



Keegan & Coppin
COMPANY, INC.

FOR LEASE

8910 SONOMA HWY, UNIT 2-A
KENWOOD, CA

**DESTINATION RESTAURANT &
RETAIL SPACE AT
KENWOOD VILLAGE**



Go beyond broker.

PRESENTED BY:

DINO D'ARGENZIO, PARTNER
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ERLINA O. DARGENZIO, SENIOR AGENT
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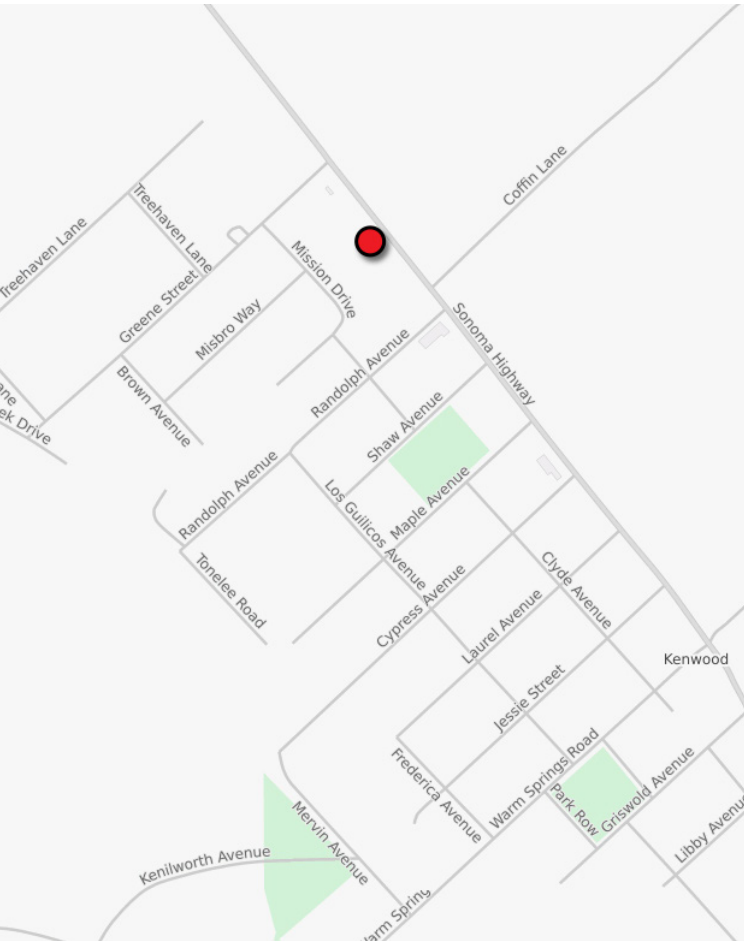


PROPERTY DESCRIPTION



KENWOOD MARKEPLACE
8910 SONOMA HIGHWAY, UNIT 2A
KENWOOD CA

DESTINATION RESTAURANT & RETAIL FOR LEASE



- Located in the “Heart of Sonoma Valley”
- Great Co Tenancy; Seamus Wines, Ty Caton Wines, Pillow Fight Coffee and Vaughn Duffy Wines
- Prime Wine Country Location
- Next to U.S. Post Office, Kenwood Market, and 3 Other Winery Tasting Rooms
- Abundant On-Site Parking
- Excellent signage & Visibility on Highway 12
- Zoned LC - Commercial/County
- Traffic Count at 40,000+/- Cars/Day

RENTABLE SPACE

Unit 2-A: 763+/- sf

Unit 9-C: 3,313+/- sf

- Partially equipped wine country restaurant production kitchen with
- type 42 fry hood
- Refrigeration
- Outdoor patio seating
- Picnic area on site
- Type 75 (brewing permit) in place to operate full liquor sales and available for sale

TOTAL SF

17,205+/- sf Center

LEASE RATE

**UNIT 2-A: \$2.80 PSFT/MO/GROSS
PLUS UTILITIES**

UNIT 9-C: \$10,000/MO/MOD/GROSS

PARKING

5/1,000 (85+/- on site)

