



# 10 SANTA ROSA AVE.

## SANTA ROSA, CA



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The site is situated in historic Downtown Santa Rosa, CA, across from Courthouse Square and a block away from the bustling Fourth Street shopping district. Lined with redwood trees and historic shop fronts, the area is popular among residents and visitors thanks to its local, one-of-a-kind stores. In addition to excellent public transportation options, Santa Rosa residents enjoy easy access to U.S. Highway 101, offering Connectivity to State Routes 116 and 12.

## SUMMARY

**Address:** 10 Santa Rosa Ave., Santa Rosa, CA  
**Available:** 1st Floor: ± 15,678 SF  
 2nd Floor: ±15,861 SF  
**Target Uses:** Mixed-Use, Retail

## PROFILE

**Traffic Counts:** Santa Rosa Ave. - 7,784 VPD  
 3rd St. - 11,303 VPD  
**Asking Rent:** Ask Brokers  
**NNN Expenses:** Ask Brokers

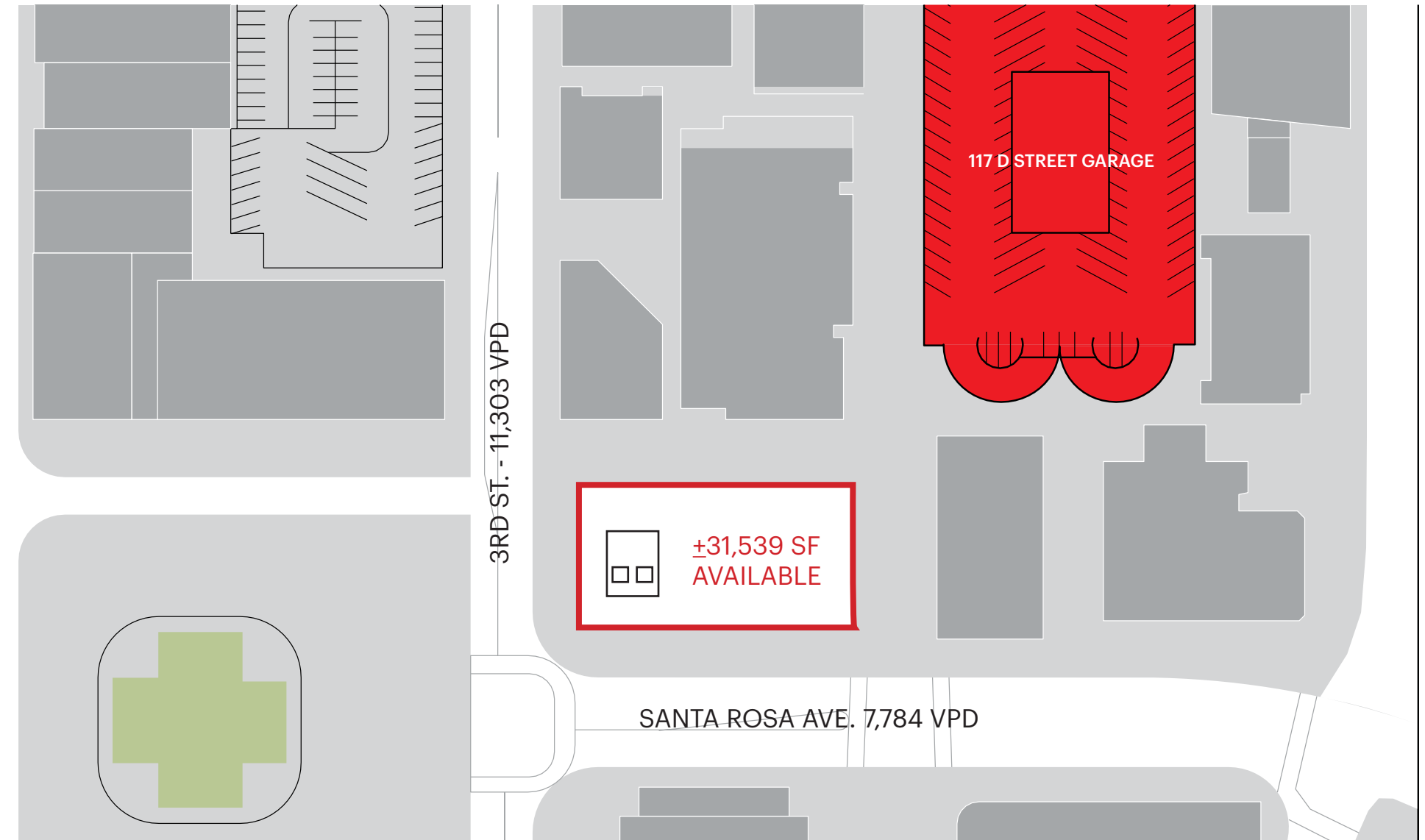
## HIGHLIGHTS

- Located in Santa Rosa's Central Business District with Restaurants, Retail Stores and Parking Garages within Walking Distance (One Adjancet to Property)
- Centrally Located | Less Than 1 Mile from Highway 101
- Pedestrian Walkway on the Side Available for Outdoor Patio or Play Area



