



Keegan & Coppin
COMPANY, INC.

FOR LEASE

527 4TH STREET
SANTA ROSA, CA

TURN KEY BAR OPERATION/
RESTAURANT WITH FULLY
OPERATIONAL KITCHEN



Go beyond broker.

PRESENTED BY:

DINO D'ARGENZIO, PARTNER
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PROPERTY DETAILS



527 4TH STREET
SANTA ROSA, CA

**TURN KEY BAR
OPERATION/
RESTAURANT FOR
LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- APN # 010-053-033
- 4,793+/- rsf on 2 stories 2,943+/- rsf Ground Floor, 1,809+/- rsf Mezzanine
- Turn Key Bar Operation/Restaurant with fully operational kitchen
- Next to Exchange Bank and other downtown services and restaurants
- Located in Heart of Downtown Santa Rosa (Walking District)
- Adjacent to 3 parking garages (over 2,900 parking spaces), plus street parking
- One block from Santa Rosa Plaza
- One block away from (original location) world famous Russian River Brewing

DESCRIPTION OF LOCATION - AREA

527 4th St. is a prime restaurant/bar space ideally located and rarely available, in the heart of Downtown Santa Rosa's vibrant, walking district. Next to 3 parking garages and it's conveniently accessible for some dining at all hours.

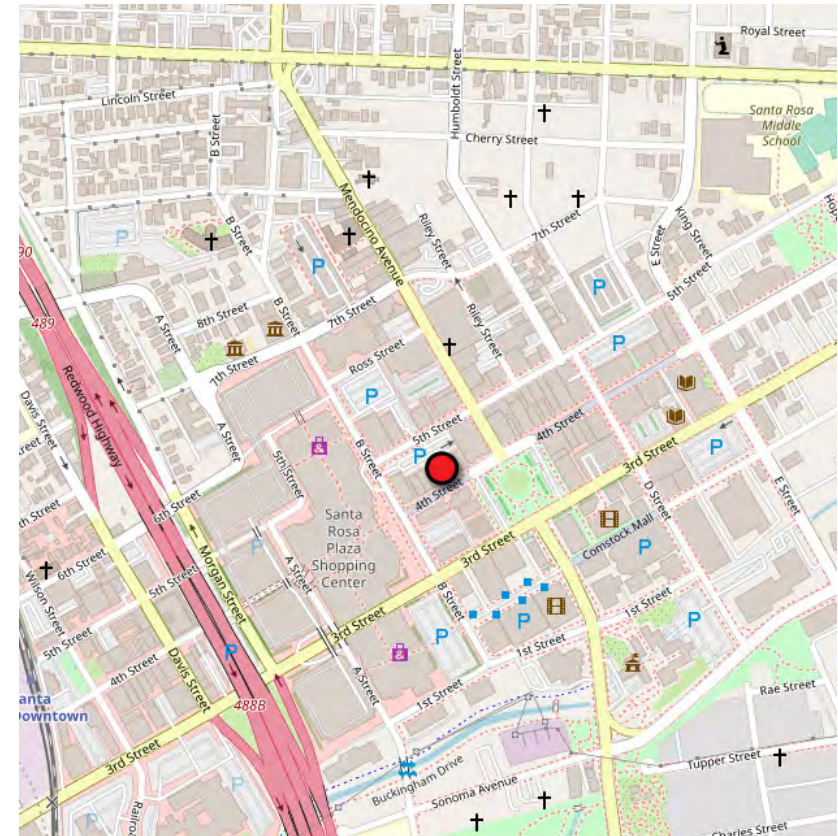
With steady foot traffic, it has an opportunity for an excellent building frontage for tenant signage on Fourth St. and additional signage at the back of the building facing the Fifth St. parking lot.

LEASE RATE

\$1.48 PSF/MONTH NNN

NNN/CAM: +/- \$0.37 PSF PLUS SHARE OF WATER & TRASH.

PG&E IS TENANT'S COST.



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PROPERTY SUMMARY



527 4TH STREET
SANTA ROSA, CA

**TURN KEY BAR
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USER SPACE

Restaurant/ Bar

PARKING

Abundant Adjacent Parking
Garages and Metered Curbside

RENTABLE SPACE

Approx. 4,793 rentable sft

PROPERTY TYPE

Retail

PROPERTY SUBTYPE

Storefront Retail/ Office

SIZE RANGE

2,984+/- rsf Ground Floor

1,809+/- rsf Mezzanine

Total: 4,793+/- rsf

BUILDING CLASS

B

YEAR BUILT

1977

TENANCY

Multiple

BUILDING HEIGHT

2 Stories

ZONING

CD

OPPORTUNITY ZONE

Yes

DESCRIPTION OF PREMISES- FEATURES

Previously Warike Restobar; Beautiful wood finished bar and flooring. Abundant natural light from front entrance; glass line slides open for flexible indoor/outdoor floor plan. Great outdoor patio seating in the front. Second story offers a secondary bar and additional seating plus manager room and additional storage room. Potential for additional outdoor seating by adding a parklet. ADA bathrooms and back door entrance leading to public parking. Total rentable space is approx. 4,793 sft.

LEASE TERM

3-5 years lease term available. The rent quote is for the rent as it is configured (excluding utilities and janitorial, to be paid by Tenant). Landlord oversees HVAC and roofing.

