

Rare Retail Box Opportunity for Lease

1935 Santa Rosa Ave., Santa Rosa, CA 95407

US
101
149,245 ADT

PET CLUB

DO NOT DISTURB CURRENT TENANT

Available Space | ±19,500 SF



LOCKEHOUSE

2099 Mt. Diablo Blvd, Suite 206
Walnut Creek, CA 94596

Ethan Goldstein

Retail Associate
(925) 627-7904

egoldstein@lockehouse.com
License #02237354

Nick Schmidter

Partner
(650) 548-2688

nick@lockehouse.com
License #01801551

SUMMARY

ADDRESS	1935 Santa Rosa Ave., Santa Rosa, CA	
BASE RENT	Call to Inquire	
NNN	Call to Inquire	
SIZE	±19,500 SF	
TRAFFIC COUNTS	Hwy. 101	149,245 ADT
	Santa Rosa Ave.	22,344 ADT

HIGHLIGHTS

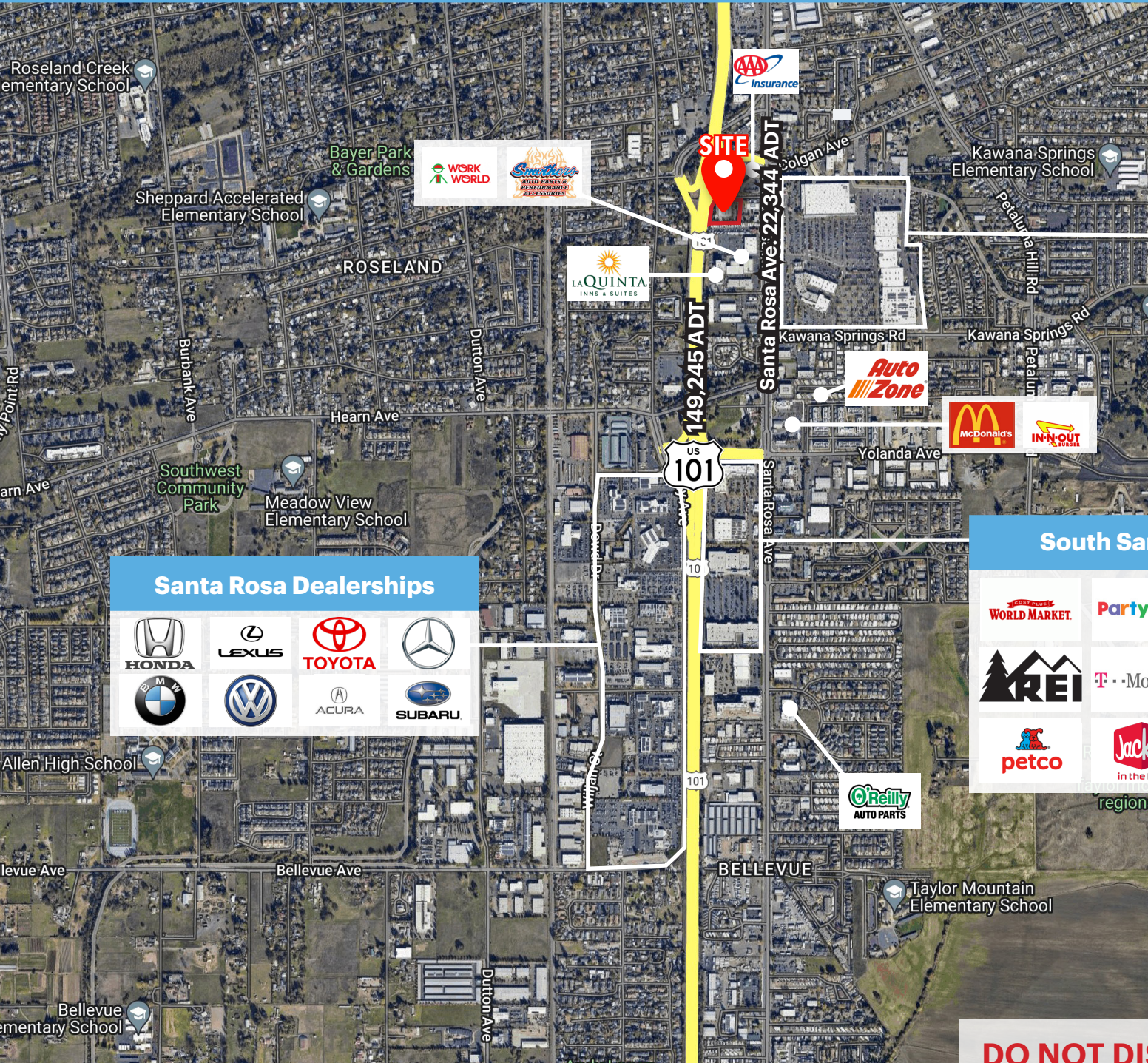
- Retail Box Opportunity
- Loading Dock
- Left in/left out access from Santa Rosa Ave.
- Monument Signage
- Parking Ratio: 5.28/1,000 SF



About Santa Rosa California

With a population of 178,000, Santa Rosa is the largest city in California's Sonoma County. Santa Rosa's economy is diverse, driven by key sectors like agriculture, healthcare, tourism, and technology. As a hub for Sonoma County's wine production, it thrives on viticulture and attracts significant tourism. The city's healthcare sector, with major providers like Kaiser Permanente, is also a major employer. Retail, real estate, and hospitality further boost the local market, while emerging tech companies and sustainable industries are adding modern growth opportunities. Santa Rosa's competitive housing market and commitment to green initiatives are shaping its economic future. The main retail hubs in Santa Rosa stem off of HWY 101, which runs North and South through the city, boasting traffic counts of 149,245 cars per day.





