

SANTA ROSA MARKETPLACE

2280 Santa Rosa Avenue Santa Rosa, CA



CORNER PAD REDEVELOPMENT AT SIGNALIZED INTERSECTION

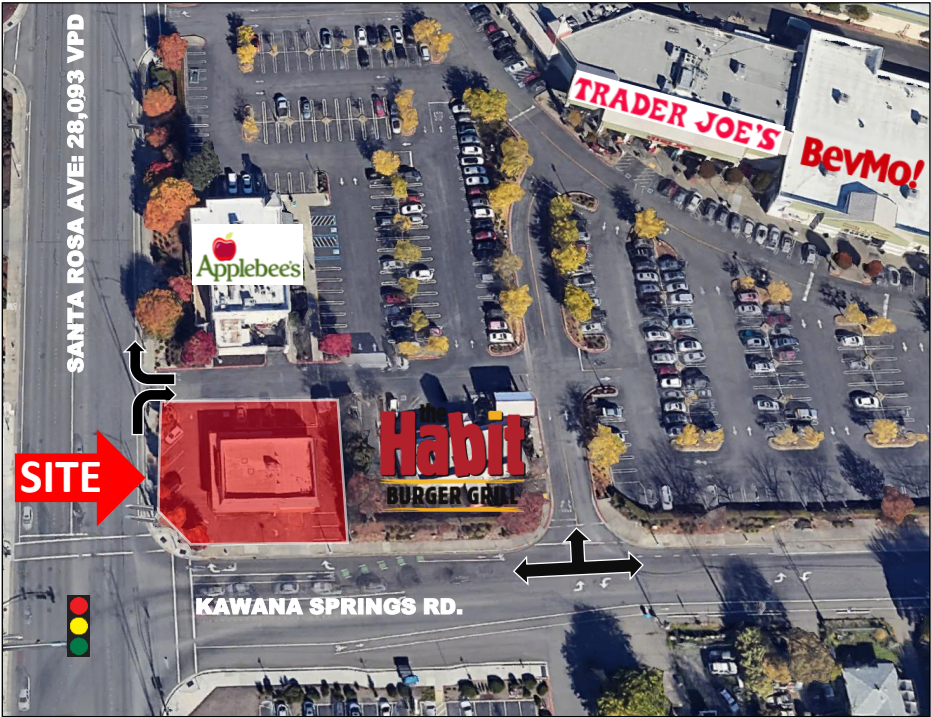


JOHN SCHAEFER
Principal
(415) 235-8115
john@keystonerea.com
CA LIC: 0125740



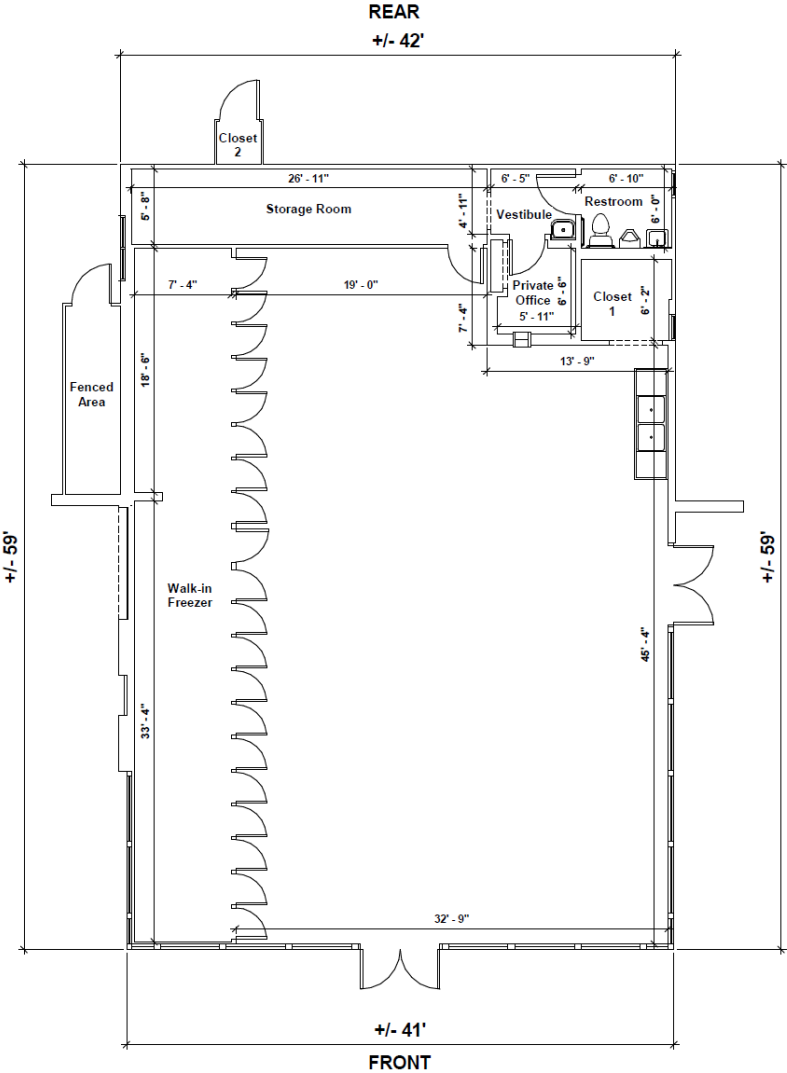
KEYSTONE REAL ESTATE ADVISORS
1129 Industrial Avenue, #205
Petaluma, CA 94952
www.keystonerea.com
CA LIC: 02117431

