



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

52 MISSION CIR. @ HWY 12  
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](mailto:RDERINGER@KEEGANCOPPIN.COM)





# PROPERTY DETAILS



52 MISSION CIRCLE @ HWY 12  
SANTA ROSA, CA

## OFFICE & RETAIL SPACE FOR LEASE

### 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 200: \$1,500 per month, Gross
- Suite 205: \$1,500 per month modified full service (includes utilities)

#### Parking

Shared Unreserved

#### Zoning

C1 - PD

### SPACE

**Suite 119:** 706+/- rsf

**Suite 200:** 750+/- rsf

**Suite 205:** 855+/- rsf

### DESCRIPTION

1st Floor Retail Space with 1 Office and Restroom.

Office Space - 3 Private Offices, Waiting/Reception Area. 2nd Floor & Elevator Served.

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+/-**

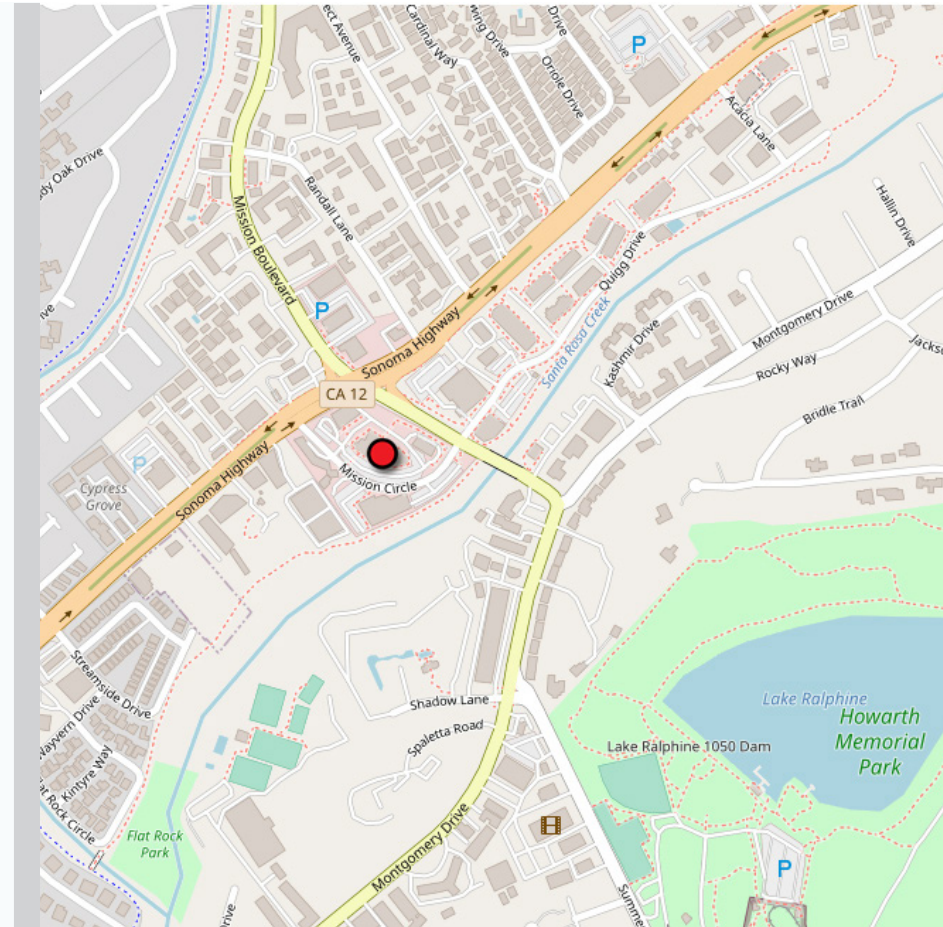
**Mission Blvd. - 23,938+/-**

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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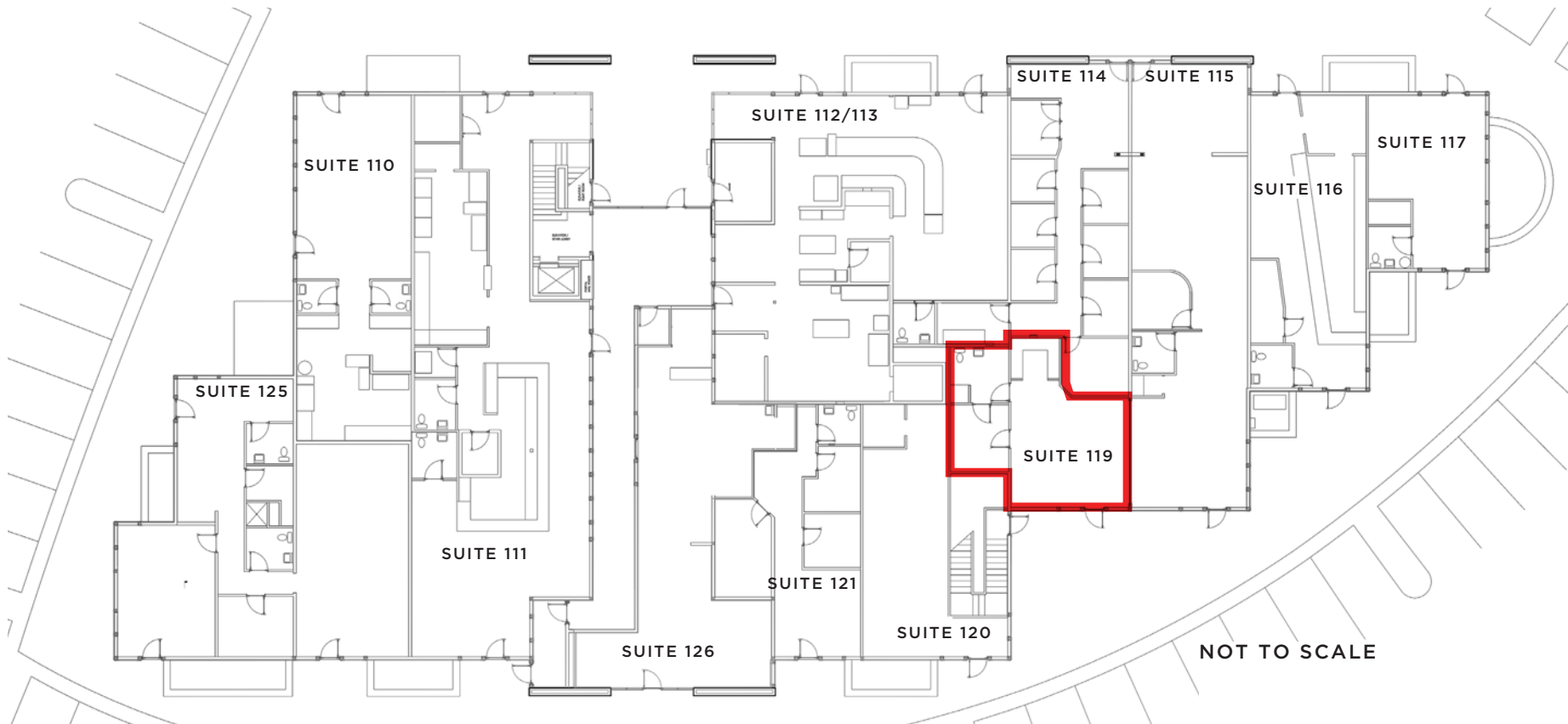
# SITE PLAN

