



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2885 SANTA ROSA AVE., SUITE C
SANTA ROSA, CA

2885

**6,000+/- SQ. FT. RETAIL/SHOWROOM
OPPORTUNITY ON SANTA ROSA AVE.**

Go
beyond
broker.

PRESENTED BY:

TOM LAUGERO, PARTNER
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KEVIN FLAHERTY, BROKER ASSOCIATE
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KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY DETAILS



2885 SANTA ROSA AVENUE
SANTA ROSA, CA

**6,000+/- SQ. FT. FORMER
WEST MARINE SPACE**

PROPERTY INFORMATION

HIGHLIGHTS

- 6,000+/- sq. ft. Available
- Former Marine West Location
- Immediate Occupancy
- 16' Clear-Height
- Rear-Loading Access
- Storefront Signage
- Potential Hwy 101 Rear Building Signage
- Ideal for: Retail, Showroom, Specialty Sales, Service Commercial, & other Compatible CG-Zoned Uses

Parking

15 On-Site Stalls - Non Exclusive

Zoning

CG - General Commercial

DESCRIPTION OF PREMISES

Former West Marine space available for lease at 2885 Santa Rosa Ave., Suite C in Santa Rosa. This 6,000 square foot retail/showroom opportunity offers a clean open layout, 16-foot clear height, strong storefront identity, rear loading access, and signage visibility from Highway 101 at the rear of the building.

The space is well suited for retail, showroom, service commercial, and other compatible CG-zoned users seeking a visible Santa Rosa Avenue location with immediate availability.

LEASE TERMS

Rate

\$1.25 per sq ft

Terms

NNN

Estimated NNNs: \$0.20 per sq .ft.



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PROPERTY PHOTOS



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OPEN FLOOR PLAN



16' CLEAR-HEIGHT



REAR LOADING ACCESS

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FLOOR PLAN



2885 SANTA ROSA AVENUE
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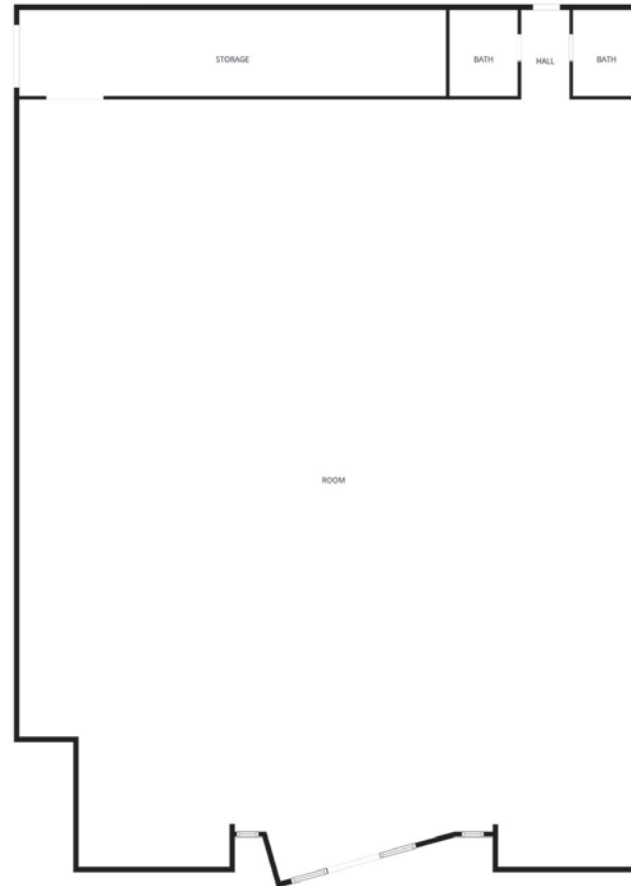
6,000+/- SQ. FT. FORMER
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STORAGE AREA



HIGHWAY 101



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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AREA DESCRIPTION



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DESCRIPTION OF AREA

2885 Santa Rosa Ave., one of Santa Rosa's primary retail corridors with direct exposure to local consumer traffic and added branding potential from Highway 101 rear building signage. The location benefits from established regional retail activity, surrounding daily-needs traffic, and a familiar commercial corridor that supports destination and service-oriented users alike.