PROPERTY DESCRIPTION

Former Kenwood Press office. Kenwood Market Place Center is well-located along the main “Wine-Tasting Route” of the Sonoma Valley and close to many Wineries and high end Lodging (Kenwood Inn). The Kenwood Village Market Place is anchored by U.S. Post Office, Kenwood Market (+/-5,000 sft), and award winning wine tasting rooms. The site offers easy and access from side streets on Sonoma Hwy and abundant on site parking. Businesses at the center include Seamus Winery, Ty Caton Wines, and Vaughn Duffy Winery and Pillowfight Coffee.

Landlord pays for Base year cost of real estate taxes, insurance, common utilities (irrigation water & sewer), outside maintenance, general trash, HVAC maintenance, and roof services. Common utilities uses of water and trash are additional cost. Gas & Electric utility costs specific to each space are in addition to the Base rent.

DESCRIPTION OF LOCATION - AREA

Centrally located in Valley of the Moon, and on route to Santa Rosa, Oakmont Retirement Community, Sonoma and many nearby resorts, wineries, lodging and regional interests:

- | | |
|-----------------------|-------------------------|
| • St Francis Winery | • Chateau St Jean |
| • Kenwood Inn Lodging | • Sugar Loaf State Park |
| • Ledson Winery | • Kenwood Restaurant |
| • Vacation Lodging | • VJB Tasting Room |
| • Landmark Winery | • Vaughn Duffy Wine |

TASTING ROOM ZONING

https://library.municode.com/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCOZORE

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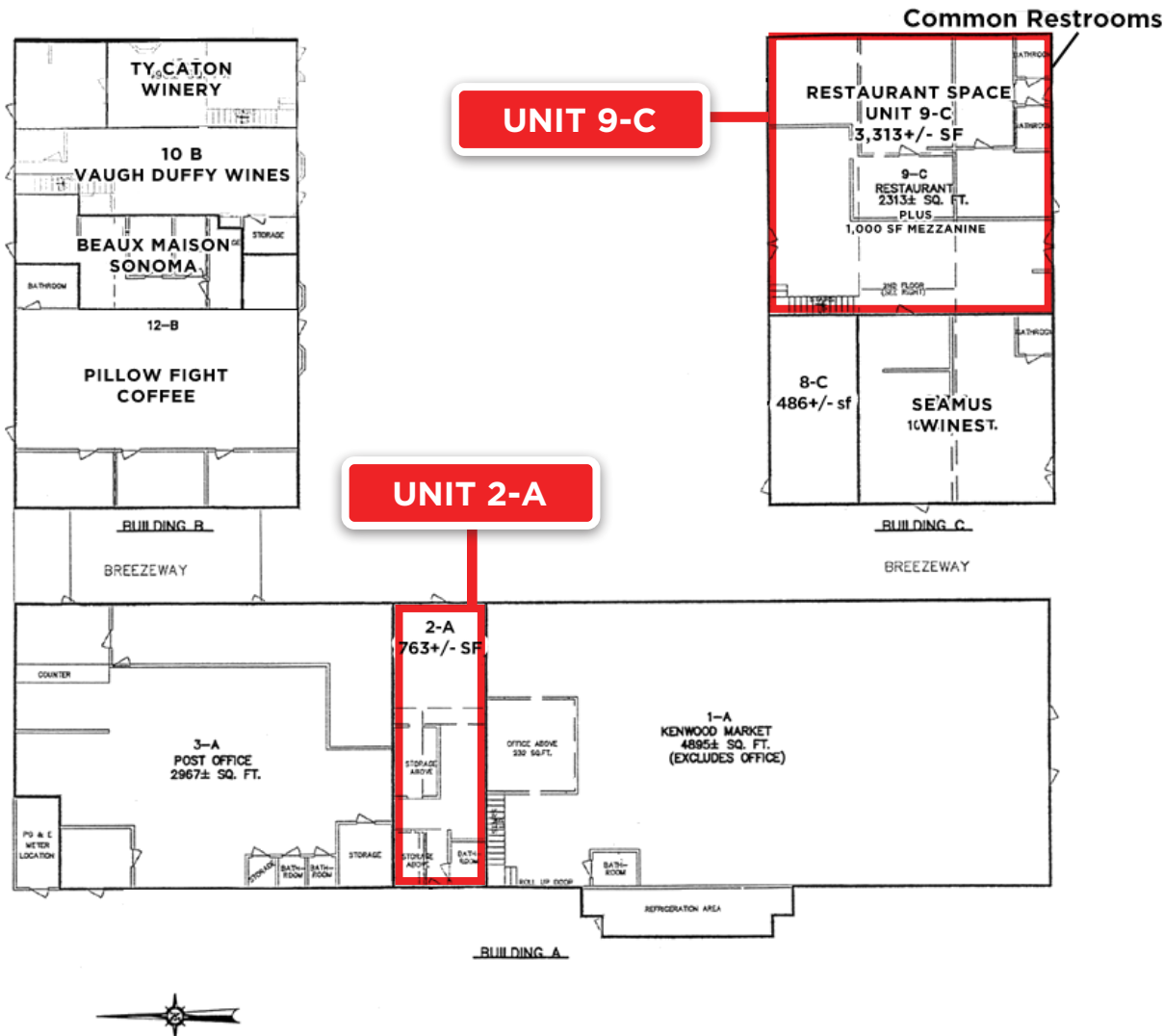


