

**FOR LEASE**

**2230 Cleveland Avenue, Santa Rosa, CA 95403**



**Jim Shepherd**

Senior Vice President

(925) 627-7902

[jim@lockehouse.com](mailto:jim@lockehouse.com)

License #01260555



## PROPERTY SUMMARY

**ADDRESS** 2230 Cleveland Ave., Santa Rosa, CA 95403

**AVAILABLE SPACES** ±35,563 SF - Anchor Space  
±5,000 SF - Divisible Pad

<b>TRAFFIC COUNTS</b>	Cleveland Ave.	12,109 ADT
	Guerneville Rd.	23,736 ADT
	US 101	148,004 ADT

## HIGHLIGHTS

- Directly Across the Street from Coddington Mall, a 857,000 SF Mall Anchored by Whole Foods, Macy's, JCPenney, Old Navy and Big 5 Sporting Goods
- Located in the Northern Section of Santa Rosa with Strong Demographics
- Excellent Visibility to Highway 101
- Abundant Parking










 AVAILABLE





  
KAISER PERMANENTE®

**SANTA ROSA CENTER**


		
		

  
COUNTY  
ADMINISTRATION  
OFFICES





**MENDOCINO MARKETPLACE**

**CODDINGTON MALL**

  
IN-N-OUT  
BURGER

STEELE LANE - 19,997 ADT

US  
101

148,004 ADT

  
CVS  
pharmacy

  
BIG  
LOTS!

  
DICK'S  
SPORTING GOODS

  
SANTA ROSA  
JUNIOR COLLEGE

  
Chick-fil-A

  
McDonald's





POPULATION

1 MILE	3 MILES	5 MILES
19,124	120,152	197,539



DAYTIME  
POPULATION

1 MILE	3 MILES	5 MILES
25,502	66,124	93,010



ESTIMATED  
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,241	44,622	72,287



ESTIMATED AVERAGE  
HOUSEHOLD  
INCOME

1 MILE	3 MILES	5 MILES
\$89,439	\$108,867	\$114,656



ESTIMATED AVERAGE  
HOUSEHOLD  
NET WORTH

1 MILE	3 MILES	5 MILES
\$762,537	\$1.09 M	\$1.77 M



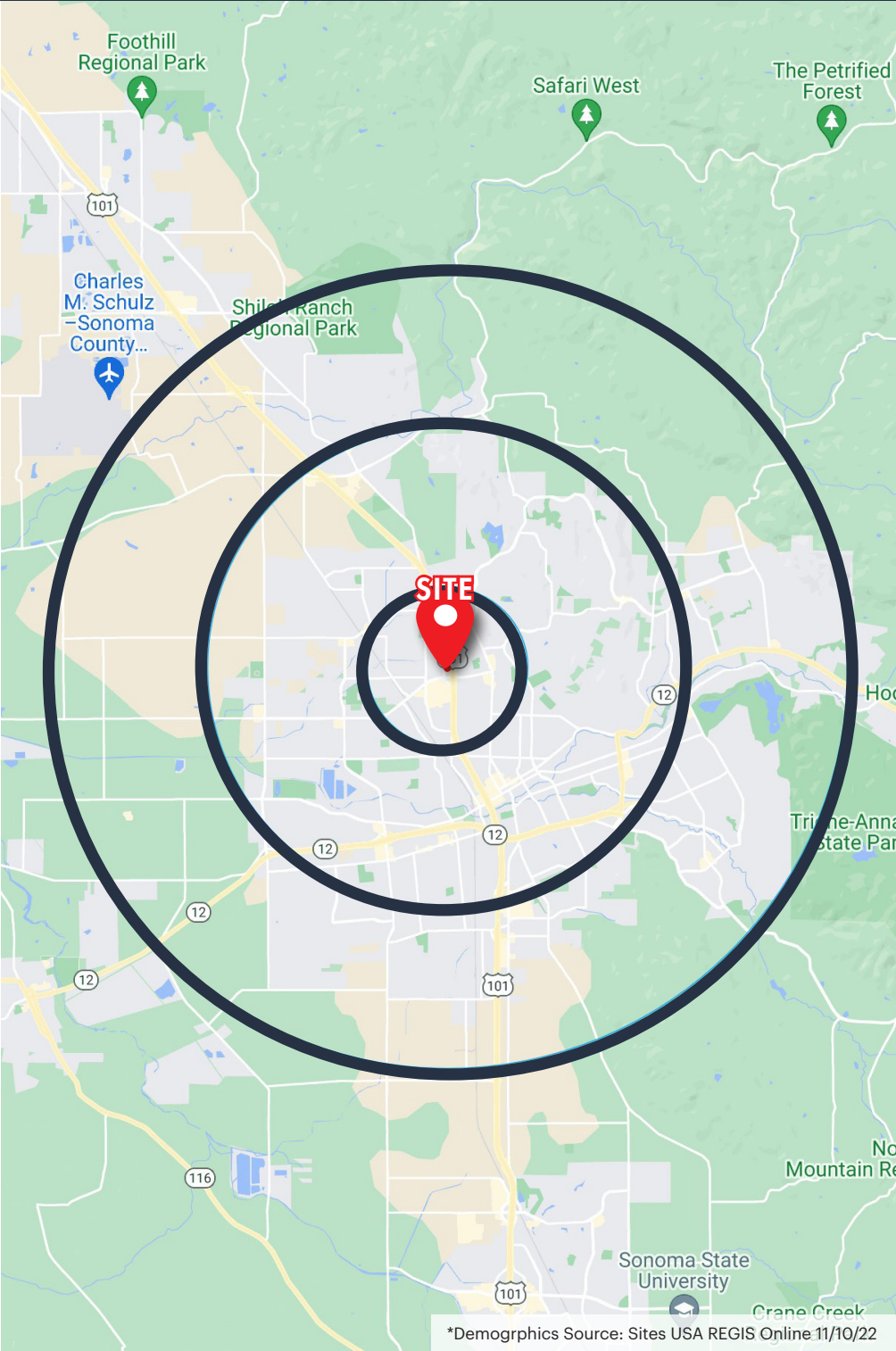
COLLEGE DEGREE  
BACHELOR DEGREE  
OR HIGHER

1 MILE	3 MILES	5 MILES
24.9%	32.1%	32.9%



TOTAL RETAIL  
EXPENDITURES

1 MILE	3 MILES	5 MILES
\$222.49 M	\$1.57 B	\$2.64 B



\*Demographics Source: Sites USA REGIS Online 11/10/22

**FOR LEASE**

**2230 Cleveland Avenue, Santa Rosa, CA 95403**



**Jim Shepherd**

Senior Vice President

(925) 627-7902

[jim@lockehouse.com](mailto:jim@lockehouse.com)

License #01260555