



Keegan & Coppin
COMPANY, INC.

FOR LEASE

52 MISSION CIR. @ HWY 12
SUITES 119 & 205
SANTA ROSA, CA

**EASTSIDE SANTA ROSA
OFFICE & RETAIL SPACE**



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM



PROPERTY DETAILS



52 MISSION CIRCLE @ HWY 12
SUITES 119 & 205
SANTA ROSA, CA

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PROPERTY INFORMATION

HIGHLIGHTS

- Multi-tenant, Multi-building Shopping Center
- Excellent Signage on Corner Building & Visibility from Highway 12
- Located at Signalized Intersection with 65,000+/- ADT count
- Co-Tenants & Area Tenants: McDonald's, Burger King, Walgreens, Sarmentine French Artisan Boulanger, Windsor Fitness @ Mission, Chateau de Beauty, Mexican Cuisine, One-to-One Learning Center, Fru-Ta, Verizon, Mission Car Wash, Medical & Dental Offices

LEASE TERMS

Rate

- Suite 119: \$1,250 per month, plus NNN charges
- Suite 205: \$1,500 per month modified full service (includes utilities)

Parking

Shared Unreserved

Zoning

C1 - PD

SPACE

Suite 119: 706+/- rsf

Suite 205: 855+/- rsf

DESCRIPTION

1st Floor Retail Space with 1 Office and Restroom.

Office Space - 4 Private Offices, Waiting/Reception Area and Closet. 2nd Floor & Elevator Served.

**REMODELED OFFICE SPACE WITH NEW
PAINT & FLOORING**



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LOCATION DESCRIPTION



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DESCRIPTION OF AREA

Prime neighborhood retail center located at key location on State Highway 12 and Mission Blvd.

Average daily traffic counts:

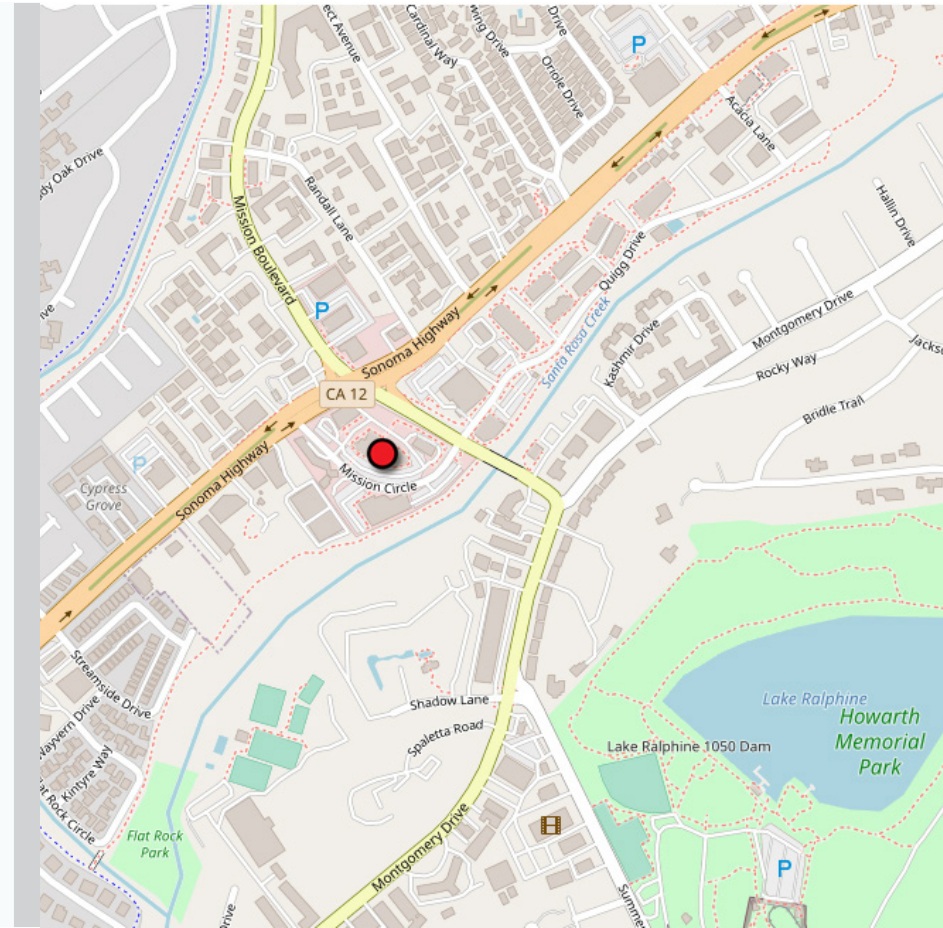
State Highway 12 (Sonoma Hwy) - 37,500+/-

