



Keegan & Coppin
COMPANY, INC.

FOR LEASE

4100 MONTGOMERY DRIVE
SANTA ROSA, CA

4,280+/- SF HIGH IDENTITY
RETAIL/OFFICE SPACE
DIVISIBLE TO 1,600 & 2,650+/- SQ. FT.



Go beyond broker.

PRESENTED BY:

MARSHALL KELLY, BROKER ASSOCIATE
LIC # 00801883 (707) 528-1400, EXT 277
MKELLY@KEEGANCOPPIN.COM



HIGH IDENTITY RETAIL/OFFICE SPACE FOR LEASE

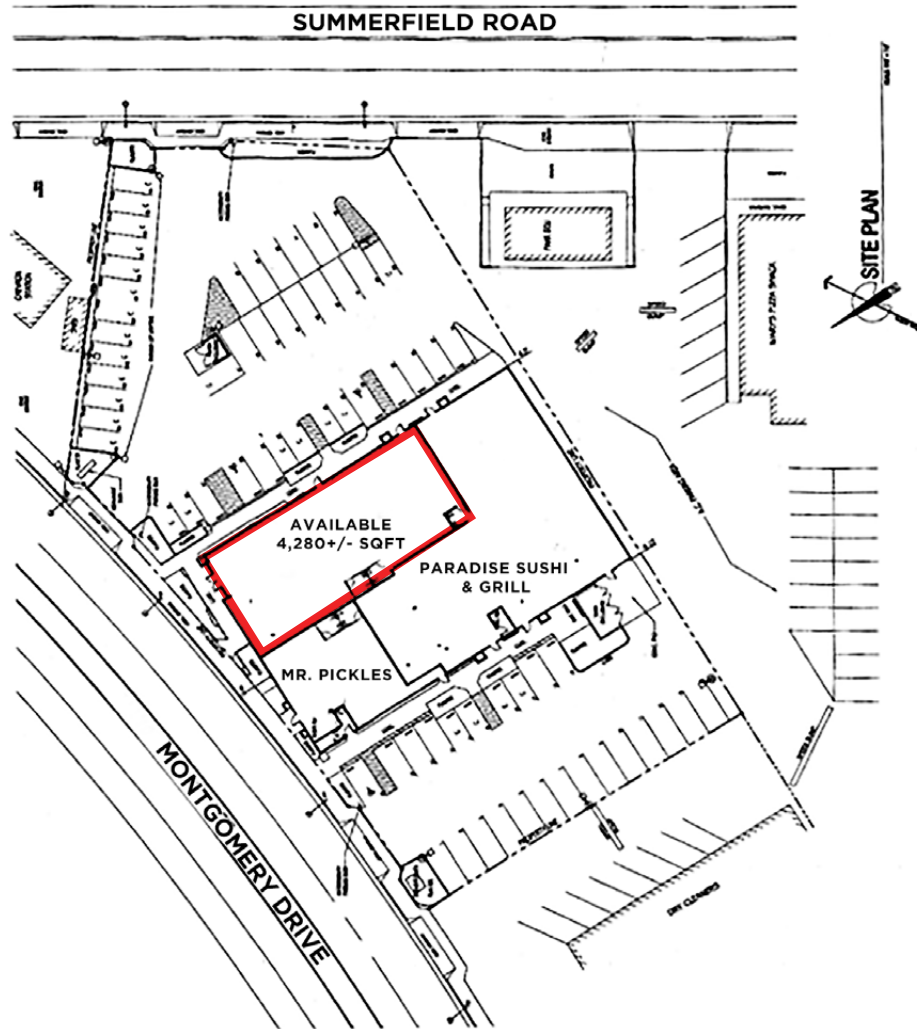


The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



SITE PLAN

AVAILABLE SPACE: 4,280+/- SQFT (SUB-DIVIDABLE)



4100 MONTGOMERY DRIVE
SUITES A & B
SANTA ROSA, CA

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Facade signage available facing Montgomery Drive and Summerfield Rd.

