

Retail For Lease

480-484 ROHNERT PARK EXPY, ROHNERT PARK, CA



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LOCKEHOUSE

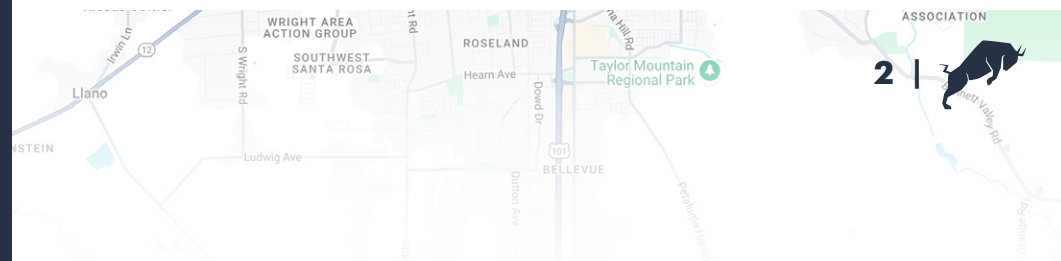
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ABOUT ROHNERT PARK

ROHNERT PARK is a city in Sonoma County, CA, located approximately 50 miles north of San Francisco. The trade area serves the combined communities of Rohnert Park, Sebastopol and Cotati, CA. Total population of the communities is ±60,000. The city's economy is driven by various sectors such as retail sales, transportation, warehousing and health care. Notable employers include: Sonoma State University, Graton Resort and Casino, Ameritech Financial and North Bay Industries.



480-484 ROHNERT PARK EXPY., ROHNERT PARK, CA



SUMMARY

ADDRESS	480 Rohnert Park Expy., Rohnert Park, CA
COUNTY	Sonoma County
AVAILABLE	Immediately
RENT	Call to Inquire
SIZE	±1,500 SF - ±12,438 SF

HIGHLIGHTS

High Identity Location

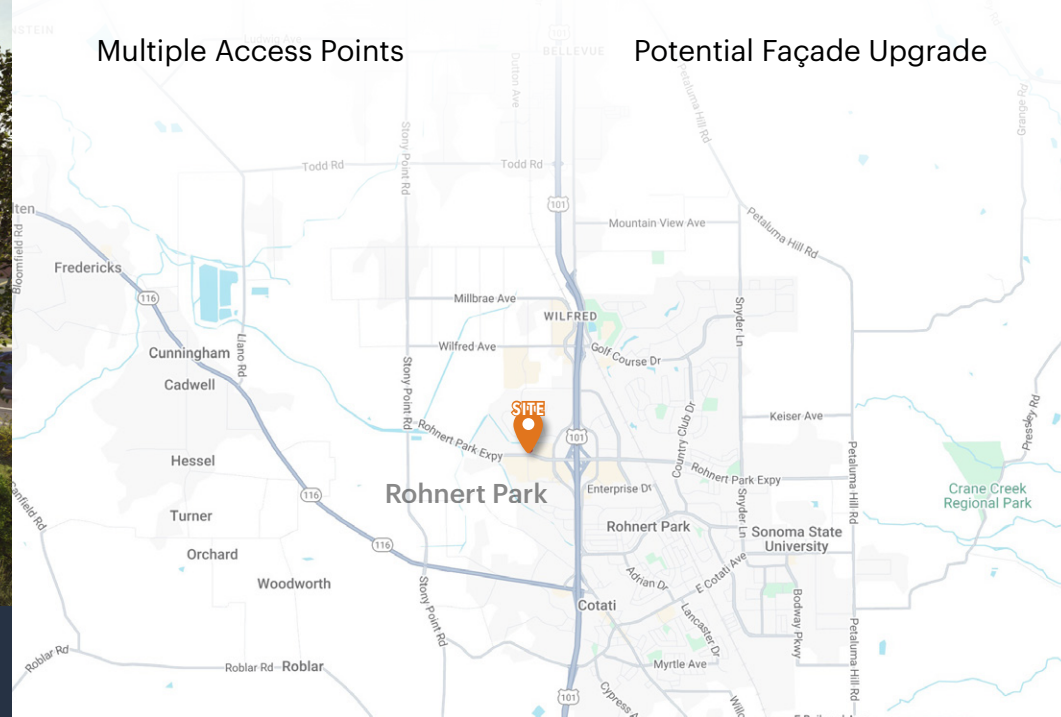
Highly Trafficked Area

Signalized Intersection

Exclusive Parking

Multiple Access Points

Potential Façade Upgrade



HIGH MARKET AERIAL



*Traffic Count Source: Regis Site USA 01/31/24

MID AERIAL



food maxx

PETSMART

CHUCK E. CHEESE'S
Where A Kid Can Be A Kid!

