

3575 CLEVELAND AVENUE

SANTA ROSA, CA 95403

Freestanding Retail Building $\pm 20,460$ SF | ± 1.61 Acres Zoned CG



111,162 ADT

Cleveland Avenue - 14,408 ADT

SITE



Planned / Future
Development Site



Industrial Road - 4,471 ADT



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HIGHLIGHTS



Rare redevelopment opportunity with ground lease availability



Seeking car wash operators, high-volume fast food, and QSR



Freeway visibility & convenient northbound/southbound access



Adjacent to Kaiser campus with over 2,600 employees



Adjacent to 499 new luxury residential units

PROPERTY INFORMATION

ADDRESS 3575 Cleveland Avenue, Santa Rosa, CA

SIZE ±20,460 SF

LOT SIZE ±1.61 Acres

TRAFFIC COUNTS
Highway 101 - 111,162 ADT
Cleveland Avenue - 14,408 ADT
Industrial Road - 4,471 ADT



SITE PLAN

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CONCEPTUAL DRIVE-THRU PLAN

4 |



LOW AERIAL

5 |



KAISER
PERMANENTE



EMBLEM
HEALTH
260 Luxury
Apartments



VILLA
ROTONBA
239 Luxury
Apartments



111162 ADT

Cleveland Avenue - 14,408 ADT

SITE

Industrial Road - 4,471 ADT



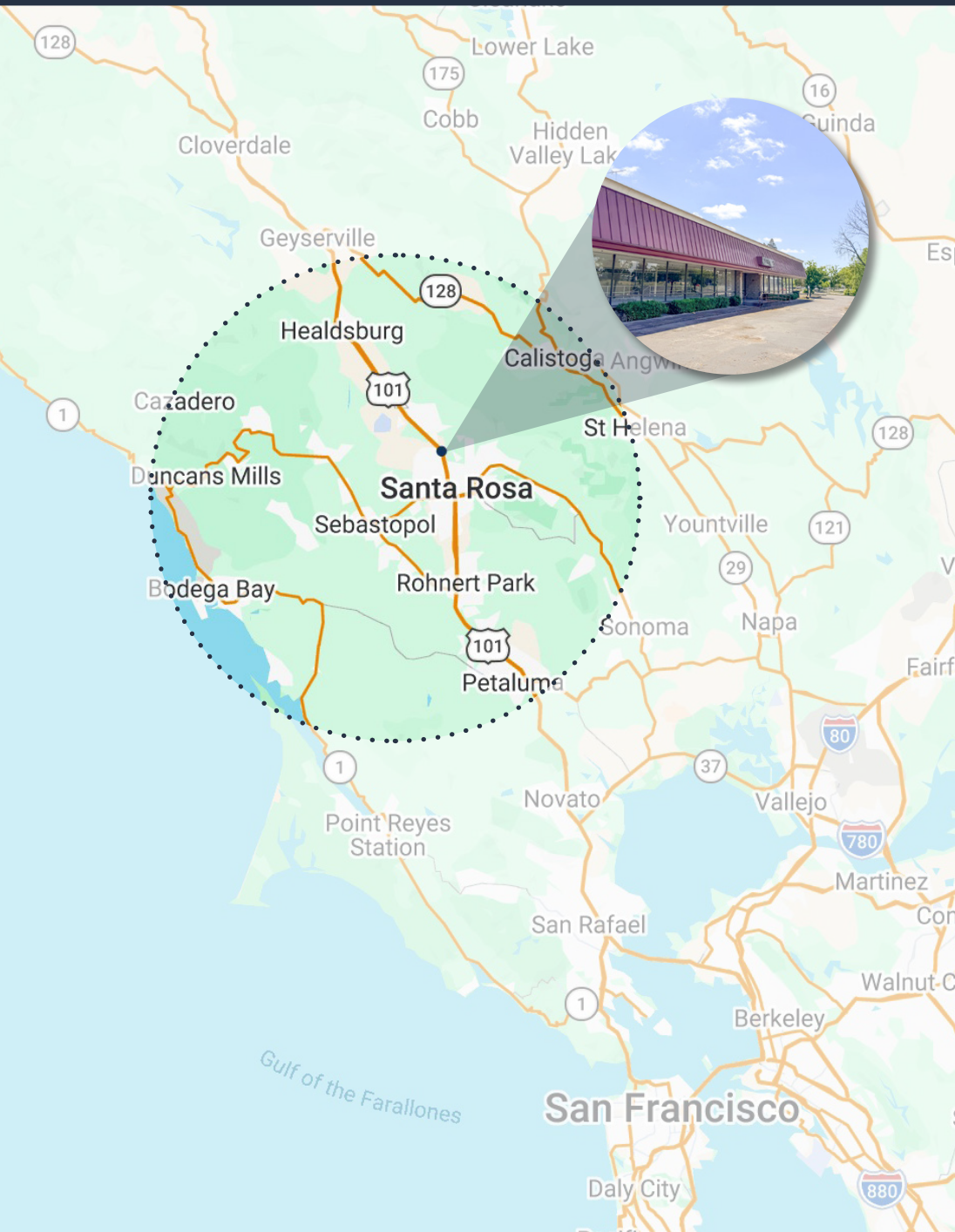
Planned / Future Development Site





DEMOGRAPHICS

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POPULATION

185,881



EST. HOUSEHOLDS

70,137



DAYTIME POP.

57,507



AVG. HH INCOME

\$138,612



AVG. NET WORTH

\$1.43 M



COLLEGE DEGREE

33.6%



RETAIL EXPENDITURES

\$3.98 B

5 MILES RADIUS

**Demographics Source:
Regis USA 06/09/26*

