



Marlow Road & Guerneville Road - 40,326 ADT

MARLOW CENTER

1791 MARLOW ROAD
SANTA ROSA, CALIFORNIA

LOCKEHOUSE

A MEMBER OF
CHAINLINK
RETAIL ADVISOR

MARLOW CENTER
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ABOUT MARLOW CENTER

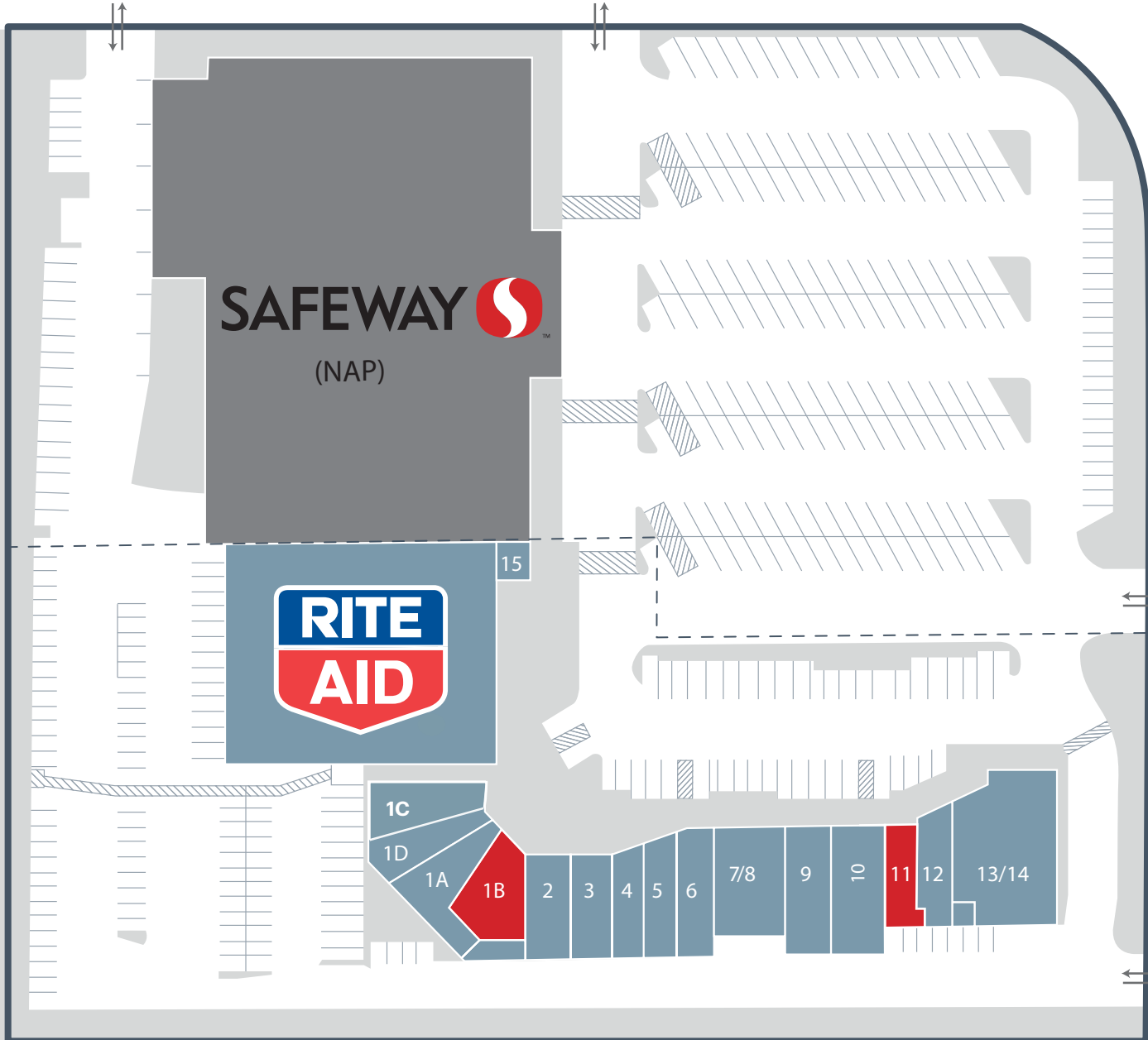
Marlow Shopping center is a highly trafficked neighborhood center anchored by a successful Safeway and Rite Aid. The center is located between Rite Aid Drugs, Round Table Pizza, H&R Block, and Wells Fargo. The space offers close proximity to outside dining patio area with very good street access & visibility. Other co-tenants include: Hair and Tanning Salon, Mexican & Chinese Food. Customer draw to this Center is approximately 150,000 customers per month as reported by Safeway and Rite Aid.

PROPERTY PROFILE

AVAILABLE SPACES	1B & 11 ±1,000 SF - ±2,700 SF						
ASKING RENT	Inquire with Broker						
TRAFFIC COUNT	<table border="0"> <tr> <td>Marlow Road</td> <td>22,612 ADT</td> </tr> <tr> <td>Guerneville Rd</td> <td>17,714 ADT</td> </tr> <tr> <td>Highway 101</td> <td>130,465 ADT</td> </tr> </table>	Marlow Road	22,612 ADT	Guerneville Rd	17,714 ADT	Highway 101	130,465 ADT
Marlow Road	22,612 ADT						
Guerneville Rd	17,714 ADT						
Highway 101	130,465 ADT						
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Neighborhood Center • Excellent visibility • Signalized intersection • Restaurant and retail shop space • Easy access from Marlow Rd and Guerneville Rd. • Abundance of parking • Monument signage 						