TARGET

DOLLAR TREE

Office DEPOT

PANDA EXPRESS
Authentic Chinese Food

COLD STONE CREAMERY

Starbucks

GROCERY OUTLET

24 FITNESS

Panera BREAD

Auto Zone

COSTCO WHOLESALE

Ashley HOMESTORE

CHP

BIG 5 SPORTING GOODS

VF Valley FURNITURE
We're here to help you.

MATTRESS FIRM

HOOTERS

Starbucks

Jack in the box

SITE

ROHNERT PARK EXPY. - 18,224 ADT

Applebee's

GRANITE EXPO
COMING SOON

Olive Garden
ITALIAN KITCHEN

Starbucks

Carls Jr.

Copeland

*Traffic Count Source: Regis Site USA 01/31/24

LOW AERIAL

5 |



LABATH AVE. - 6,010 ADT

ROHNERT PARK EXPY. - 18,224 ADT



Great Clips



Cafe Mimosa



Plants and Juice Bar



Quick Sushi



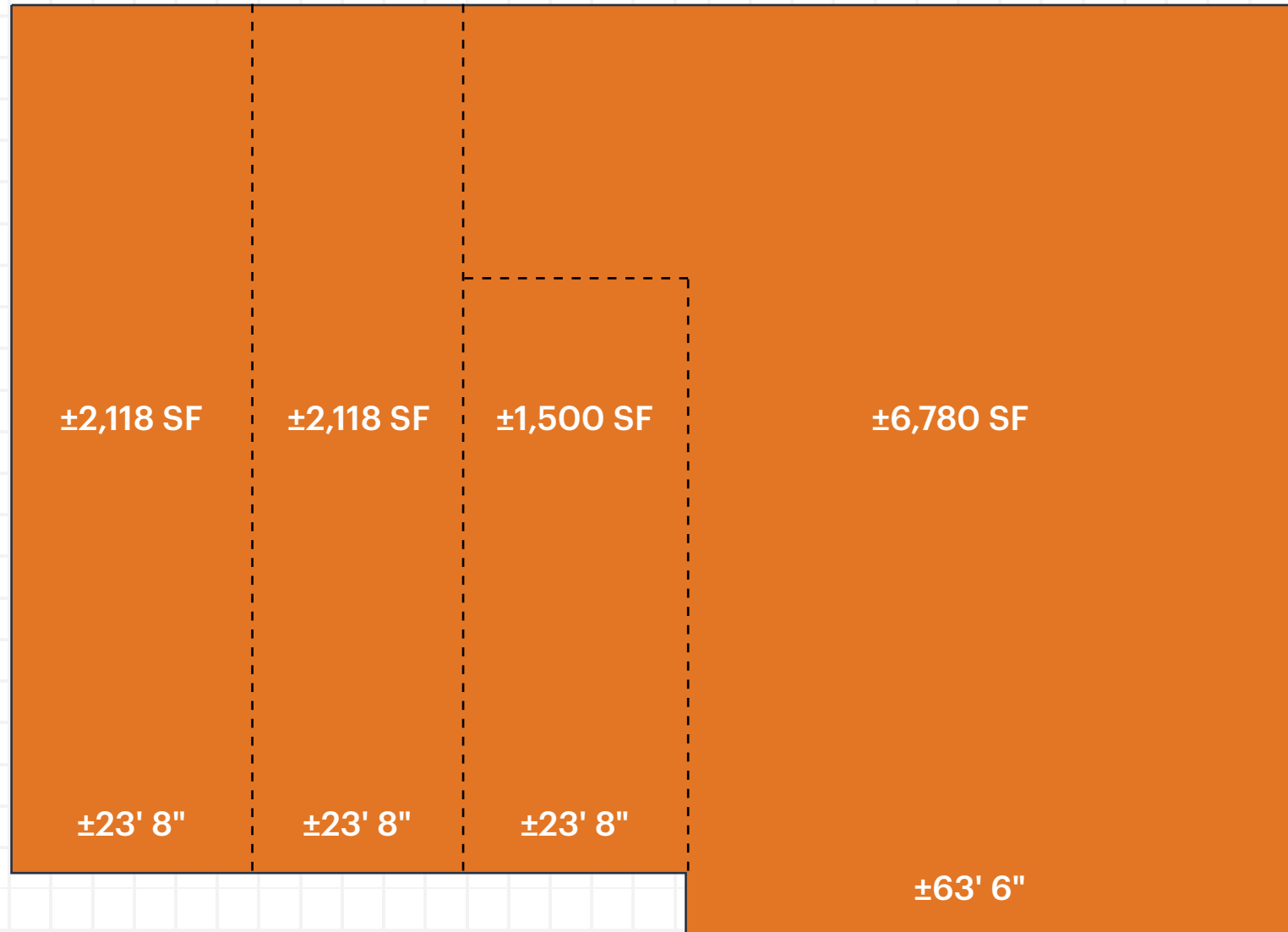
H&R BLOCK

Office Depot

CONCEPTUAL SITE PLAN

(Estimated Measurements)