Santa Rosa Marketplace

South Santa Rosa Shopping Center

Santa Rosa Dealerships

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*Traffic count: REGIS USA Online: 09/09/24



Santa Rosa Marketplace

SITE

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101

US
101

149,245 ADT

101

SITE

PLAY IT AGAIN
SPORTS

DXL
DESTINATIONXL

Milicent Way

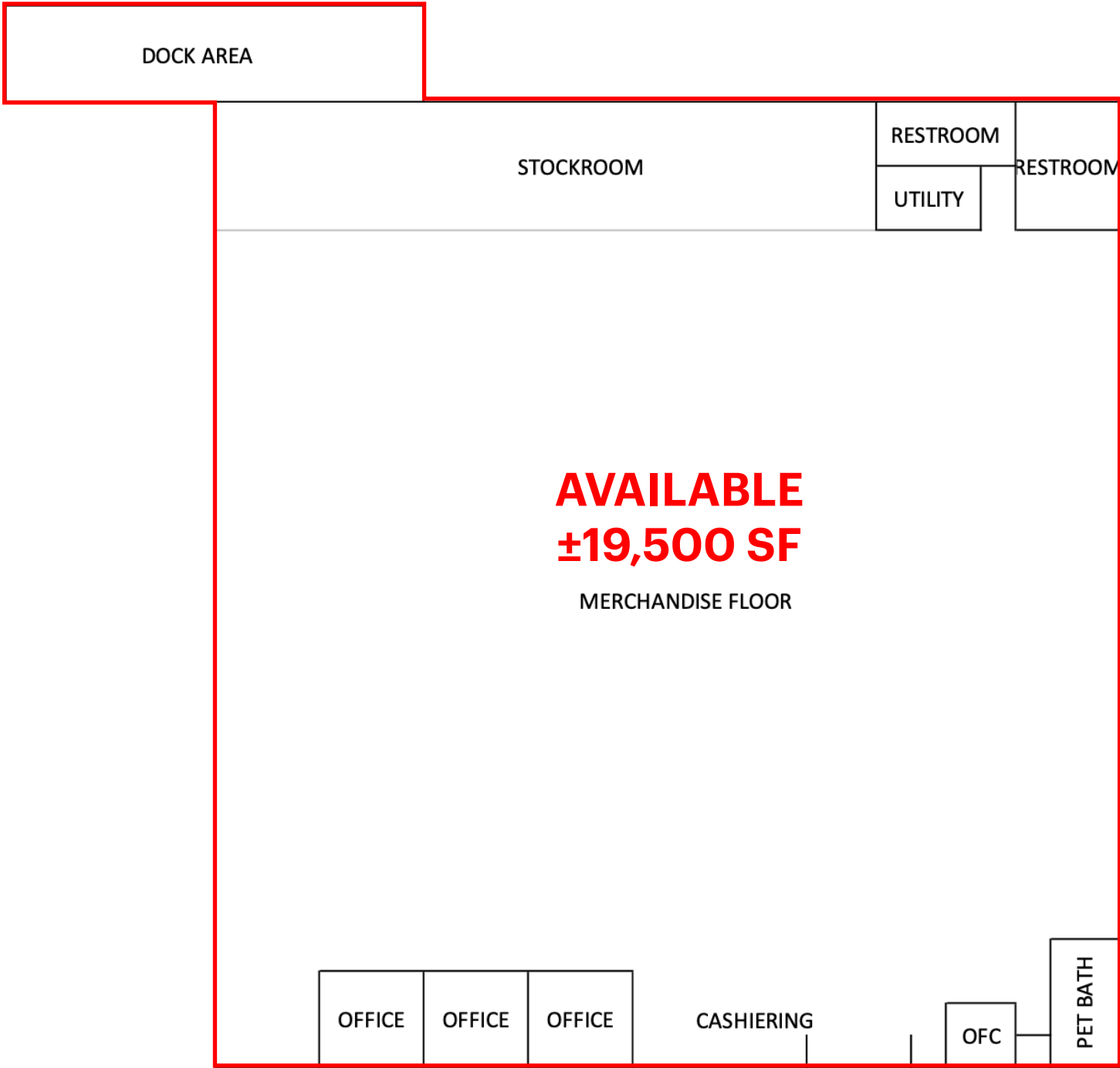
N.A.P

N.A.P

FLÖME
DISPENSARY

Santa Rosa Ave. 22,344 ADT

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Visibility from
HWY 101

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POPULATION

1 MILE	3 MILES	5 MILES
22,754	109,891	193,944



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,240	40,151	73,372



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$95,937	\$121,206	\$133,795



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$684,536	\$979,534	\$1.23 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
19.3%	30.5%	34.2%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$241.64 M	\$1.59 B	\$3.08 B



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*Demographics: REGIS USA Online: 09/09/24



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