



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

2770 SANTA ROSA AVENUE  
SANTA ROSA, CA

5,100 SF RETAIL END CAP  
**PRICE REDUCTION**

**YOUR NAME HERE**

Go beyond broker.

PRESENTED BY:

**TOM LAUGERO, PARTNER**  
LIC # 00473264 (707) 528-1400, EXT 251  
[TLAUGERO@KEEGANCOPPIN.COM](mailto:TLAUGERO@KEEGANCOPPIN.COM)

**ERLINA D'ARGENZIO, SENIOR AGENT**  
LIC # 01985519 (707) 528-1400, EXT 241  
[ERLINA.OTHMAN@KEEGANCOPPIN.COM](mailto:ERLINA.OTHMAN@KEEGANCOPPIN.COM)



# PROPERTY DETAILS



2770 SANTA ROSA AVENUE  
SANTA ROSA, CA

**5,100 SF RETAIL END  
CAP FOR LEASE**

## PROPERTY DESCRIPTION

5,100+/- SF on the hard corner and fully signalized corner of Santa Rosa Ave. @ Burt St. Across the street from Santa Rosa Town Center (Smart & Final, Ross, Micheal's Petco, and Mattress Firm) and the Southside center (REI, Total Wine, Planet Fitness, Cost Plus, and DSW).

### Available Space

5,100+/- SF

### Parking

Parked @ 4/1,000+/- SF

### Lease Rate

Contact Agent

### Lease Terms

5-10 Years

## PROPERTY HIGHLIGHTS

- Located within Sonoma County regional Retail Corridor with over 1,000,000 SF of national and regional retail tenants.
- High traffic
- Excellent demographics
- Hard corner building and signage fronting Burt St. and Santa Rosa Ave.
- Zone CG

## DESCRIPTION OF AREA

This centralized space is positioned at a strategic junction on Santa Rosa Avenue offers high visibility and foot traffic, thanks to easy access routes for drivers.

Dynamic Retail Mix: Be in good company with a diverse array of neighboring businesses, including Starbucks, 7/11 Gas station, Jersey Mike's Subs, Planet Fitness, Total Wine & More, REI, Dunkin' Donuts, Michaels, Petco, and Jack in the Box.



TRAFFIC COUNTS	
Santa Rosa Ave. @ Burt St. (S)	25,964

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	18,126	91,773	203,256
Est. Median Age	35.6	38.7	40.4
Est. Avg. HH Income	\$85,359	\$97,450	\$109.311

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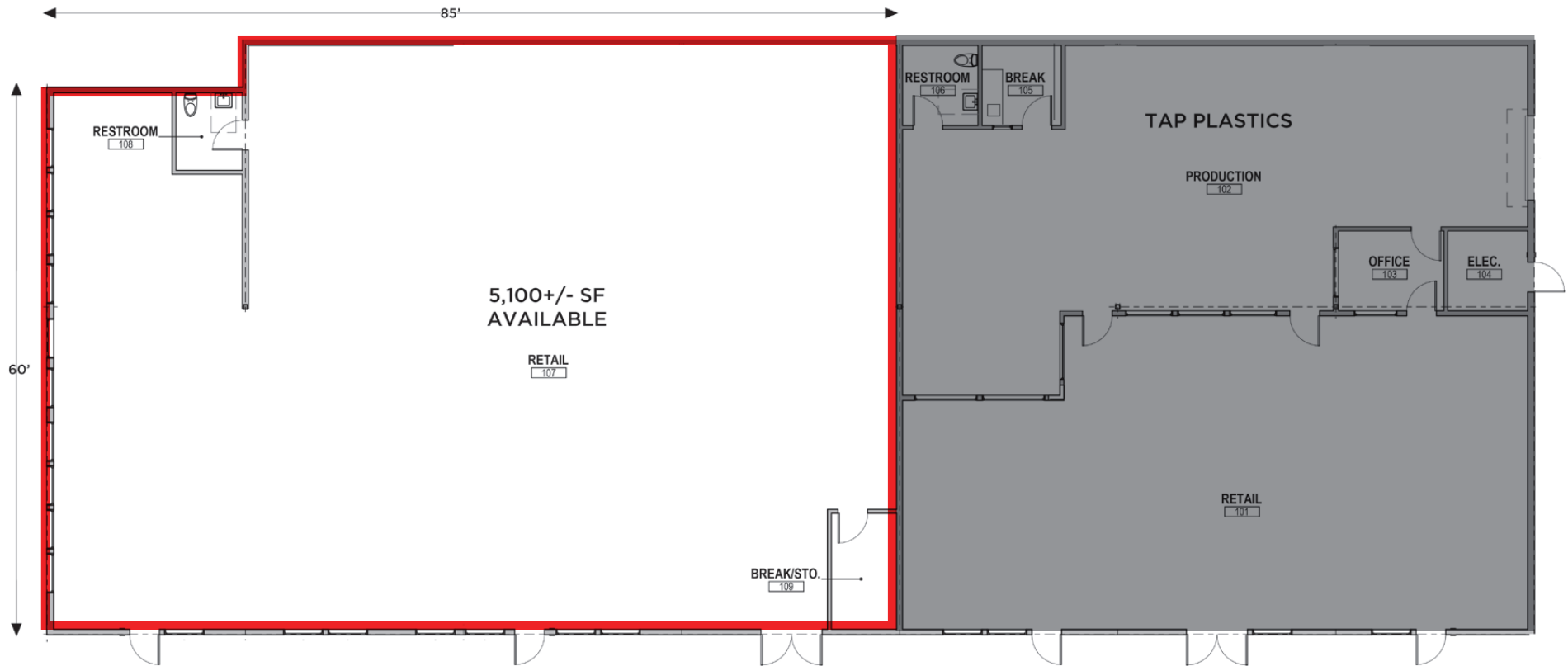


