



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

5503 OLD REDWOOD HIGHWAY  
SANTA ROSA, CA

COMMERCIAL PROPERTY  
PREVIOUSLY PERMITTED FOR  
COFFEE SHOP & LAUNDROMAT  
**MOVE-IN RENT SPECIAL**



Go beyond broker.

PRESENTED BY:

**BRIAN KEEGAN, PARTNER**  
LIC # 01809537 (707) 528-1400, EXT 249  
[BKEEGAN@KEEGANCOPPIN.COM](mailto:BKEEGAN@KEEGANCOPPIN.COM)

**NATHAN FLYNN, AGENT**  
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[NFLYNN@KEEGANCOPPIN.COM](mailto:NFLYNN@KEEGANCOPPIN.COM)



# PROPERTY DETAILS



5503 OLD REDWOOD HWY.  
SANTA ROSA, CA

## COMMERCIAL BUILDING FOR LEASE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Previous use permit “done” for drive-thru coffee shop or property
- Use permit for laundromat approved by County of Sonoma PRMD
- Proposed floor plans accommodate 6-8 30lb washing machines & 6 30lb stack dryers
- Private restroom
- Excellent location near mobile home parks and residential complexes

#### Parking

On-site

#### Zoning

RR B6 2 (Rural Residential)

### DESCRIPTION OF PREMISES

Excellent opportunity to open a new Coffee Shop/Café near existing residential areas in beautiful wine country.

### LEASE TERMS

#### Rate - Move-In Special

Months 1-6: \$1,000/Month

Months 7-12: \$1,800/Month

Months 13-36: Fixed 3% Increase

#### Terms

Gross

3-Year Minimum

### RETAIL SPACE

700+/- sq ft

### DESCRIPTION

Currently an open floor plan with one private restroom. Property has on-site parking.

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## AREA DESCRIPTION



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#### DESCRIPTION OF AREA

The property is located near the intersection of Old Redwood Highway and Fulton Road, with immediate access to Highway 101. There are mobile home parks and multi-family residential developments nearby.

#### NEARBY AMENITIES

- Restaurants
- Gas Station
- Hotel
- Movie Theater

#### TRANSPORTATION ACCESS

- Highway 101 via Old Redwood Hwy
- Sonoma County Transit



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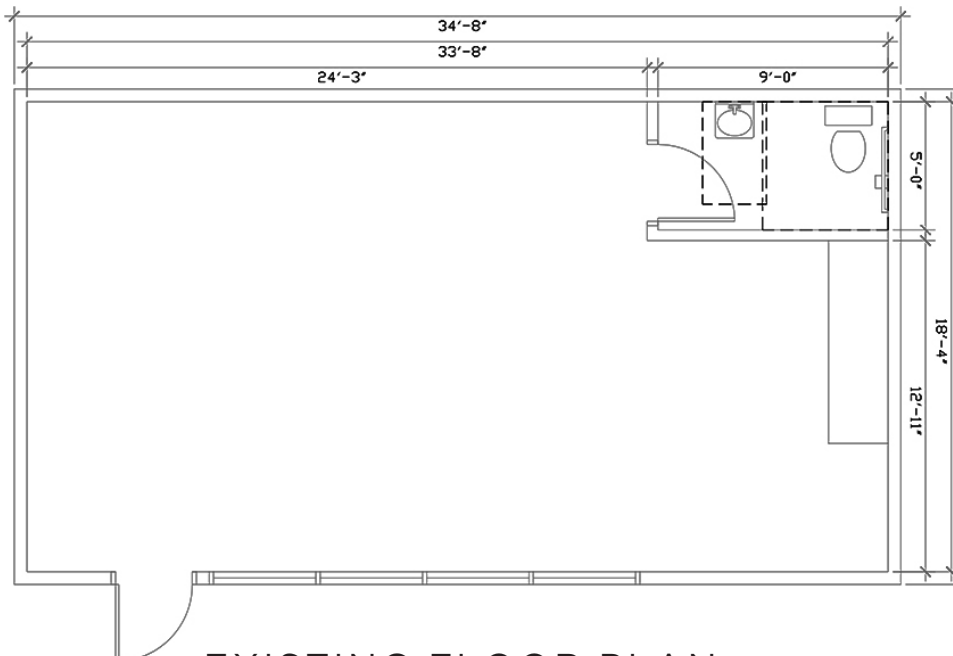


# FLOOR PLAN

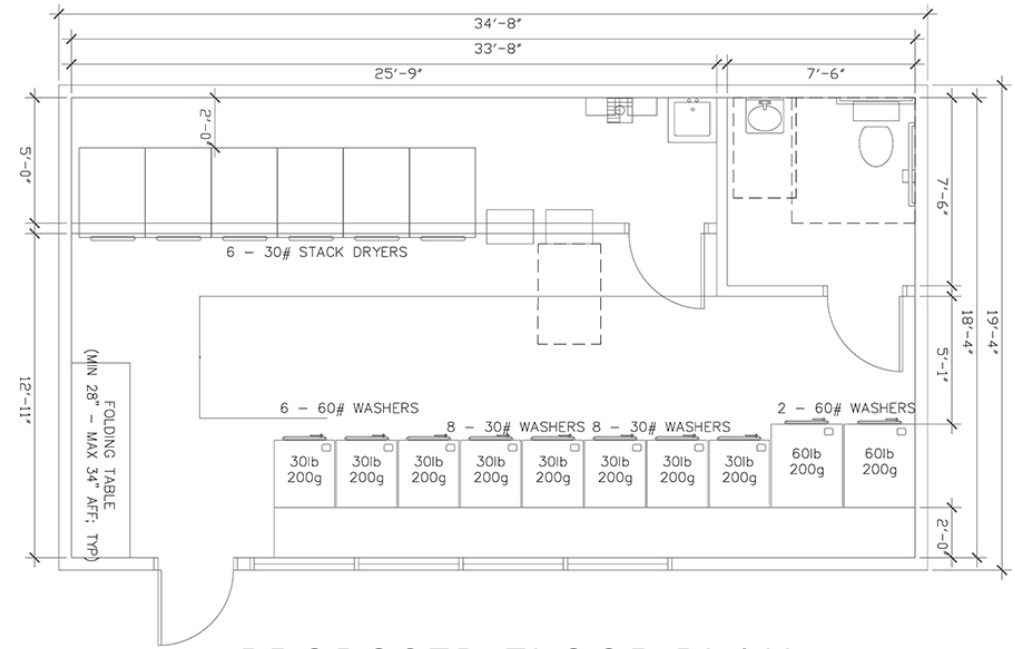


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## COMMERCIAL BUILDING FOR LEASE



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN  
(LAUNDROMAT)

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# USE PERMIT



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**COMMERCIAL  
BUILDING FOR LEASE**

## UPE23-0004 - Use Permit

**Opened Date:**

1/31/2023

**Permit Number:**

UPE23-0004

**Permit Type:**

Use Permit

**Applicant:**

Ted Hollen

**Primary Address:**

5503 Old Redwood Hwy, Santa Rosa 95403

**Permit Description:**

Use Permit modification of UPE04-0121 for a coin operated laundromat on a 3.47 acre parcel. Zoning is Rural Residential but there is historical use and permitting for the commercial property that includes a hair salon, coffee shop and market.

**Approved Condition**

**Status:**

**Compliance**

**6/26/2023**



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# LOCATION MAP



5503 OLD REDWOOD HWY.  
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1355 North Dutton Avenue  
Santa Rosa, CA 95401  
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(707) 528-1400

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