Mission Blvd. - 23,938+/-

Conveniently located between Rincon Valley and Bennett Valley and neighboring Spring Lake / Howarth Park and Annadel State Park makes Mission Plaza a prime retail location for any retail business owner.

Co-Tenants & Area Tenants: McDonald's, Burger King, Walgreens, Sarmentine French Artisan Boulanger, Windsor Fitness @ Mission, Chateau de Beauty, Mexican Cuisine, One-to-One Learning Center, Fru-Ta, Verizon, Mission Car Wash, Medical & Dental Offices

Ideally located at the signalized intersection of Highway 12 (Sonoma Hwy) and Mission Blvd.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,935	85,686	184,442
Est. Avg. HH Income	\$91,065	\$92,705	\$83,574

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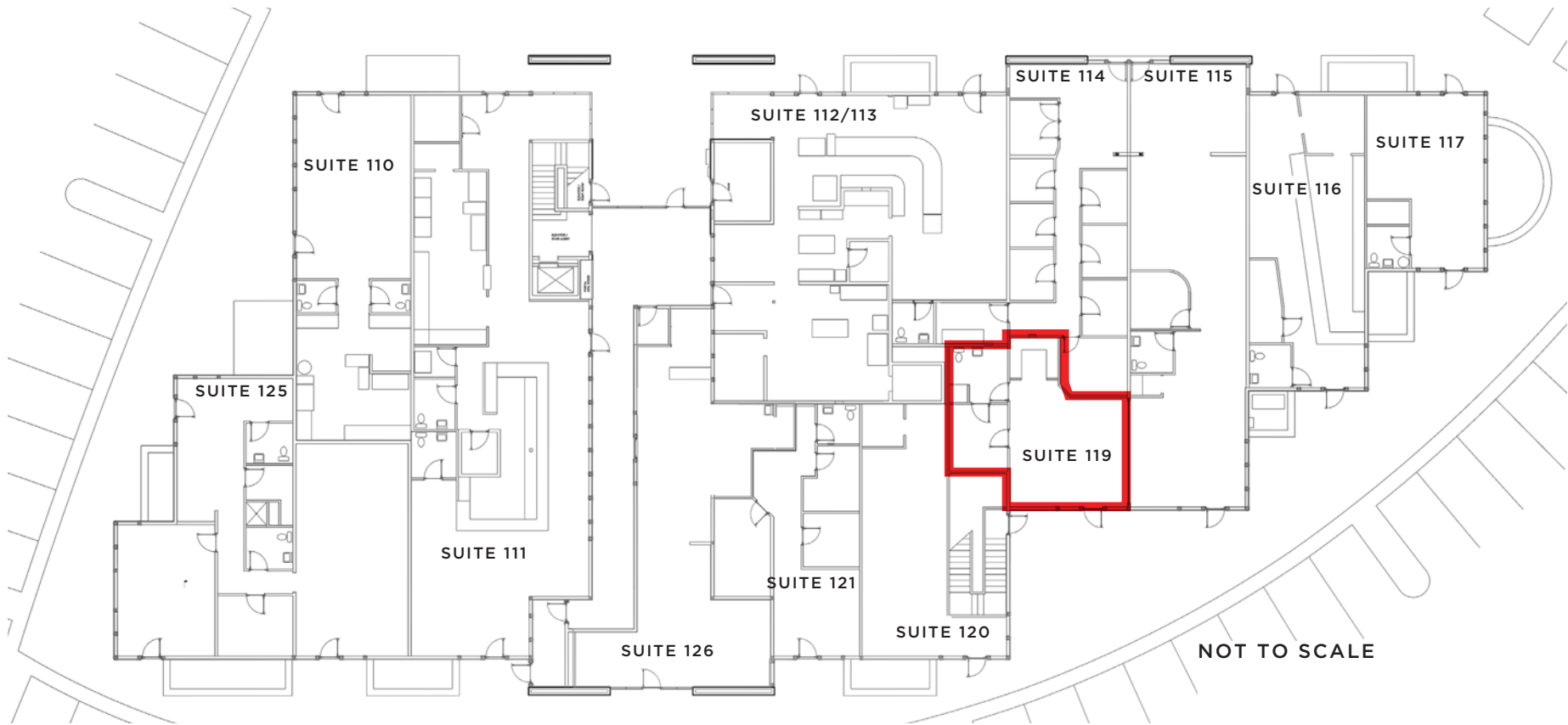
SITE PLAN