LABATH AVE. - 6,010 ADT



ROHNERT PARK EXPY. - 18,224 ADT

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
8,249	60,076	99,355



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,336	21,892	21,892



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$104,743	\$128,802	\$128,680



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$921,771	\$1.16 M	\$1.15 M



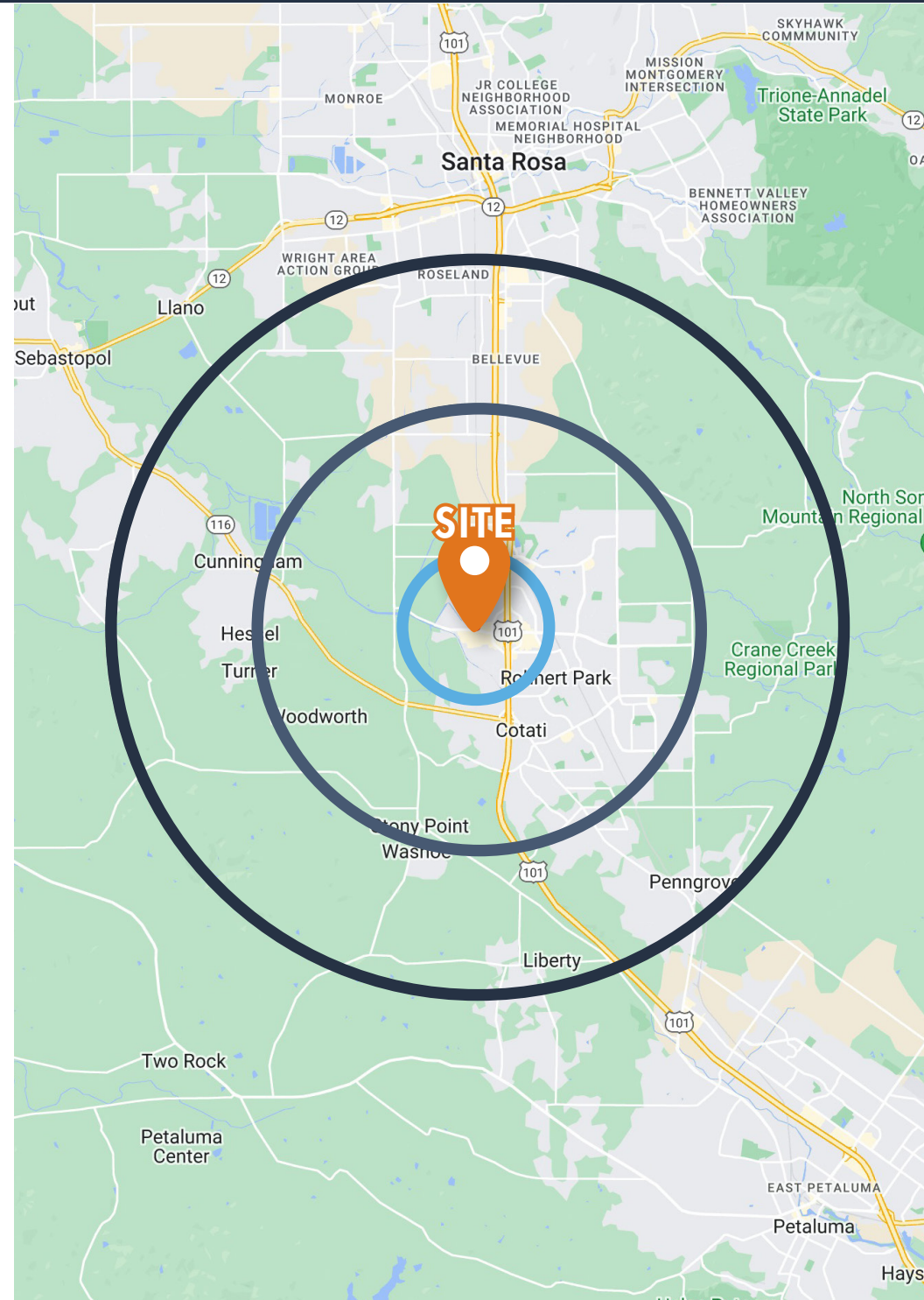
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
29.8%	33.3%	31.2%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$114.96 M	\$869.31 M	\$1.38 B



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