

Retail For Lease

480-484 ROHNERT PARK EXPY, ROHNERT PARK, CA



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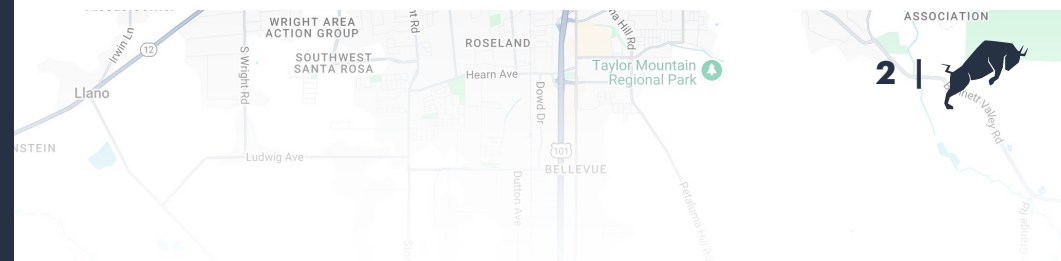
License #02237354

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

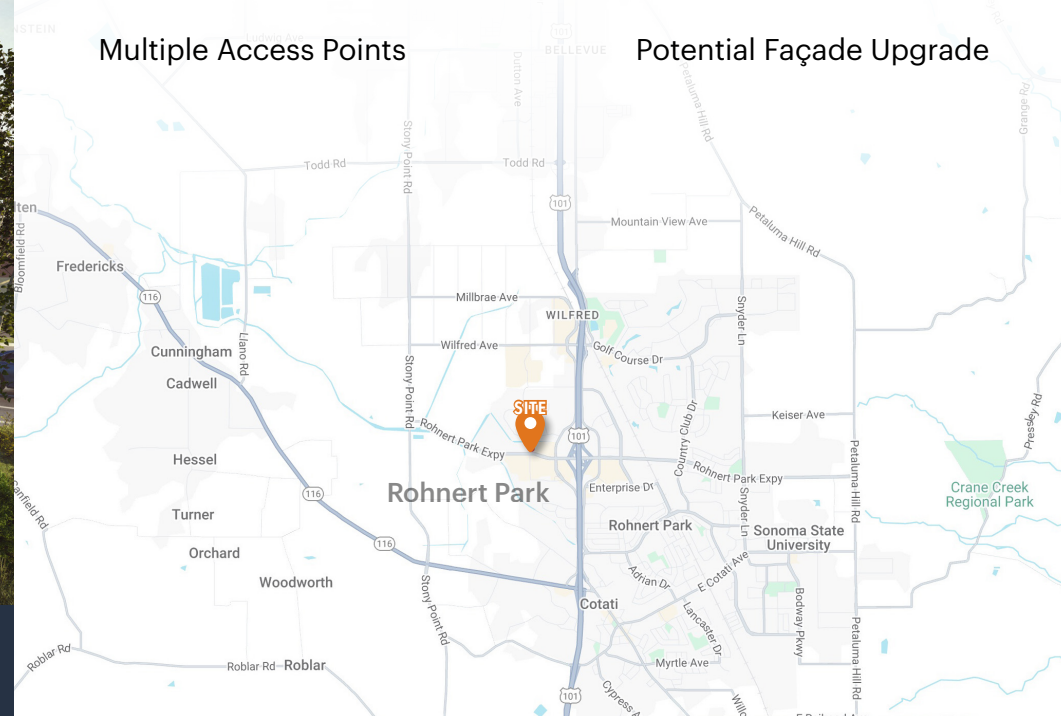
Highly Trafficked Area

Signalized Intersection

Exclusive Parking

Multiple Access Points

Potential Façade Upgrade



HIGH MARKET AERIAL



Chick-fil-A
Krispy Kreme Doughnuts

Peppercorn
The Home Depot
Walmart
Arbys
Advance Auto Parts
chili's
TACO BELL
BURGER KING

IN-N-OUT BURGER
SPORTSMAN'S WAREHOUSE
Tires LES SCHWAB

BURGER KING
Black Bear Diner
Starbucks
Jack in the Box
DOLLAR TREE

Mountain Shadows Plaza
Starbucks
ANYTIME FITNESS
The UPS Store
Patelco CREDIT UNION
Walmart Neighborhood Market

Ashley HOMESTORE
COSTCO WHOLESALE

Raley's Town Center
ROSS DRESS FOR LESS
SAFEWAY
CVS pharmacy
Raley's
CHASE
BMO
ROUND TABLE PIZZA ROYALTY
SUPERCUTS
O'Reilly AUTO PARTS
Orangetheory FITNESS

AT&T
BIG LOTS!
PETSMART
JOANN
DOLLAR TREE
Office DEPOT
PAPA JOHN'S
foodmaxx
Applebee's
Starbucks
CHUCKE CHEESE'S
T-Mobile
TARGET

North Bay Center
GROCERY OUTLET
planet fitness
CHIPOTLE MEXICAN GRILL
Panera BREAD
24 FITNESS
Auto Zone

True Value

LOWE'S

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

MID AERIAL



BIG LOTS!
PETSMART
food maxx
CHUCK E. CHEESE'S
Where a kid can be a kid!