FIRST FLOOR



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 AVAILABLE

PRESENTED BY:

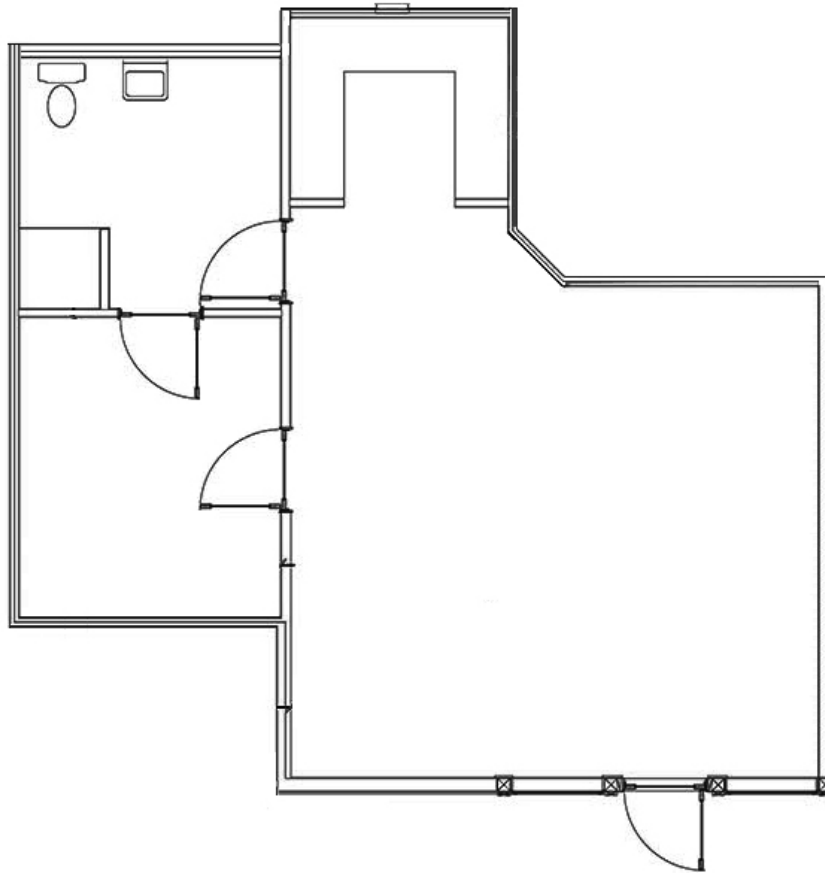
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FLOOR PLAN