\*Rendering Not to Scale

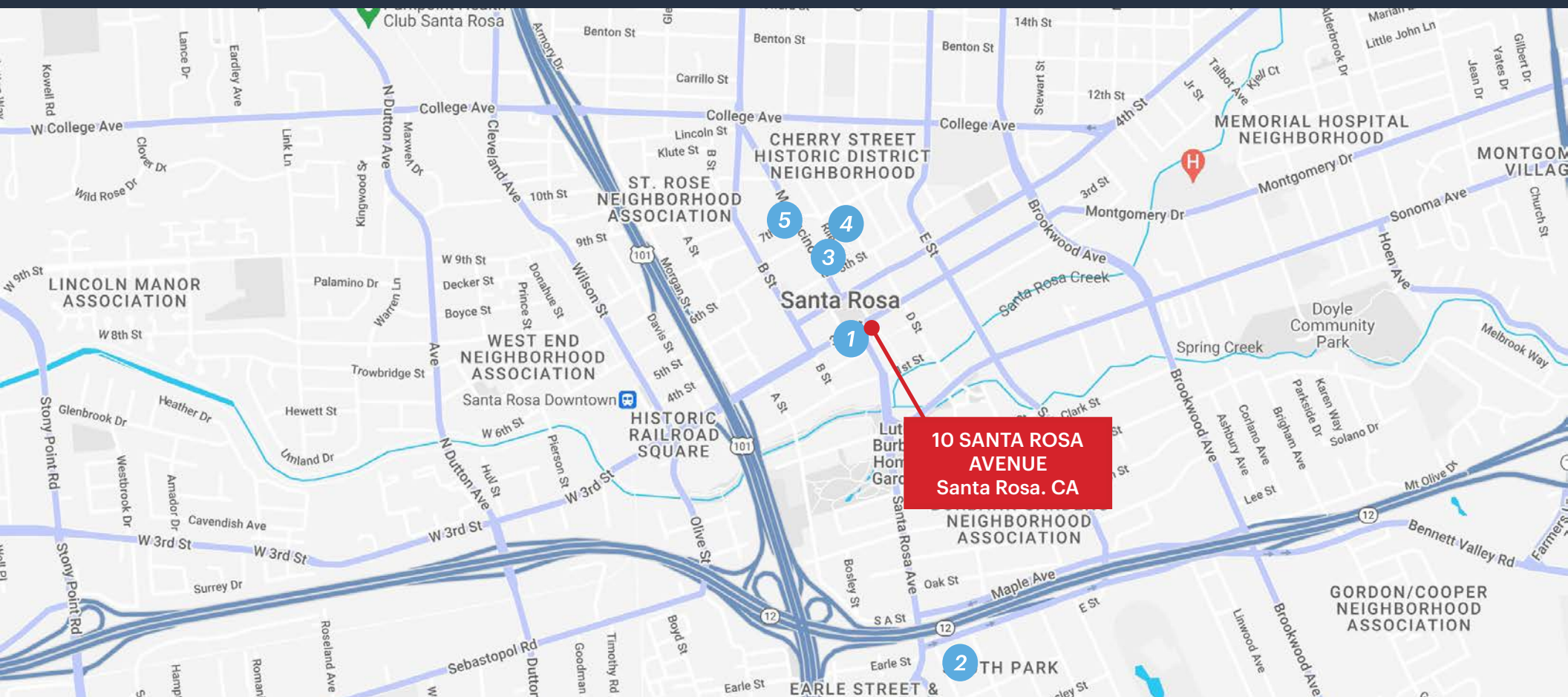
Demographics	1 Mile	3 Miles	5 Miles
<b>Estimated Population</b>	18,733	139,977	195,074
<b>Daytime Population</b>	18,575	72,165	88,494
<b>Avg. Household Income</b>	\$83,958	\$109,923	\$118,580











#	Development Name	Description
1	1 Santa Rosa Ave.	18,733 7-story, mixed-use building comprised of commercial space and 119 market-rate and affordable multi-family housing units consisting of studio, one-bedroom, and two-bedroom units, with ground floor amenity spaces, an outdoor courtyard, and a rooftop deck.
2	704 Bennet Valley Rd.	The Bennett Valley Affordable Housing project involves the development of an approximately 64,000 square-foot building ranging in height from two to four stories. It will provide 62 residential units, made up of studio, one-, two- and three-bedroom apartments.
3	420 Mendocino Ave.	The project proposes the redevelopment of a 0.48-acre site with a 6-level building containing 116 studio, one, and two-bedroom units, ground floor commercial space and amenities, and a roof top terrace. On-site vehicle parking will be provided by a 72-space mechanical parking garage.
4	425 Humboldt St.	The Project proposes to construct a new eight (8) story mixed-use apartment building, which consists of 95 new residential units in six (6) stories (floors two through eight) over two (2) stories of parking (floors one through two). Ground floor uses also include a lobby with a mezzanine, leasing office, mail and parcel rooms, and an office with mezzanine for a separate tenant.
5	556 Ross St.	Proposed future infill development of an 8-story, mixed-use building comprised of partial ground floor commercial space and 109 residential units consisting of “affordable by design” studio, one-, and two-bedroom apartments.



# 10 SANTA ROSA AVE. | CLOSE UP AERIAL



LUSH Macy's Apple PACSUN AÉROPOSTALE

T-Mobile SEPHORA FOREVER 21 Finish Line VANS

Foot Locker zumiez Bath & Body Works VICTORIA'S SECRET A.E. AMERICAN EAGLE

P.F. CHANG'S STARBUCKS CHARLEY'S GRILL PANDA EXPRESS

RUSSIAN RIVER BREWING COMPANY

Downtown Santa Rosa

Old Courtyard Square

Santa Rosa Plaza

Garage 5

Garage 9

Garage 12

10 SANTA ROSA AVENUE Santa Rosa, CA

D St. Parking

Haku Sushi WELLS FARGO HAGO BOBA Sunny's Boba & more FLAGSHIP TAPROOM 3 DISCIPLES

BARNES & NOBLE BOOKSELLERS FedEx MAC'S IRLAND CAFE THE NAKED PIG BEER BARON PERCH PLOW LAND AND WATER BELLY CUPCAKE JoJo RESTAURANT & SUSHI BAR Liv





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