TARGET
DOLLAR TREE
JOANN
Office DEPOT
PANDA EXPRESS
COLD STONE CREAMERY
Starbucks

GROCERY OUTLET
24 FITNESS
Panera BREAD
Auto Zone

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

Copeland

LOW AERIAL

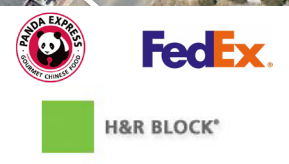


LABATH AVE. - 6,010 ADT



Great Clips

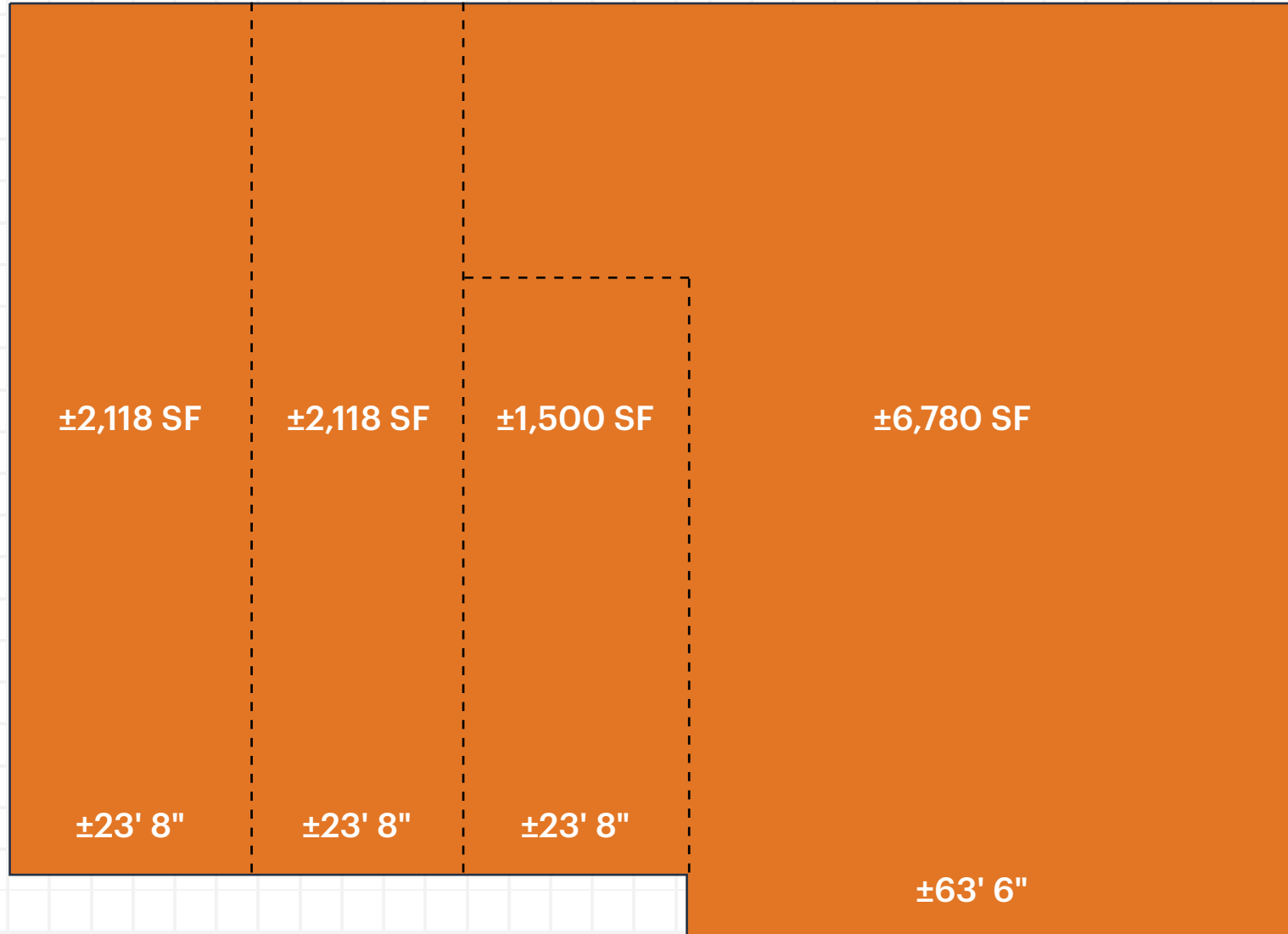
ROHNERT PARK EXPY. - 18,224 ADT



CONCEPTUAL SITE PLAN

(Estimated Measurements)