SITE PLAN



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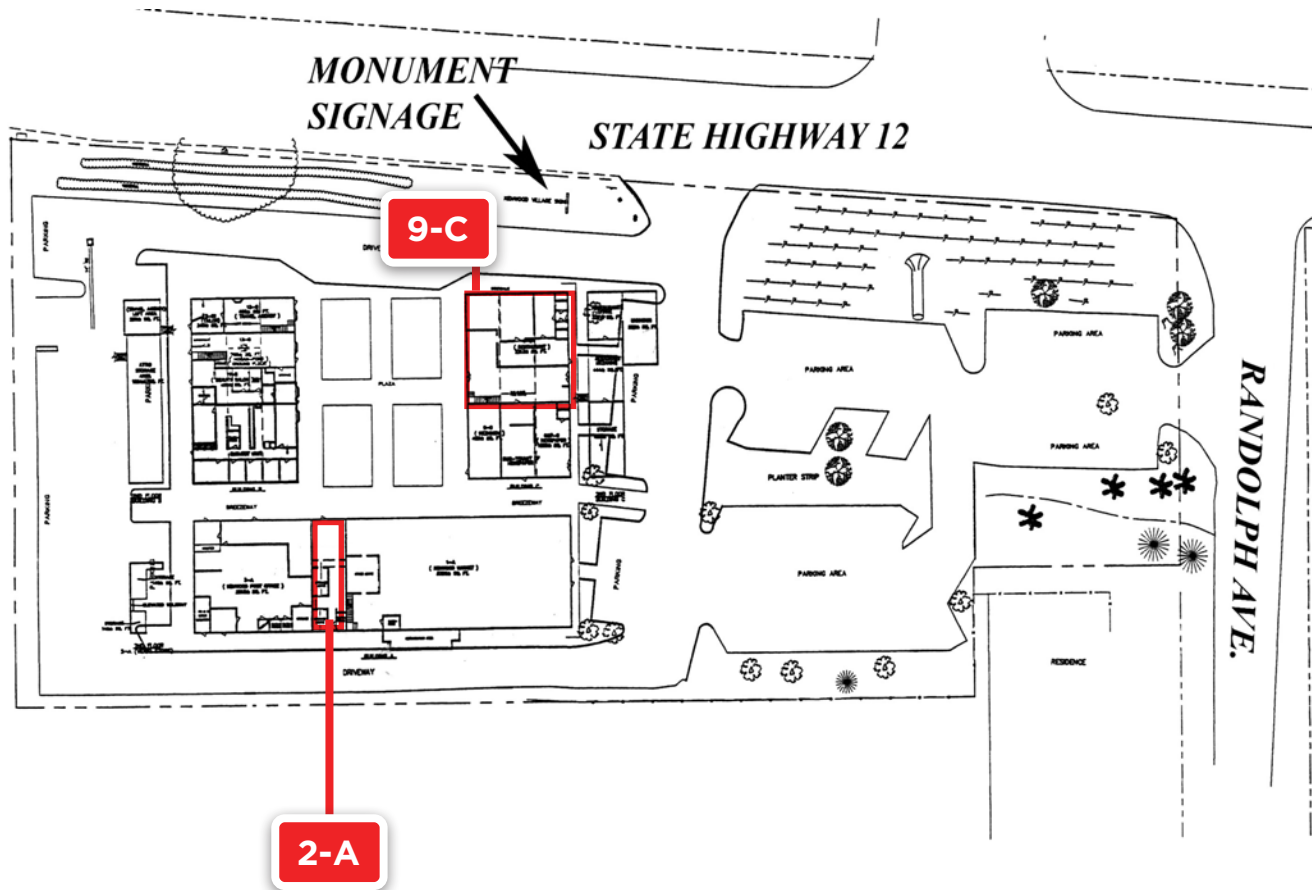