PAD 7 REDEVELOPMENT OPPORTUNITY

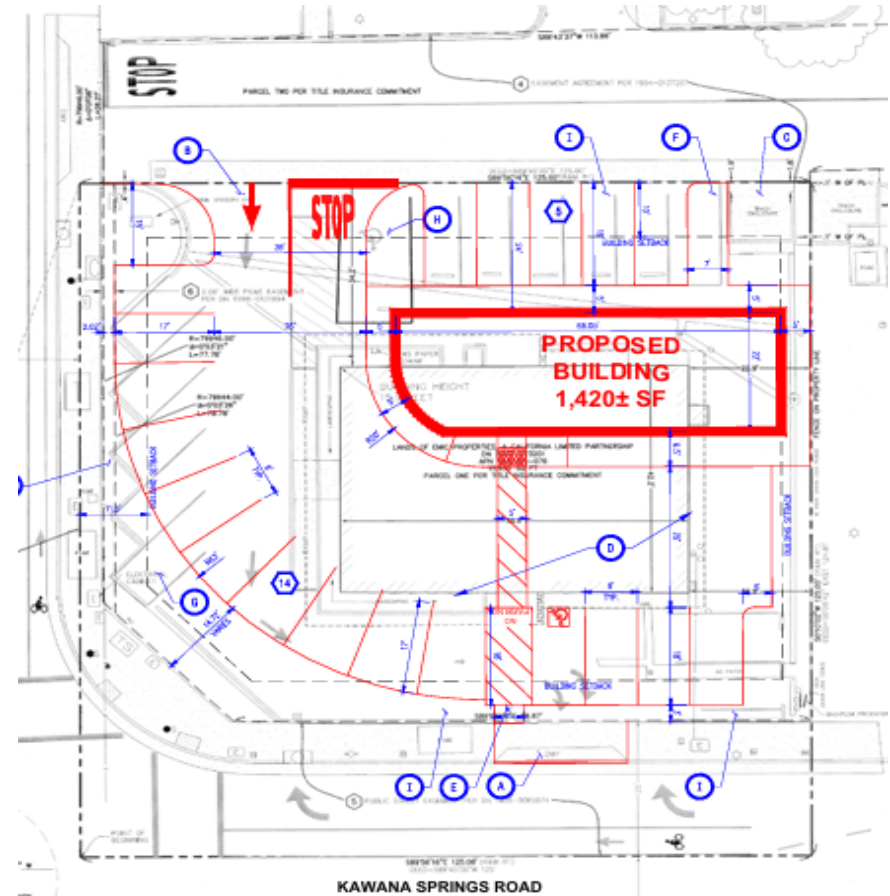


PAD 7 REDEVELOPMENT OPPORTUNITY
EXISTING BUILDING ±2,478 | LOT SIZE: ± 0.26 AC

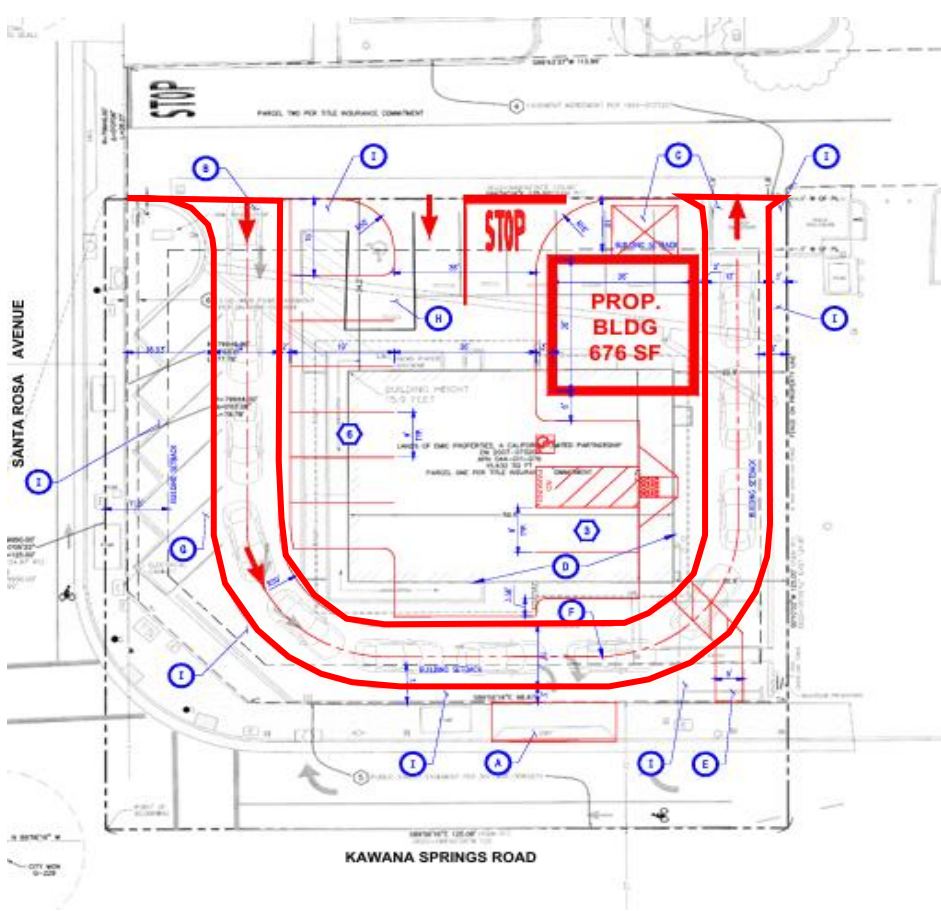
- CORNER PAD LOCATED AT SIGNALIZED INTERSECTION
- FULL TURN ACCESSIBILITY
- SANTA ROSA AVE FRONTAGE: ±108 FT
- ADJACENT TO BRAND NEW HABIT BURGER GRILL
- AVAILABLE 9/1/2027
- THE CITY OF SANTA ROSA SUPPORTS REDEVELOPING THE BUILDING TO A DRIVE-THRU RESTAURANT, BANK OR RETAIL SEE PLANS ON NEXT PAGE.