# FLOOR PLAN



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- AVAILABLE
- NOT AVAILABLE

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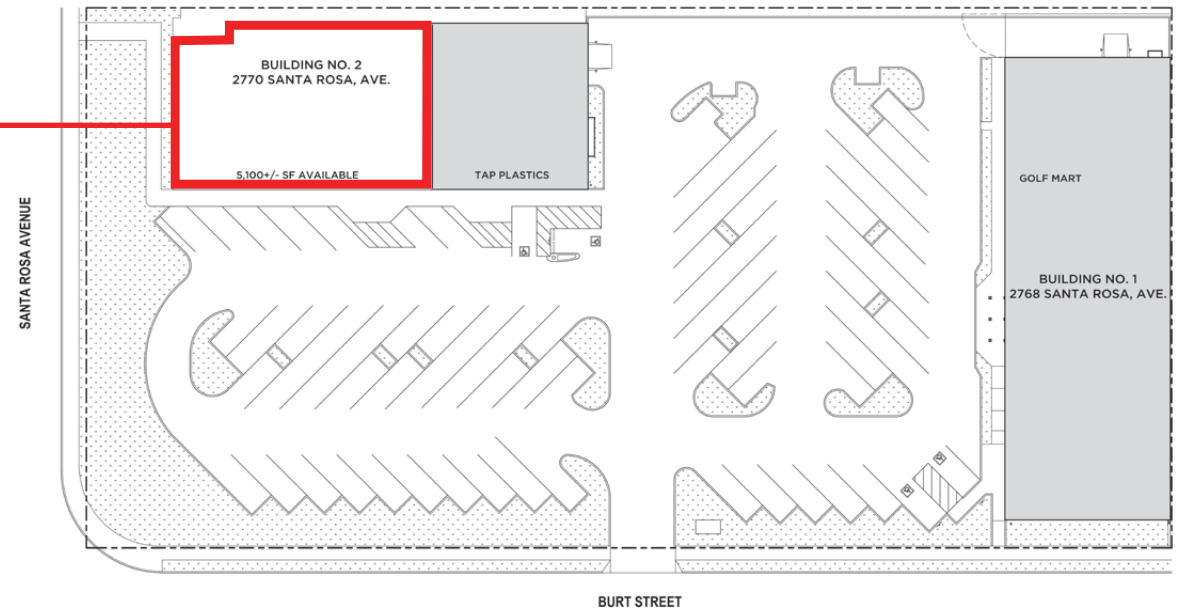
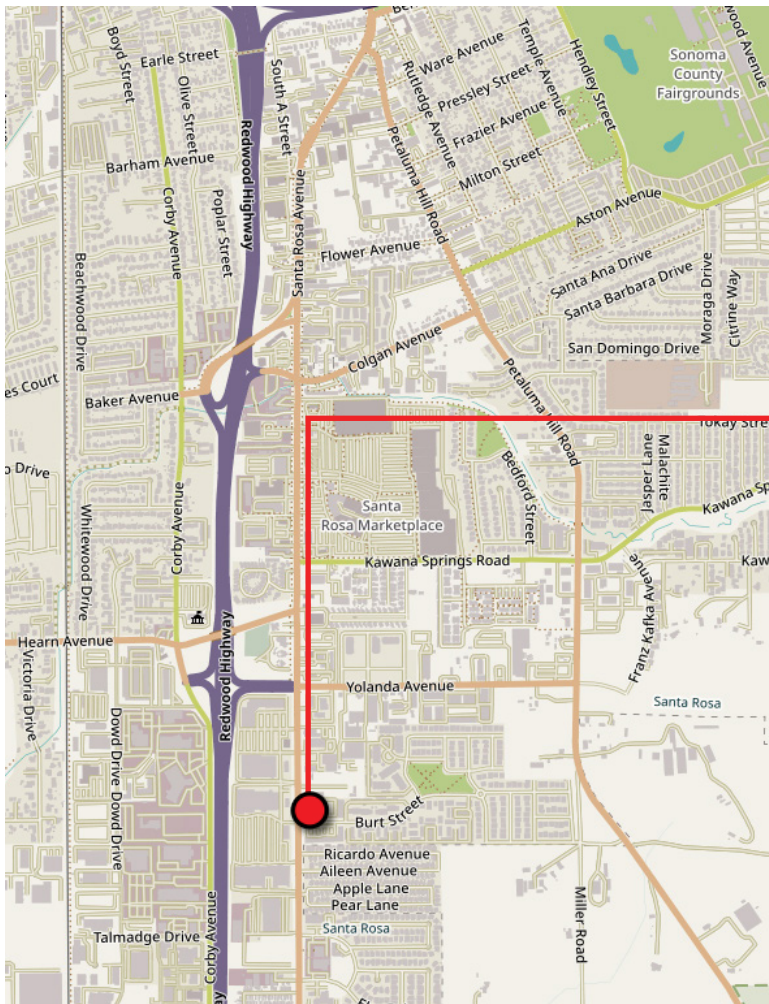


# MAP & SITE PLAN



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# PROPERTY PHOTOS



2770 SANTA ROSA AVENUE  
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# PROPERTY AERIAL



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2770 SANTA ROSA AVE.

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# LOCATION MAP



2770 SANTA ROSA AVENUE  
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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

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