SITE PLAN AND TENANTS



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**DESTINATION
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USES/LEGEND

Kenwood Market

2-A	AVAILABLE
3-A	Post Office
6/7/8-C	Seamus Wines
9-C	AVAILABLE
10-B	Vaughn Duffy Wines
11-B	Beaux Maison Sonoma
12-B	Pillow Fight Coffee
13-B	Ty Caton Winery (Tasting Rooms)

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UNIT 2A PHOTOS



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PROPERTY AERIALS



KENWOOD MARKEPLACE
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DESTINATION RETAIL
SPACE FOR LEASE



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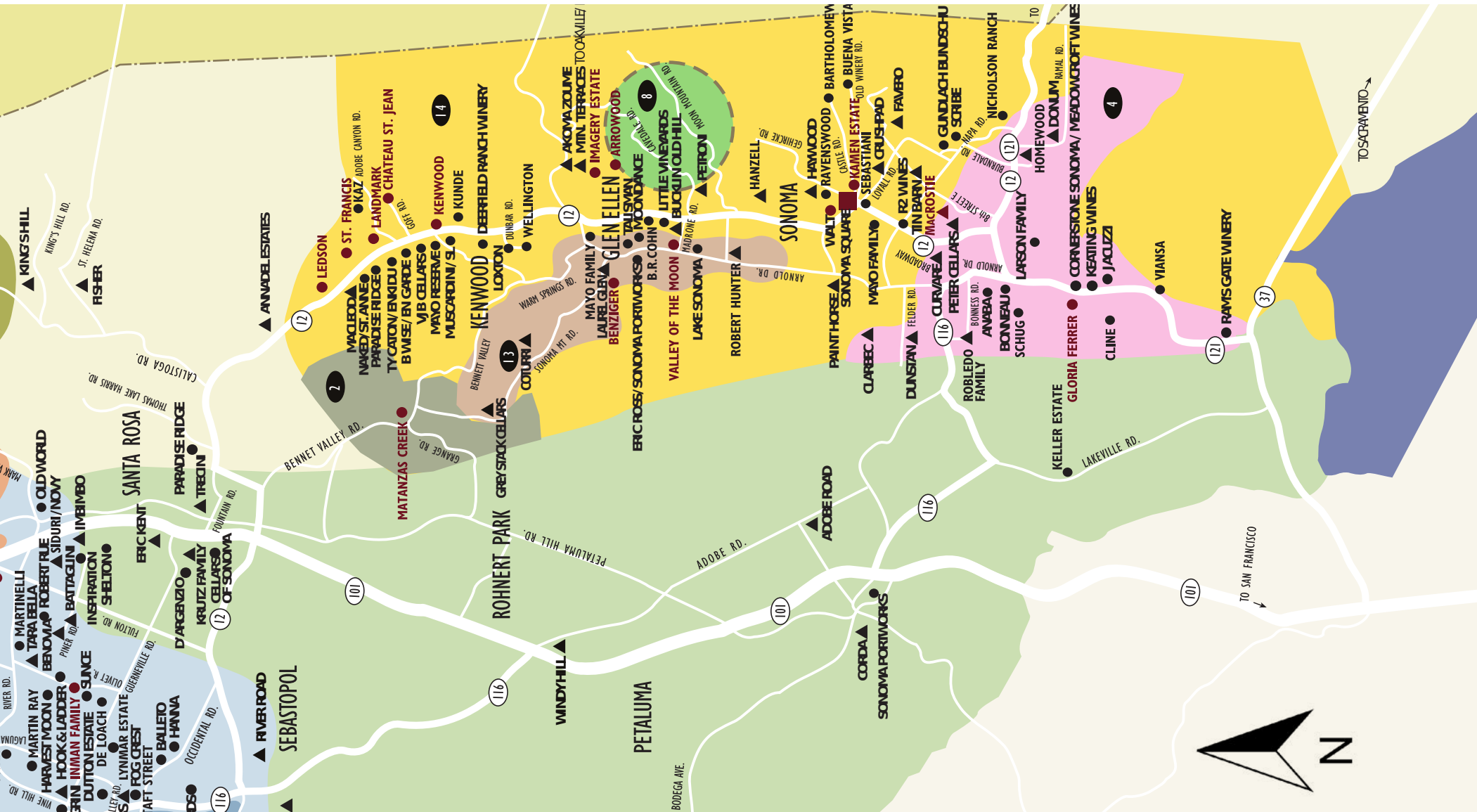


