



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

130 & 140 STONY POINT ROAD  
SANTA ROSA, CA

**STONY POINT LAKE RETAIL  
& BUSINESS SERVICE CENTER**



Go beyond broker.

PRESENTED BY:

**DAVE PETERSON, PARTNER**

LIC # 01280039 (707) 528-1400, EXT 210

[DPETERSON@KEEGANCOPPIN.COM](mailto:DPETERSON@KEEGANCOPPIN.COM)

**ERLINA D'ARGENZIO, SENIOR RE ADVISOR**

LIC # 01985519 (707) 528-1400, EXT 241

[ERLINA.OTHMAN@KEEGANCOPPIN.COM](mailto:ERLINA.OTHMAN@KEEGANCOPPIN.COM)



## PROPERTY DESCRIPTION



130 & 140 STONY POINT ROAD  
SANTA ROSA, CA

### STONY POINT LAKE RETAIL & BUSINESS SERVICE CENTER

## FEATURES

- **Suites A&C:** 7,366+/- sf (2nd Generation Restaurant),  
**Suite B:** 4,658+/-, **Suite E:** 2,886+/- sf, **Suite F:** 1,970+/- sf,  
**Suite J:** 2,412+/- sf
- Highly Visible and Strategically Located within the
- 500,000 sf Stony Point Office Park
- Adjacent to 22 Acre Finley Community Park/Swim Center
- 2,500 Employees & Visitors Per Day
- One Mile West of Downtown Santa Rosa and a Half Mile North of Hwy 12
- Tenant Improvement Allowances to Qualified Tenants

### DEMOGRAPHICS

|                       | 1 MILE                           | 3 MILE   | 5 MILE    |
|-----------------------|----------------------------------|----------|-----------|
| Population            | 24,613                           | 131,485  | 193,813   |
| Avg. HH Income        | \$96,116                         | \$95,484 | \$103,197 |
| Average Age           | 37.4                             | 37.9     | 37.9      |
| S.P. Office Park Pop. | 2,500 Employees/Visitors per Day |          |           |

### TRAFFIC COUNTS

|                  |         |
|------------------|---------|
| Stony Point Road | 32,212  |
| US Highway 101   | 130,200 |



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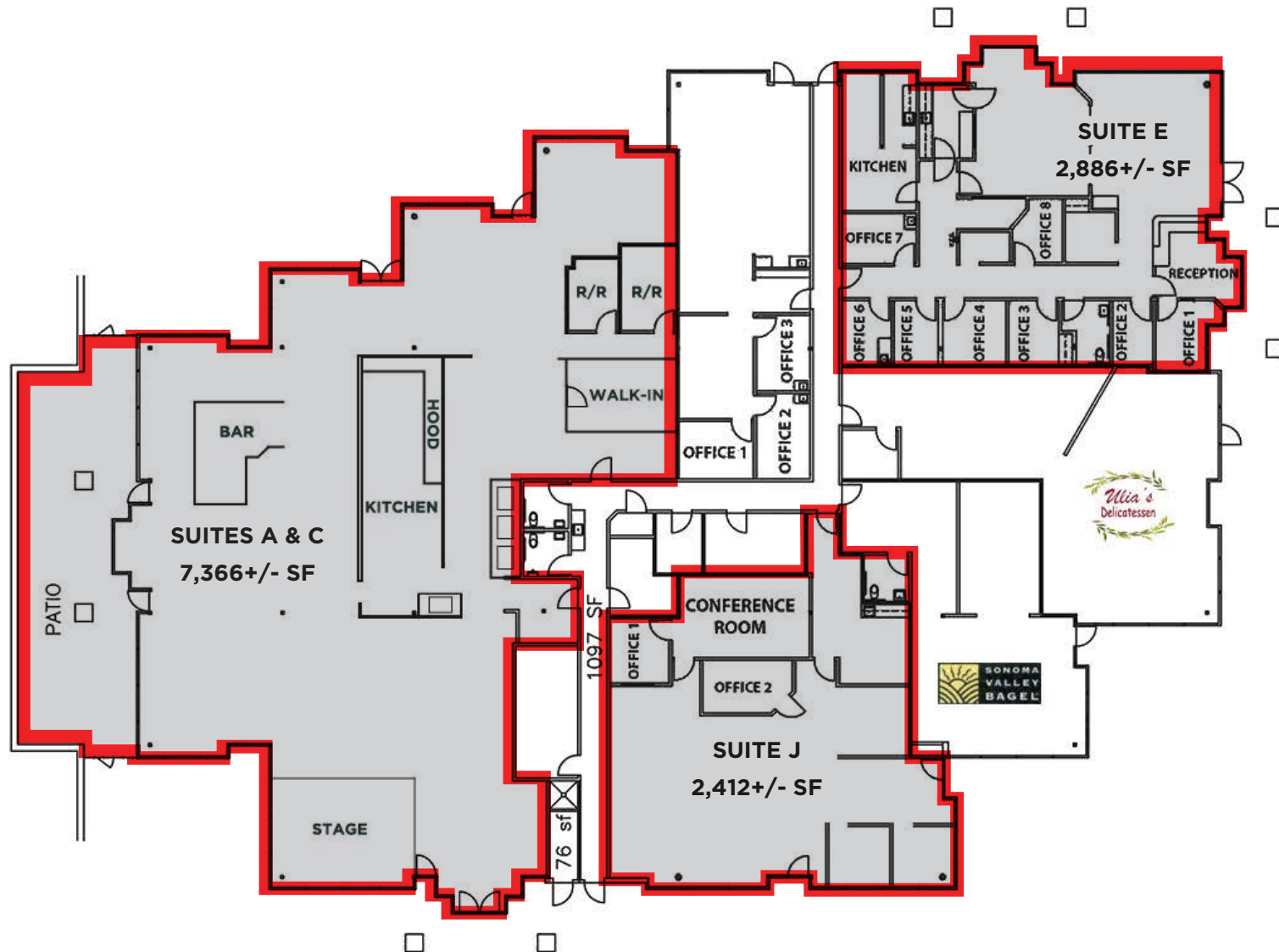