SUITE 119



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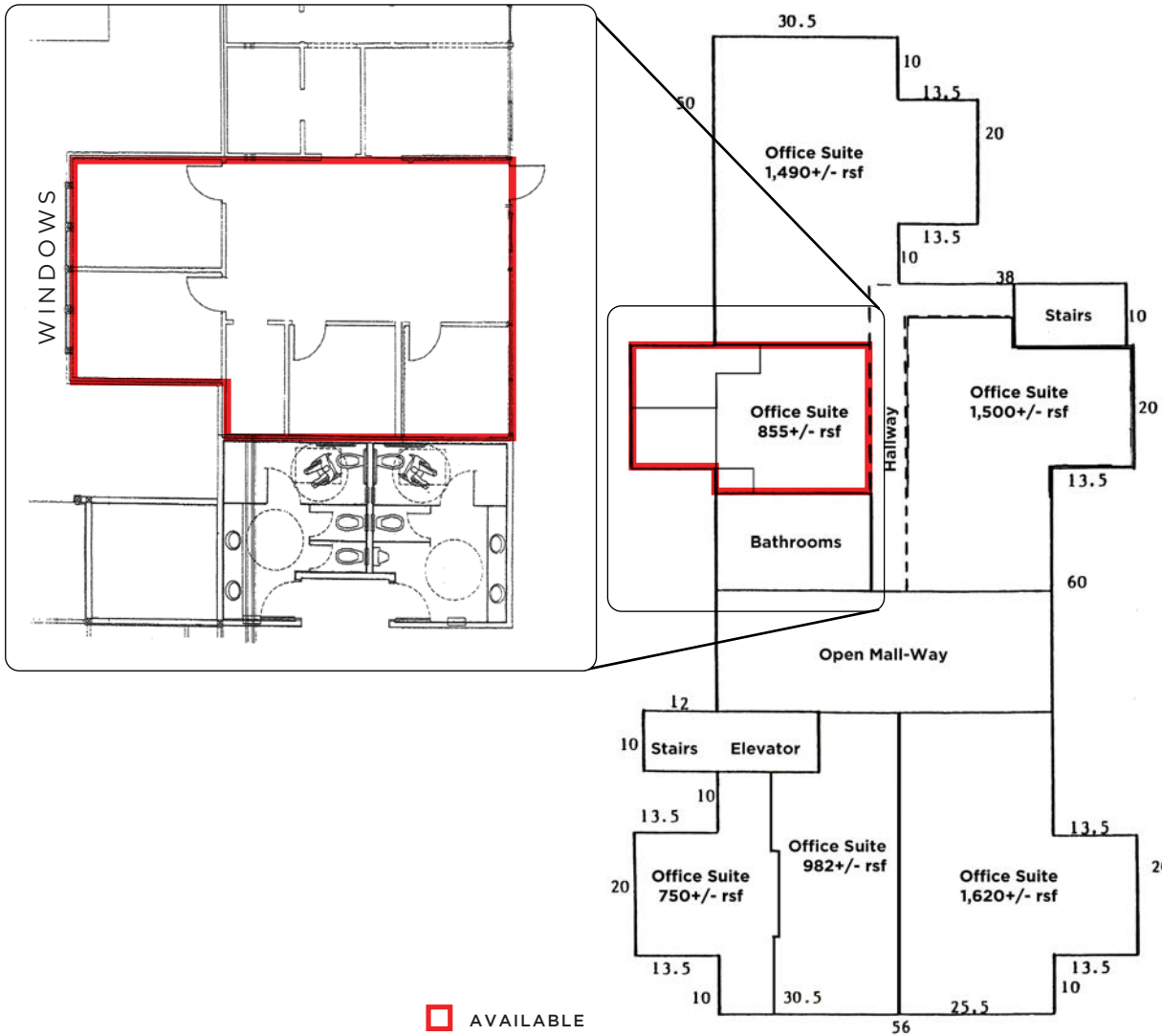
FLOOR PLAN

