

# Rare Retail Box Opportunity for Lease

1935 Santa Rosa Ave., Santa Rosa, CA 95407



**DO NOT DISTURB CURRENT TENANT**

Available Space | ±19,500 SF



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

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## SUMMARY

<b>ADDRESS</b>	1935 Santa Rosa Ave., Santa Rosa, CA	
<b>BASE RENT</b>	Call to Inquire	
<b>NNN</b>	Call to Inquire	
<b>SIZE</b>	±19,500 SF	
<b>TRAFFIC COUNTS</b>	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

### Santa Rosa Dealerships

### South Santa Rosa Shopping Center

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





Santa Rosa Marketplace

**SITE**

  
LA QUINTA  
INNS & SUITES

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





101

US  
101

149,245 ADT

101

**SITE**

PLAY IT AGAIN  
SPORTS

DXL  
DESTINATIONXL

Milicent Way

N.A.P.

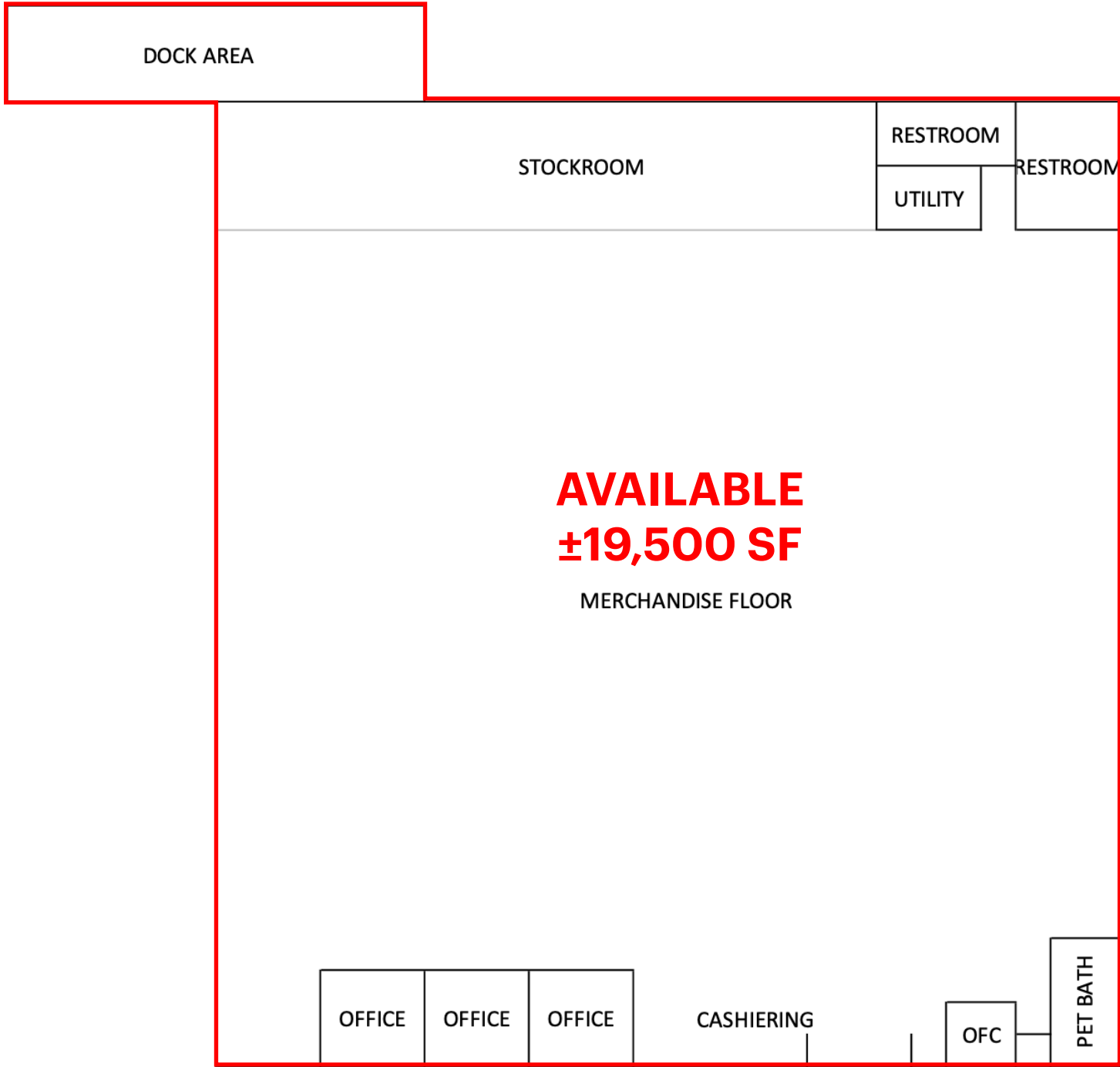
N.A.P.

FLÖME  
DISPENSARY

Santa Rosa Ave. 22,344 ADT

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## 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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