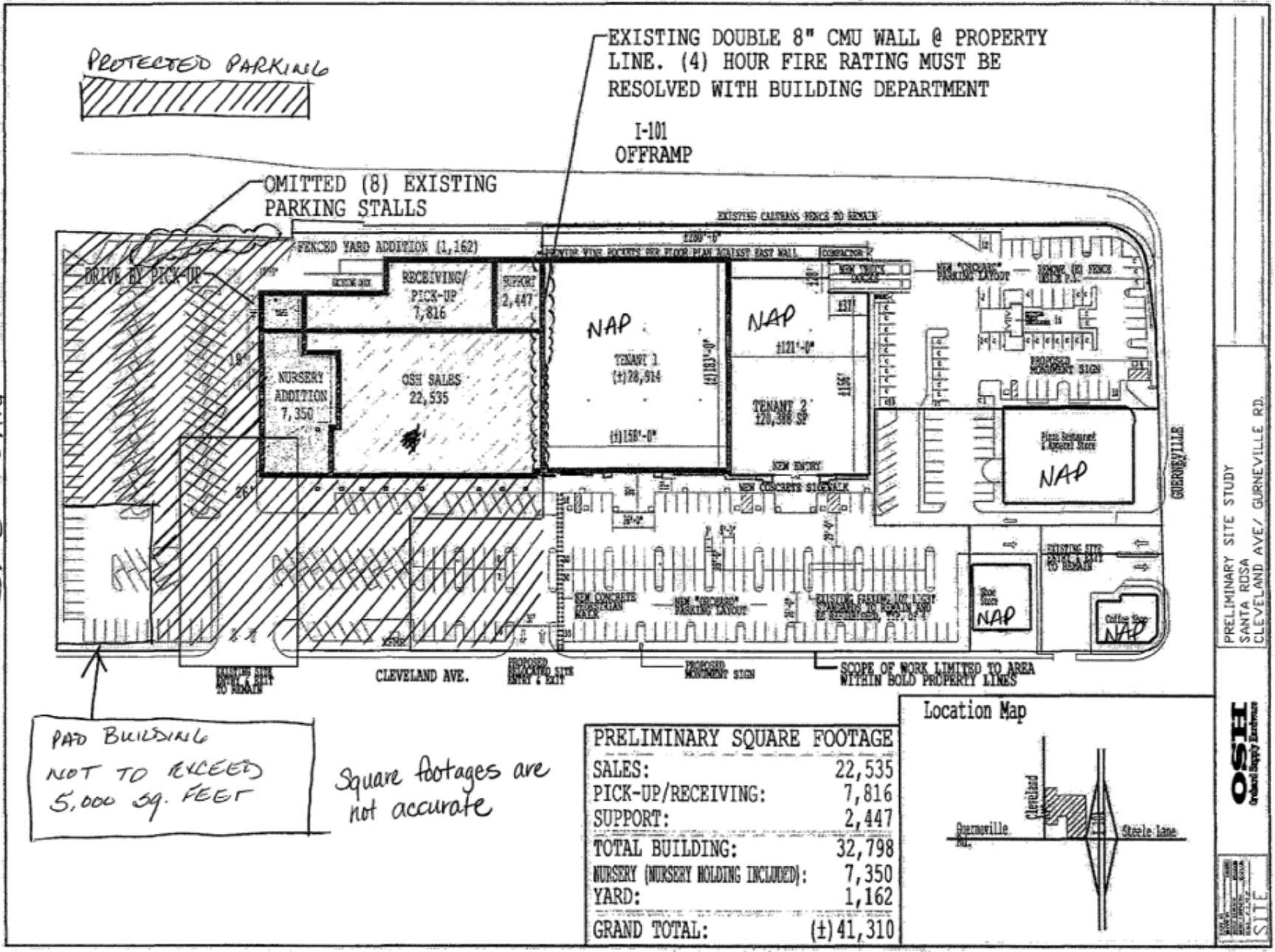
SANTA ROSA SOUTHSIDE
Total Wine & More **DSW**
DESIGNER SHOE WAREHOUSE
Party City **WORLD MARKET** **REI**
CO-OP

SANTA ROSA TOWN CENTER
ROSS **petco**
Michaels **Smart & Final**
SCANDINAVIAN
RETAIL

L A B O Y

SITE PLAN

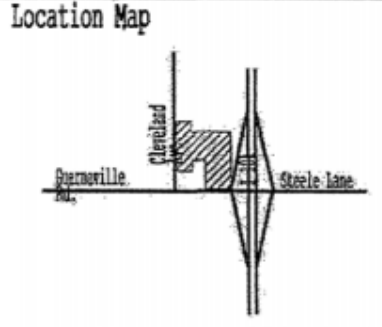
SITE PLAN



PAD BUILDING NOT TO EXCEED 5,000 SQ. FEET

Square footages are not accurate

PRELIMINARY SQUARE FOOTAGE	
SALES:	22,535
PICK-UP/RECEIVING:	7,816
SUPPORT:	2,447
TOTAL BUILDING:	32,798
NURSERY (NURSERY HOLDING INCLUDED):	7,350
YARD:	1,162
GRAND TOTAL:	(±) 41,310



PRELIMINARY SITE STUDY
 SANTA ROSA
 CLEVELAND AVE/ GURNEVILLE RD.
OSI
 Orchard Supply Enterprises
 SITE

10/24/2006 5:40:14 PM, cquiroz



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 **CHAINLINKS**
RETAIL ADVISORS