# 130 FLOOR PLAN



130 & 140 STONY POINT ROAD  
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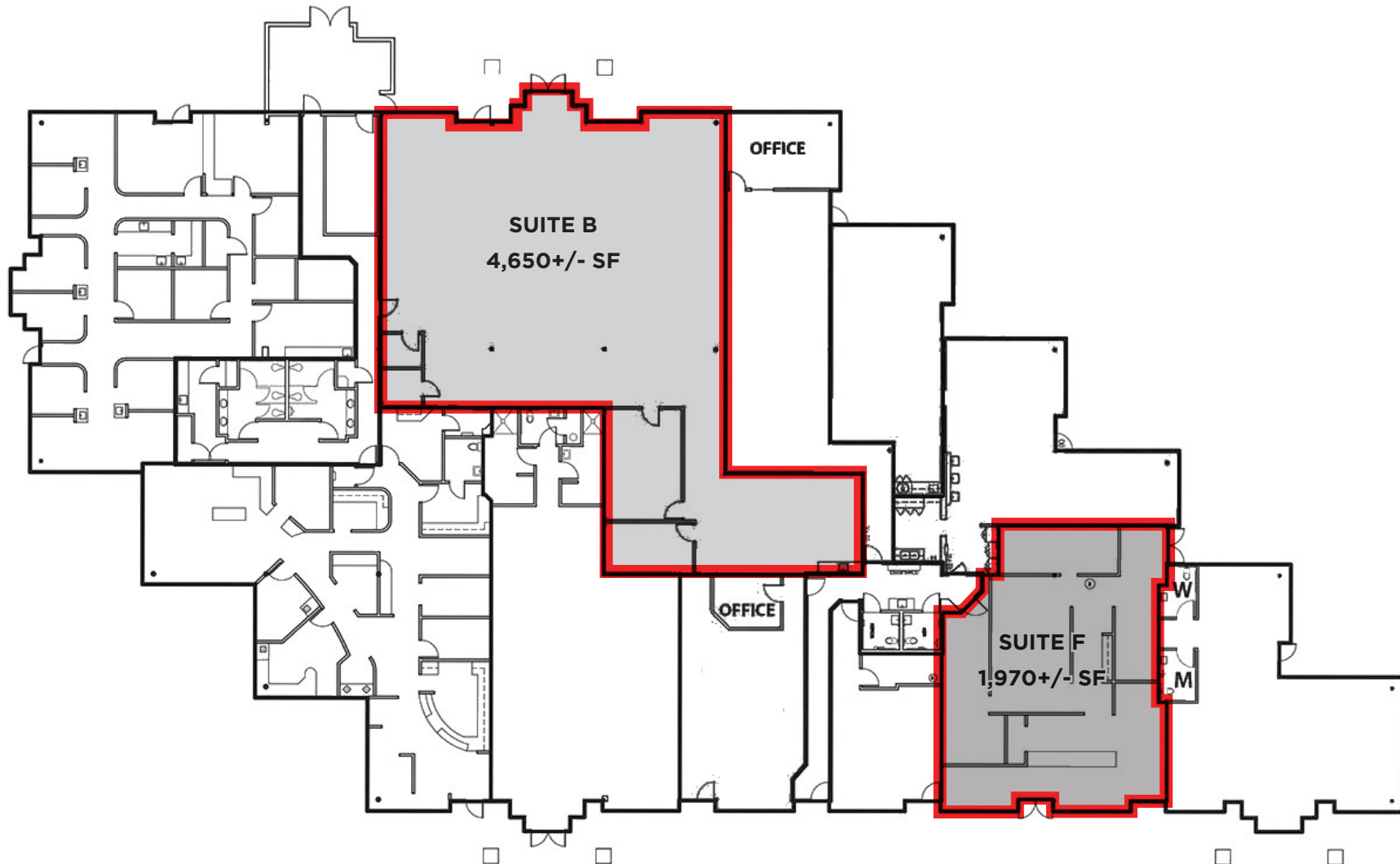