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PROPERTY DETAILS

PROPERTY INFORMATION

HIGHLIGHTS

- 4,280+/- SF available; can be sub-divided; Divisible to 1,600+/- SF and 2,650+/- SF
- Fantastic East Santa Rosa Location
- Co-Tenants include Paradise Sushi & Hibachi, and Mr. Pickle's Sandwich Shop
- Neighboring Tenants include Mary's Pizza Shack and the Summerfield Theater
- Available immediately
- Traffic Count: 19,705 Montgomery Dr. @ Summerfield

Total Building Area

12,213+/- SF

Parking

On-site; 5.4:1,000

Zoning

CN - Neighborhood Commercial

DESCRIPTION OF PREMISES

High Identity Commercial Space available in a fantastic East Santa Rosa location. On-site parking and highly visible building & monument signage a plus. Formerly Western Dental offices.

LEASE TERMS

Rate

\$2.20/SF NNN

Terms

Net charges approximately \$0.94/SF
3-5 year lease term



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Located at the high traffic intersection of Montgomery Drive and Summerfield Road. Co-Tenants include Paradise Sushi & Grill, and Mr. Pickle's Sandwich Shop. The shopping center is surrounded by commercial (the most successful Mary's Pizza Shack in a 17 store chain and the long established Summerfield Theatre), residential development, and in close proximity to Howarth Park/Spring Lake.

NEARBY AMENITIES

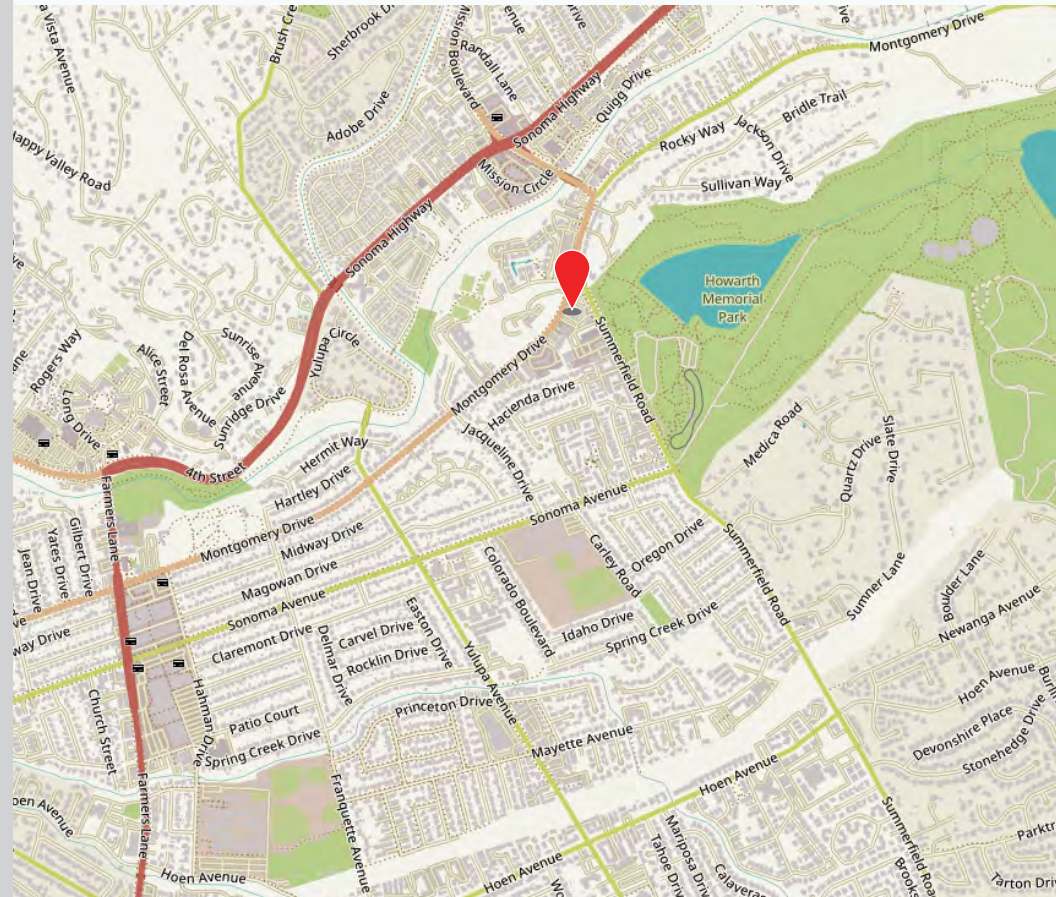
- Parks
- Restaurants
- Retail shops

TRANSPORTATION ACCESS

- Easy access to Highway 12
- Public transportation

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,079	83,727	180,236
Est. Avg. HH Income	\$109,112	\$116,255	\$107,946