SUITE 205



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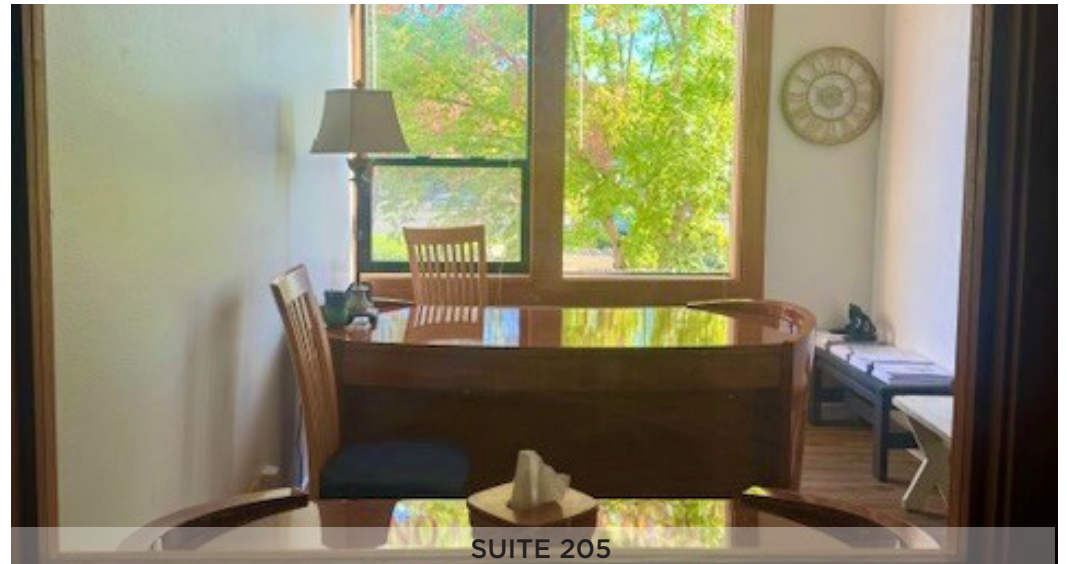


PROPERTY PHOTOS



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VICINITY MAP



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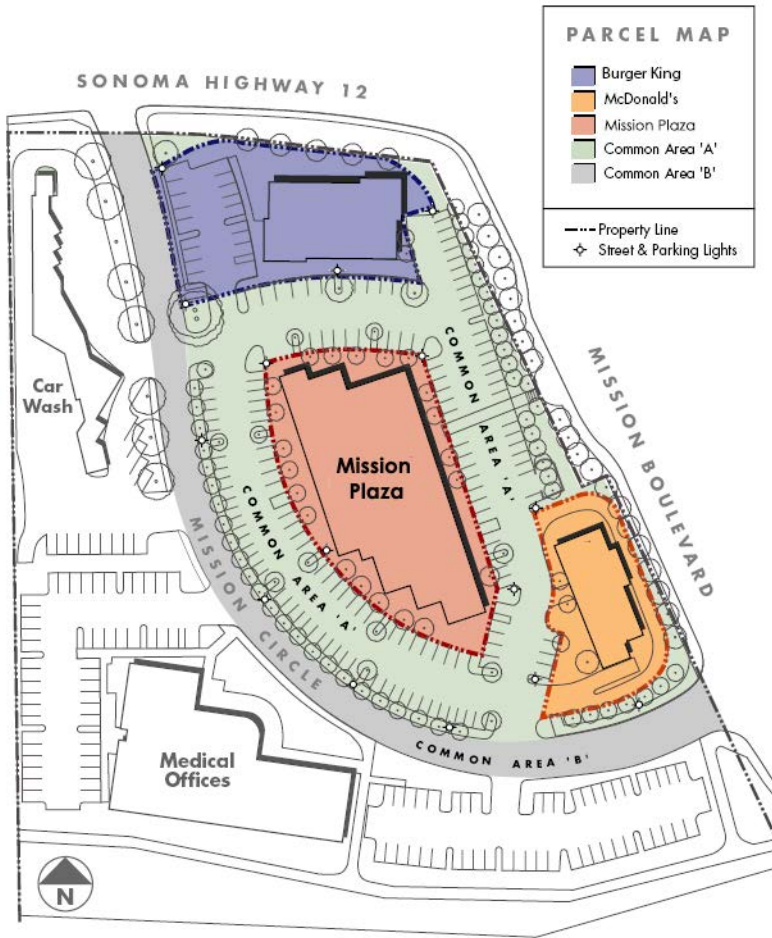


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