LABATH AVE. - 6,010 ADT



ROHNERT PARK EXPY. - 18,224 ADT

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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



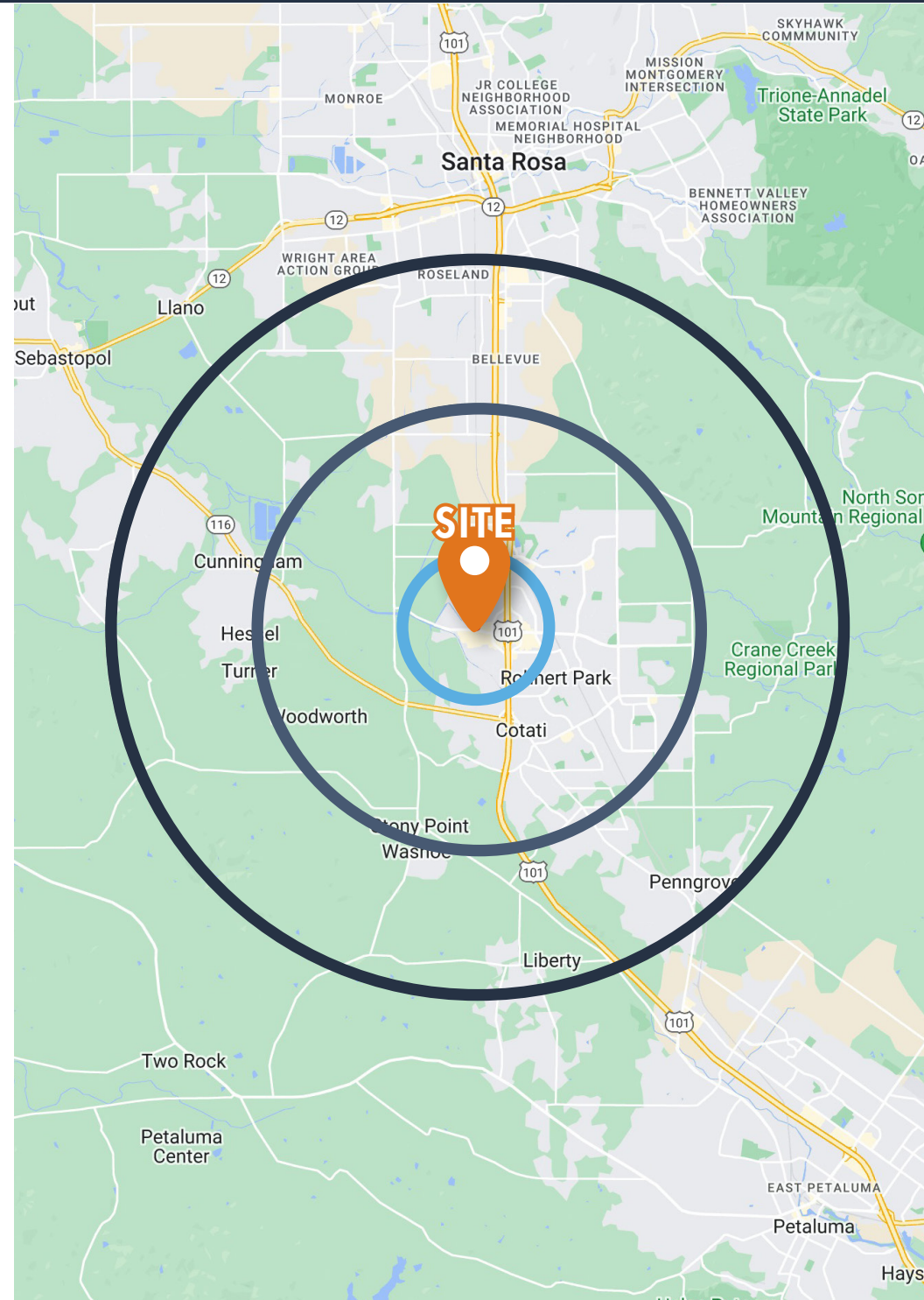
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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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