SONOMA VALLEY WINERIES



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RETAIL & FOOD SERVICE LEASE COMPS



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DESTINATION RETAIL SPACE FOR LEASE

Address	City	Use Type	Size PSF	Lease Rate	Lease Type	Tenant	Lease Execution Date
1414 4th Street #102	Santa Rosa	Retail/Fitness	1,550	\$1.95	NN	Dynamic Fitness Supply	4/22/2021
1422 4th Street	Santa Rosa	Retail/Café	1,135	\$1.95	NNN	Dierk's Inc.	4/20/2021
315 D Street	Santa Rosa	Office	800	\$1.65	NNN	Nancy Ramos-Gonzales	3/17/2021
527 4th Street/CBD	Santa Rosa	Retail/Food	4,700	\$1.50	NNN	Warike Corporation	11/23/2020
1049 4th Street	Santa Rosa	Hair/Beauty	650	\$1.95	MG	Cindy Mills	10/3/2020
50 Santa Rosa Ave/CBD	Santa Rosa	Office/Banking	3,941	\$2.36	MFS	Bank of Marin	5/20/2020
1404 4th Street	Santa Rosa	Photo/Design	1,250	\$2.00	NN	Tamara Donohue Bella Photo & Design	4/5/2020
1414 4th Street #103	Santa Rosa	Retail	2,650	\$2.05	NN	Urban Garden & Home	9/1/2021
100 B Street/CBD	Santa Rosa	Office/Banking	2,976	\$1.85	MFS	Poppy Bank	4/27/2021
1404 4th Street	Santa Rosa	Retail	1,200	\$2.05	MG	One on One Fitness	6/1/2020
1925 Mendocino Avenue	Santa Rosa	Beauty	540	\$2.15	NNN	Hair & Fox	8/1/2021
1301-B Cleveland Avenue	Santa Rosa	Coffee/Retail	2,150	\$1.45	NNN	Land & Water Coffee Co.	1/1/2021
804 4th St.	Santa Rosa	Office	6,400	\$1.95	NNN	Birkshire Hathaway RE	2/2021
601 Mendocino Ave	Santa Rosa	Beauty care	2,450	\$1.85	NNN	Tattoo Salons	2/2022
1226 4th St.	Santa Rosa	Retail/ Dispensary	1,100	\$4.00	NNN	Dispensary	5/2022
1049 4th St	Santa Rosa	Retail/Beauty	1,100	\$1.95	MG	Health Beauty	2/2022

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