Guerneville Road - 17,714 ADT



Suite	Tenant	SF
1A	Marlow Nails	1,450
1B	Vacant	1,714
1C	Fairfood	1,450
1D	Dentist	1,410
2	I-Phone	1,017
3	Tan	1,230
4	GoGoWok	1,200
5	HR Block	1,250
6	Mexican	1,064
7-8	Croissant	1,976
9	Orthodontist	2,626
10	L3 Soccer	900
11	Vacant	1,000
12	Hot Cuts	1,065
13-14	Round Table	3,870
15	Insurance/David Lemus	200
Anchor	Rite Aid	14,700
Total SF		38,122

Plot Line 

Plat Line 

Available 

Marlow Road - 22,612 ADT



H&R BLOCK

AVAILABLE | 11

AVAILABLE | 1B





MARKET AERIAL

CROSSROADS PLAZA

ROSEWOOD VILLAGE

CODDINGTOWN MALL

40 + MORE SHOPS

MENDOCINO MARKETPLACE

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GUERNEVILLE RD - 17,714 ADT

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W COLLEGE AVE

MARLOW RD - 22,612 ADT

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SANTA ROSA PLAZA

20 + MORE SHOPS

US 101

130,465 ADT

CALIFORNIA 12

84,003 ADT

CALIFORNIA 12



POPULATION	1 MILE	3 MILES	5 MILES
	22,379	109,134	182,128



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$98,510	\$103,740	\$110,715



HOUSEHOLD INCOME DISTRIBUTION	1 MILE	3 MILES	5 MILES
\$200,000 or More	443	2,562	5,676



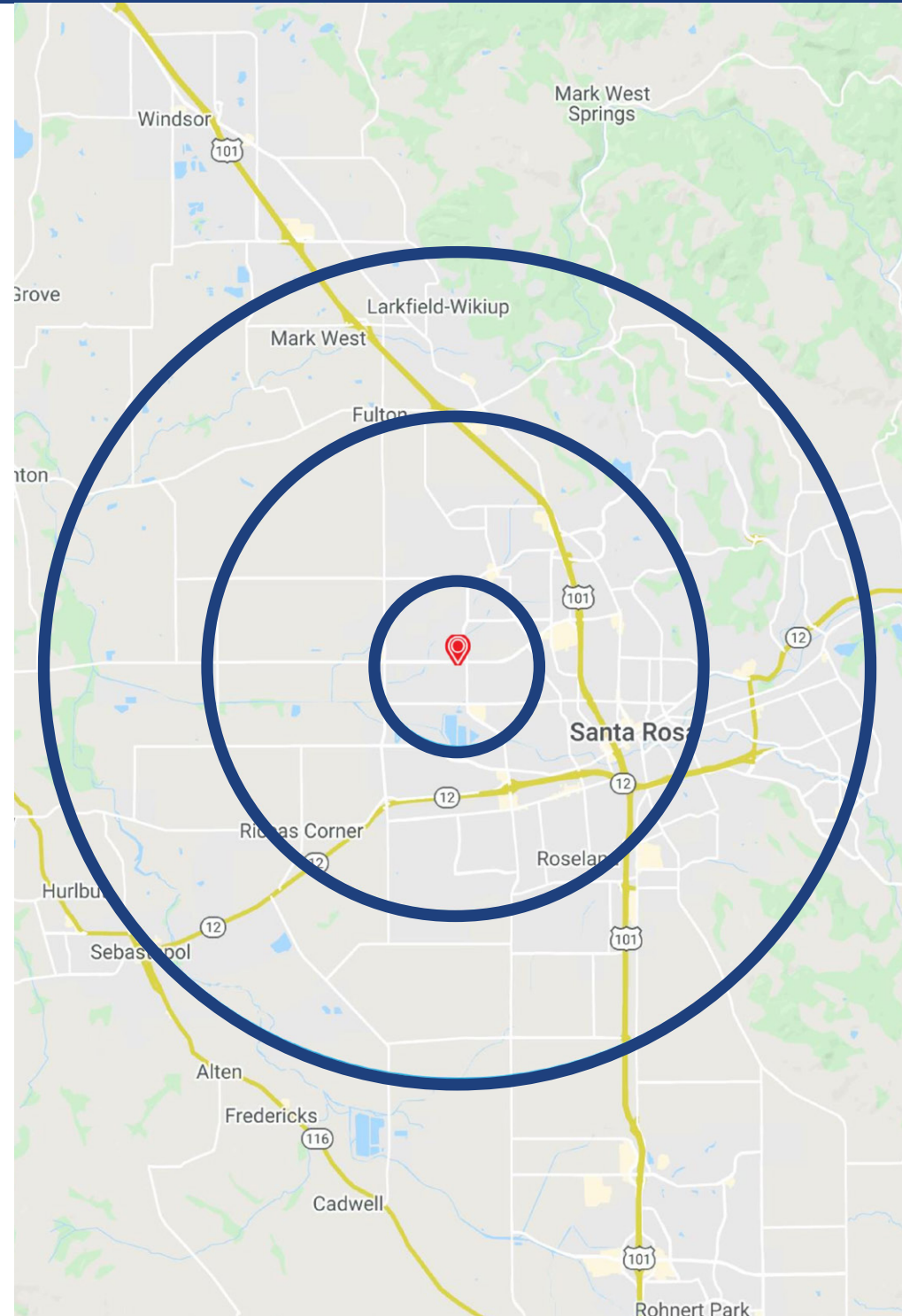
MEDIAN HOME VALUE	1 MILE	3 MILES	5 MILES
	\$546,699	\$574,523	\$600,776



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	3 MILES	5 MILES
	22.3%	27.2%	31.1%



TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	\$250.38 M	\$2.82 B	\$5 B



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