PAD 7 REDEVELOPMENT OPPORTUNITY



Potential Plan A



Potential Plan B



HIGHLIGHTS

- SANTA ROSA MARKETPLACE IS THE PREMIER REGIONAL SHOPPING CENTER IN SONOMA COUNTY
- THIS COSTCO AND TARGET ANCHORED RETAIL SHOPPING CENTER IS HOME TO OVER 27 NATIONAL RETAILERS WITH OVER 544,234 SF OF RETAIL SPACE
- STRATEGICALLY LOCATED ALONG SONOMA COUNTY’S “RETAIL ROW” WITH DIRECT ACCESS TO HIGHWAY 101
- STRONG REGIONAL DRAW FROM NEIGHBORHOODS IN PROXIMITY WITH A RESIDENTIAL POPULATION OF OVER 200,000
- HIGHEST VOLUME SHOPPING CENTER IN THE NORTH BAY
- EXCELLENT VISIBILITY FROM SANTA ROSA AVENUE– 28,093 VPD
- UPCOMING AVAILABILITY:
 - PAD 7-REDEVELOPMENT OPPORTUNITY-AVAILABLE 9/1/2027
 - EXISTING BUILDING ±2,478 | LOT SIZE: ± 0.26 AC (SEE PAGE 5)

Tenants Include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	23,115	134,499	203,254
No. of Households	7,494	48,200	74,806
Avg. HH Income	\$98,348	\$104,244	\$116,565

© 2025 Keystone Real Estate Advisors, Inc. (KREA) The information contained in this document has been obtained from sources believed reliable. While KREA does not doubt its accuracy, KREA has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. KREA and the KREA logo are service marks of Keystone Real Estate Advisors, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

JOHN SCHAEFER
Principal
(415) 235-8115
john@keystonerea.com
CA LIC: 0125740



KEYSTONE REAL ESTATE ADVISORS
1129 Industrial Avenue, #205
Petaluma, CA 94952
www.keystonerea.com
CA LIC: 02117431

SITE MAP & INDEX



SANTA ROSA MARKETPLACE		
SUITE ID	TENANT	SIZE (SF)
Major A	Best Buy	42,006 sf
Major A2	Burlington	31,635 sf
Major AB	PetSmart	15,994 sf
Major B	Marshalls	30,000 sf
Major C	Sports Basement	41,890 sf
Major D	Target	124,319 sf
Major E	Costco	148,027
Major 1	Bevmo!	18,000 sf
Major 2	Trader Joe's	15,000 sf
Major 3	Old Navy	12,500 sf
Major 4	Ulta Beauty	14,940 sf
Shop A1	Vans	1,500 sf
Shop A2	Vans	1,866 sf
Shop A3	Menchie's	1,400 sf
Shop A4	Chipotle	2,245 sf
Shop A5A	AT&T	2,249 sf
Shop A5A	Laser Away	1,756 sf
Shop A5B	Crumbl Cookie	1,400 sf
Shop A7	Ohana Hawaiian BBQ	1,600 sf
Shop B1	Teaspoon	1,159 sf
Shop B2	Sourdough & Co.	1,320 sf
Shop B3	Sally Beauty Supply	1,540 sf
Shop C1	Panda Express	2,827 sf
Shop C2	Aloh-O Poke & Tea	1,307 sf
Pad 1	Wendy's	3,450 sf
Pad 3	Costco Gas	6,000 sf
Pad 4	Taco Bell	1,989 sf
Pad 5	Applebee's	5,400 sf
Pad 6	The Habit Burger (coming soon)	2,530 sf
Pad 7	Grog Shop	2,478 sf

REDEVELOPMENT OPPORTUNITY
AVAILABLE 9/1/2027

JOHN SCHAEFER
Principal
(415) 235-8115
john@keystonerea.com
CA LIC: 0125740



KEYSTONE REAL ESTATE ADVISORS
1129 Industrial Avenue, #205
Petaluma, CA 94952
www.keystonerea.com
CA LIC: 02117431