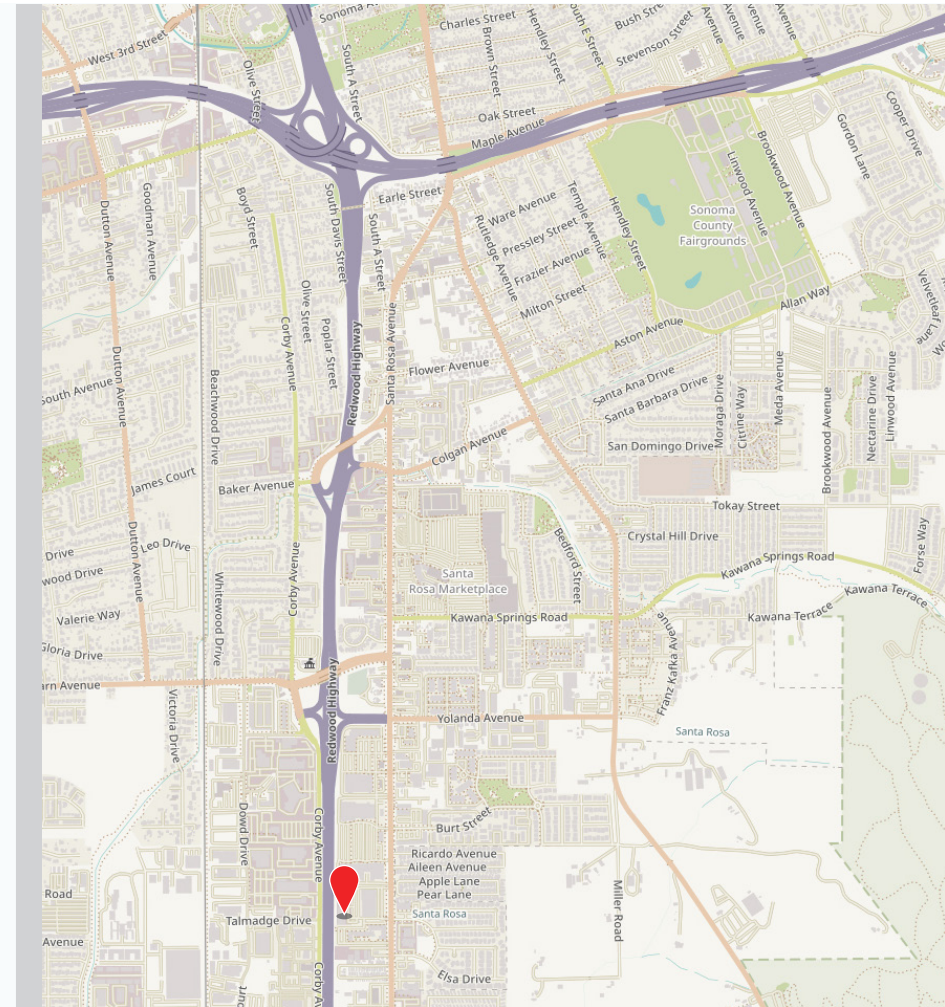
NEARBY AMENITIES

- Santa Rosa Marketplace Retail Center to the north: Costco, Target, Best Buy, Trader Joes, Old Navy, Wendy's, Panda Express, Ulta, Sports Basement, Marshall's, & more

LOCATION HIGHLIGHTS

- Santa Rosa Avenue corridor location
- Established South Santa Rosa retail trade area
- Strong regional retail presence nearby
- Easy customer recognition from former national tenant occupancy
- Immediate occupancy

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	18,022	86,199	198,798
Median Age	35.4	38.6	40.4
Est. Avg. HH Income	\$90,403	\$107,478	\$120,237



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LOCATION MAP & AERIAL



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