# 140 FLOOR PLAN



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## SUITES A&C PHOTOS



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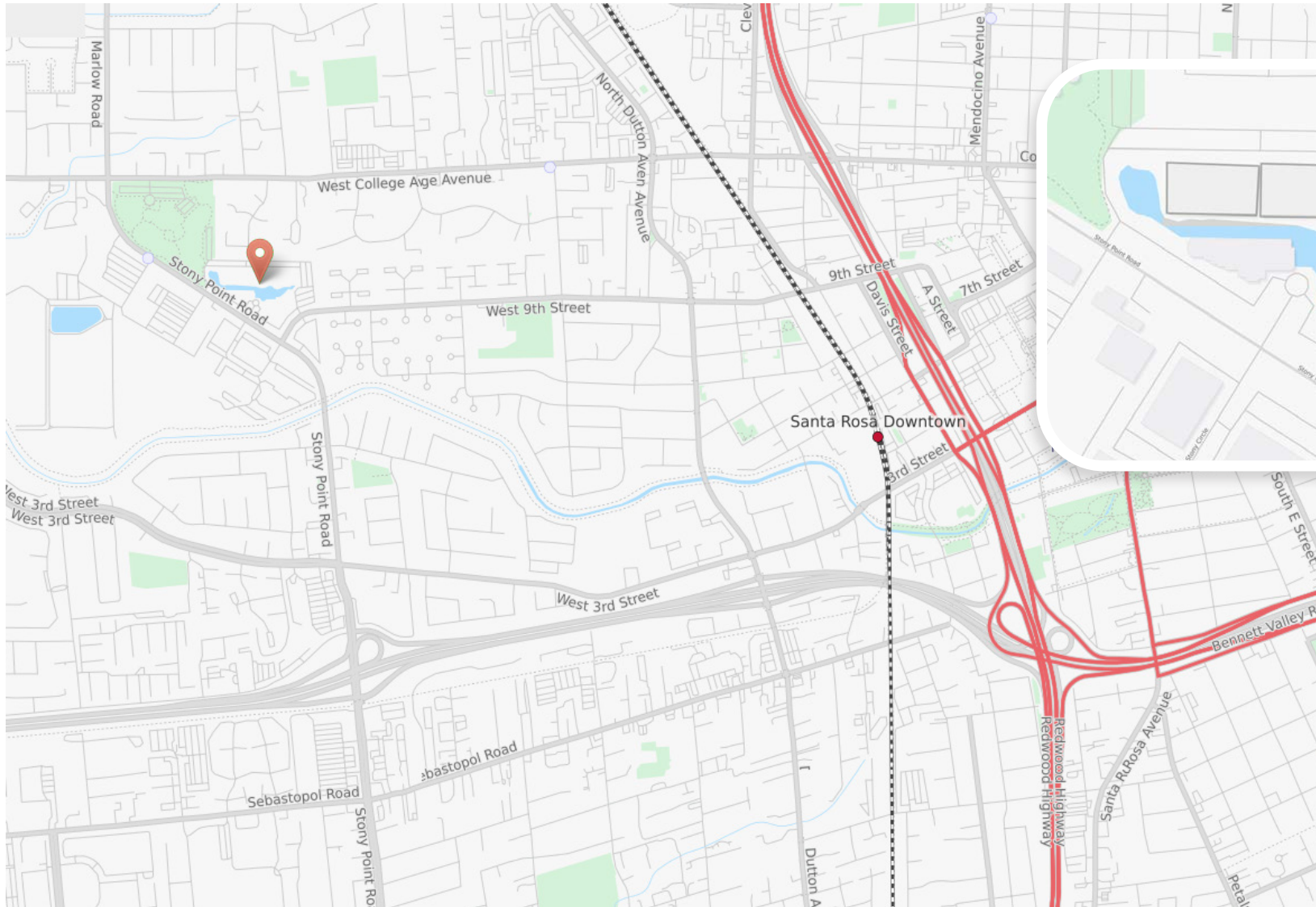


## LOCATION MAP



130 & 140 STONY POINT ROAD  
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