## FIRST FLOOR



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 AVAILABLE

**PRESENTED BY:**

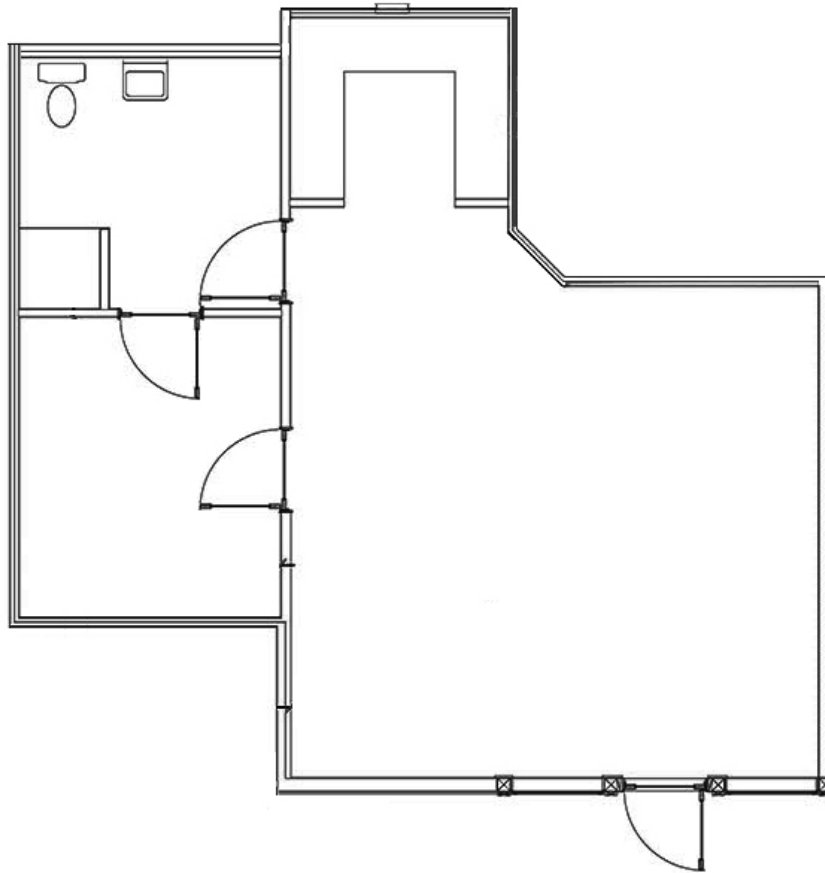
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# FLOOR PLAN

SUITE 119 - FIRST FLOOR



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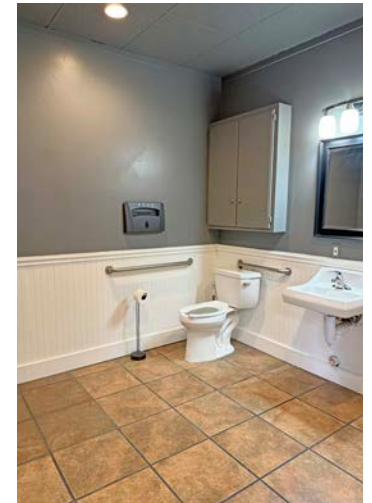
# PROPERTY PHOTOS