CENTER PHOTOS

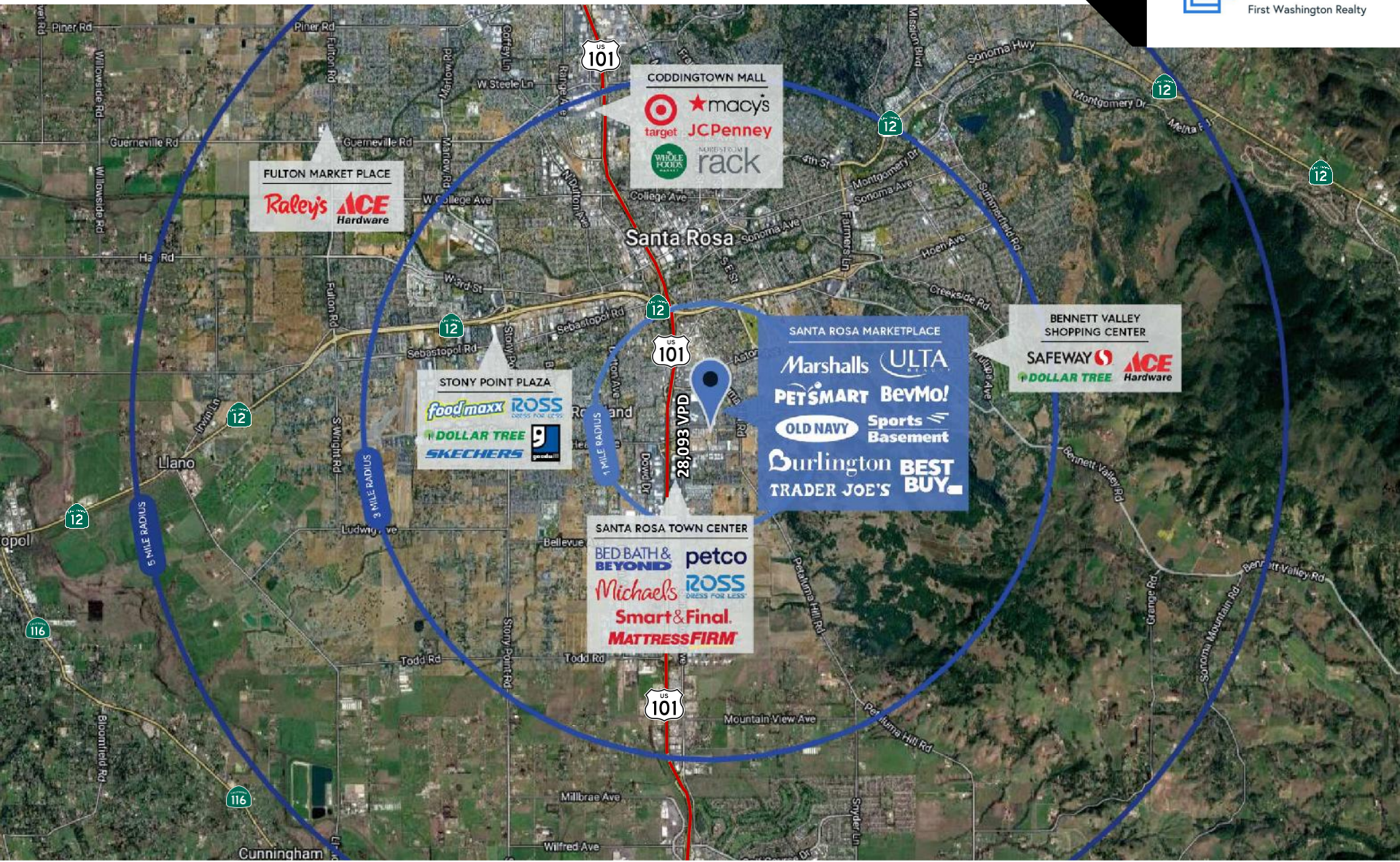


JOHN SCHAEFER
Principal
(415) 235-8115
john@keystonerea.com
CA LIC: 0125740



KEYSTONE REAL ESTATE ADVISORS
1129 Industrial Avenue, #205
Petaluma, CA 94952
www.keystonerea.com
CA LIC: 02117431

RETAIL TRADE MAP



JOHN SCHAEFER
Principal
(415) 235-8115
john@keystonerea.com
CA LIC: 0125740