Tenant pays for tenant's share of water, trash, janitorial, and metered PG&E.

DESCRIPTION OF LOCATION- AREA

In one of Santa Rosa's most iconic downtown retail buildings. 527 4th St is approximately 4,800 square foot, two story bar is located in one of the most desirable areas across the street from the recently reunified Old Courthouse Square in the heart of down town Santa Rosa.

527 4th St is a prime ground floor (plus additional second story), turn key bar operation/ restaurant space for lease that is ideally located and rarely available in the heart of Downtown Santa Rosa's vibrant, walking district. Next to 3 parking garages, and conveniently accessible for dining and/or after work Happy Hour.

With steady foot traffic, it has an opportunity for an excellent building frontage identity/signage for the next great bar/restaurant in town!

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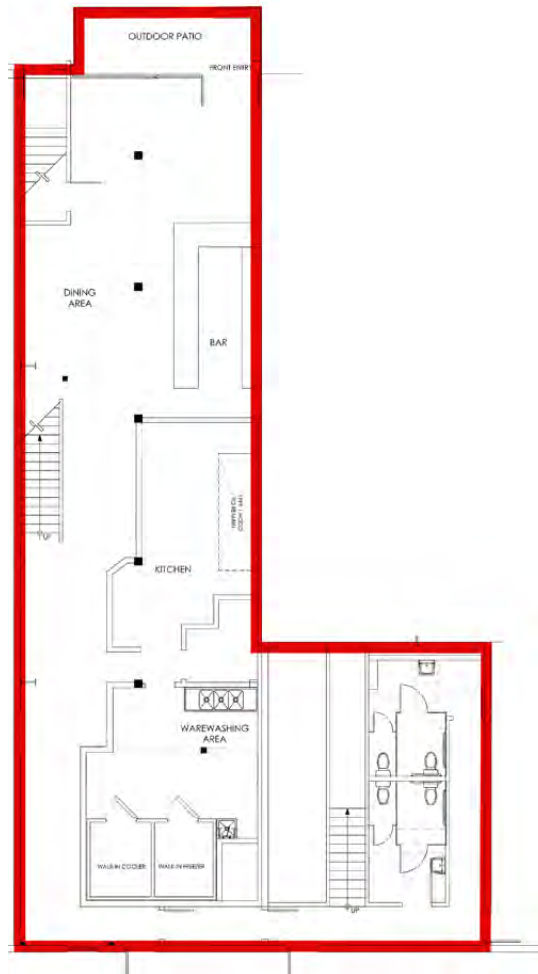
FLOOR PLANS



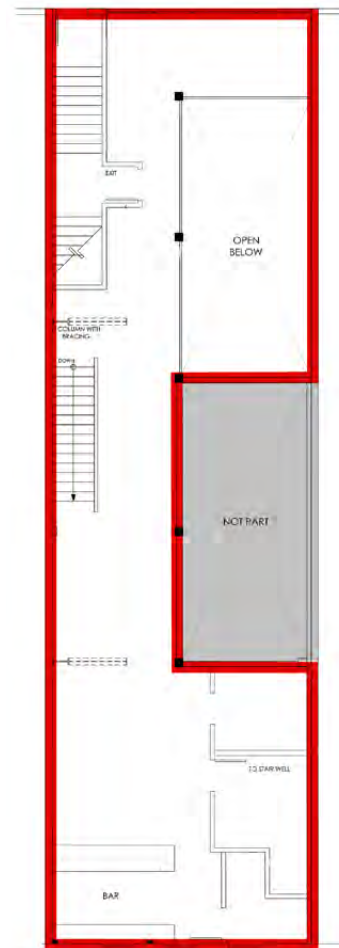
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1ST FLOOR - 2,948+/- RSF



2ND FLOOR - 1,809+/- RSF



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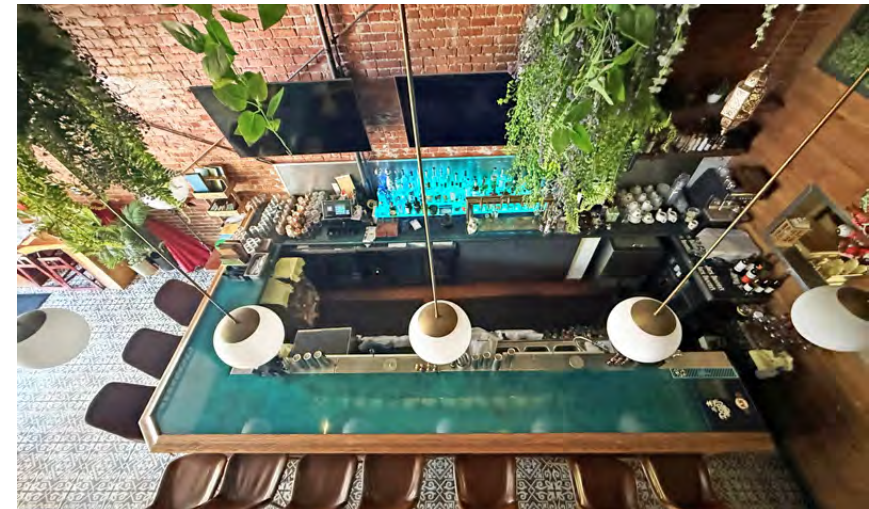


PROPERTY PHOTOS



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LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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(707) 528-1400

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.

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