## SUITE 119



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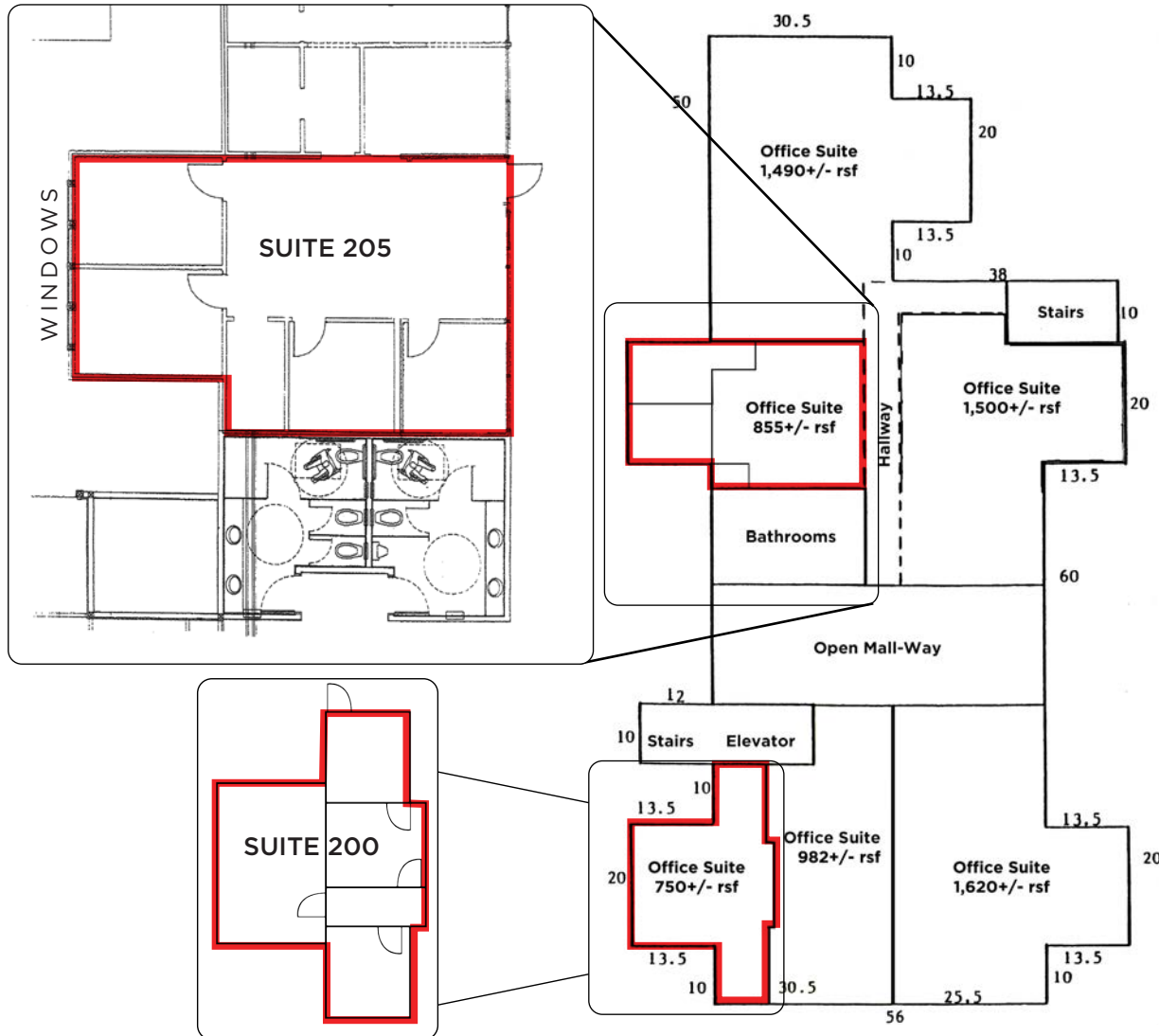
# FLOOR PLAN

SUITE 200 & 205 - SECOND FLOOR



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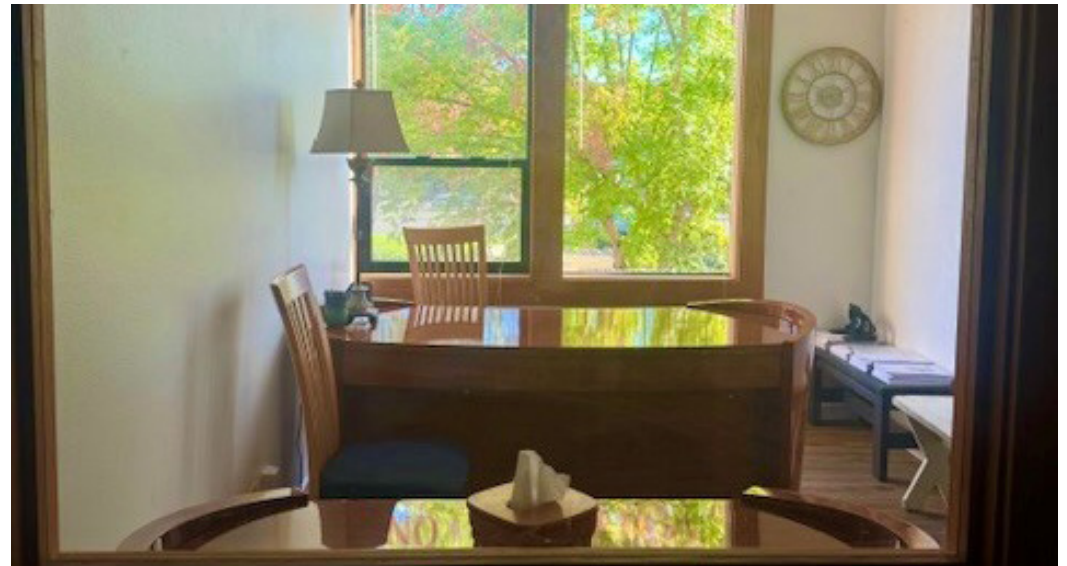
# PROPERTY PHOTOS