TRAFFIC COUNTS	
Summerfield Dr.	28,863 ADT/Day (Average Driving Traffic)
Montgomery Dr.	22,731 ADT/Day (Average Driving Traffic)



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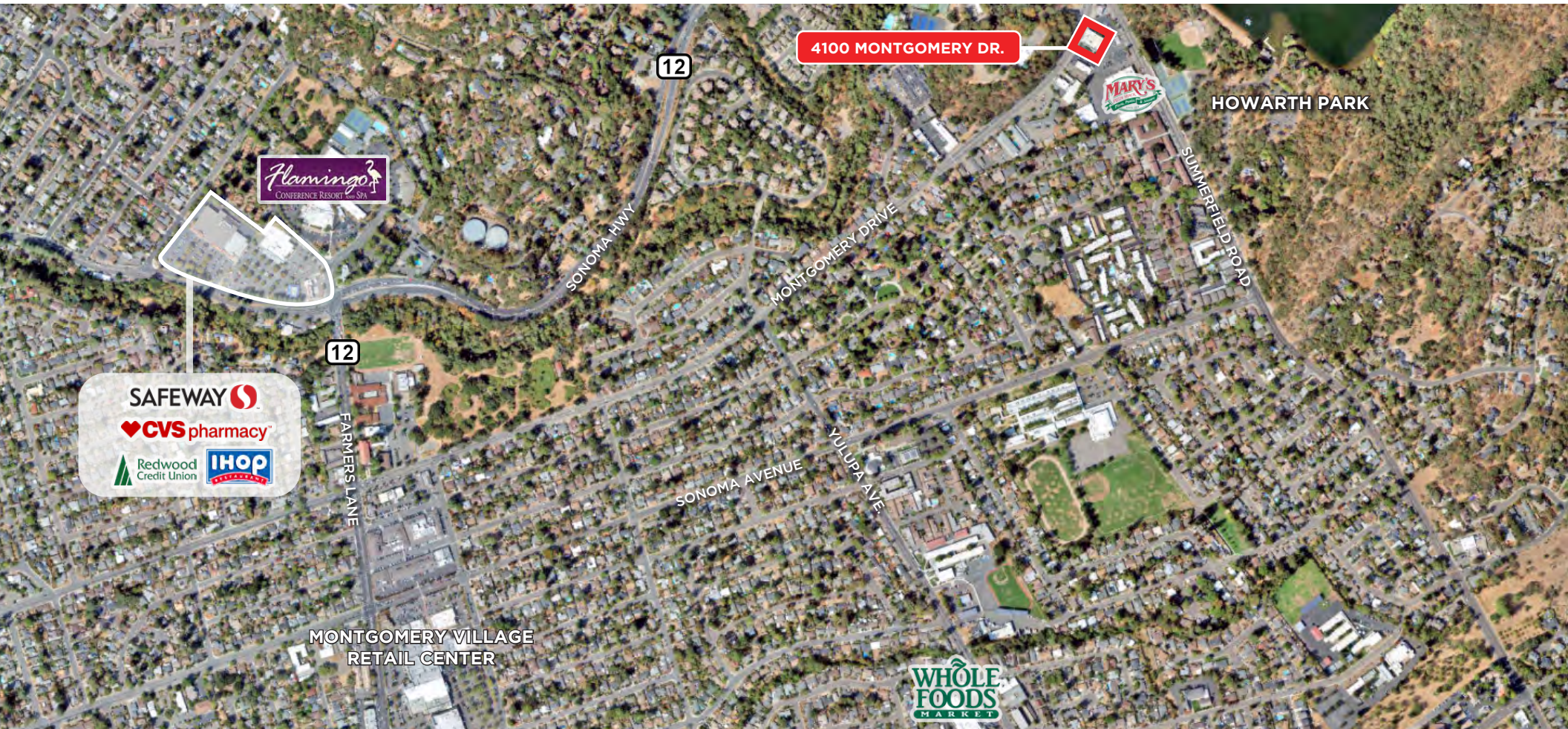


LOCATION MAP



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SUITES A & B
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