## SUITE 205



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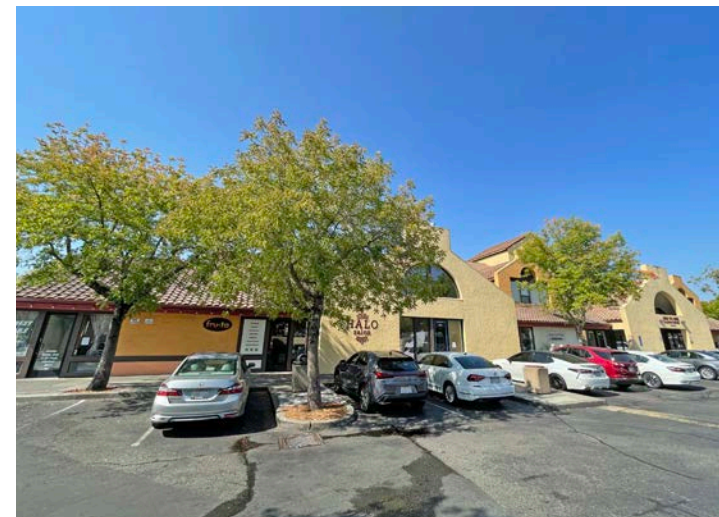


## PROPERTY PHOTOS



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## VICINITY MAP



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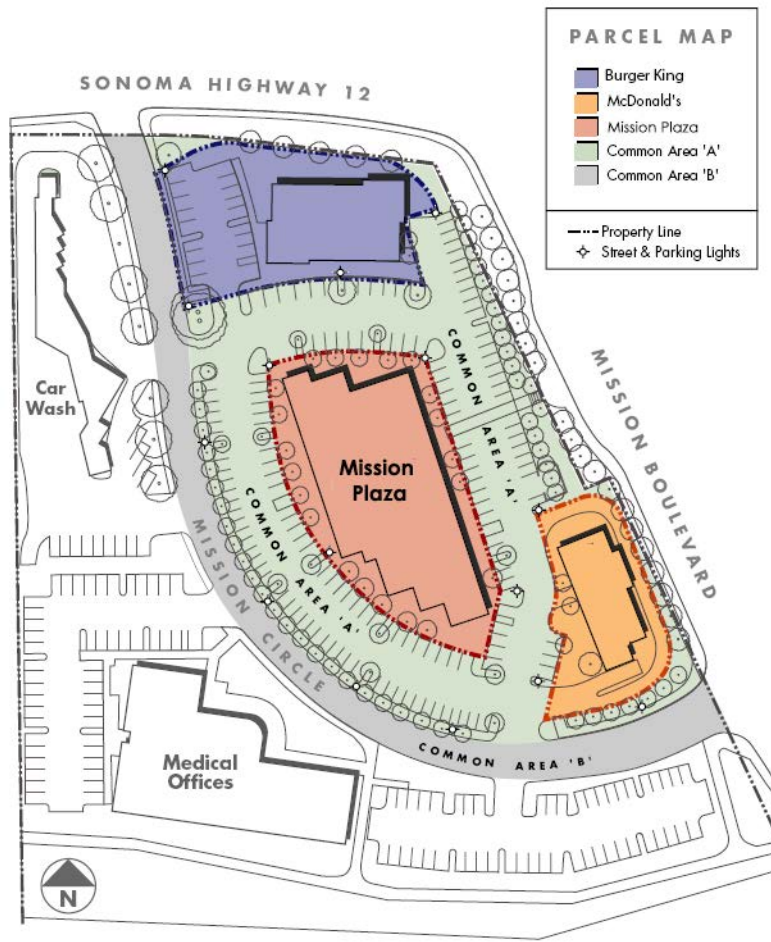
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## VICINITY MAP



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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
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