

**FOR LEASE**

**2230 Cleveland Avenue, Santa Rosa, CA 95403**



**Jim Shepherd**  
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## PROPERTY SUMMARY

**ADDRESS** 2230 Cleveland Ave., Santa Rosa, CA 95403

**AVAILABLE SPACES** ±10,000-35,563 SF - Anchor Space  
±5,000 SF - Future Divisible Pad

**TRAFFIC COUNTS**

Cleveland Ave.	10,262 ADT
Guerneville Rd.	21,632 ADT
US 101	145,373 ADT

## HIGHLIGHTS

- Directly Across the Street from Coddington Mall, a 857,000 SF Mall Anchored by Whole Foods, Macy's, JCPenney, Old Navy and Big 5 Sporting Goods
- Located in the Northern Section of Santa Rosa with Strong Demographics
- Excellent Visibility to Highway 101
- Abundant Parking



\*Image Source: www.shutterstock.com



 AVAILABLE



**SANTA ROSA CENTER**

TJ-maxx | RED WING SHOES | MEN'S WEARHOUSE  
 Staples | ROUND TABLE PIZZA ROYALTY | M W

**CODDINGTON MALL**

TARGET | jcpenny | WHOLE FOODS MARKET | macys  
 NORDSTROM rack | CRUNCH | Firestone | ULTA BEAUTY  
 OLD NAVY | BJ'S RESTAURANT BREWHOUSE | GameStop  
 Great Clips | Jamba Juice | Orangetheory FITNESS | See's CANDIES  
 SUBWAY | Starbucks

KAISER PERMANENTE

Lucky

THE HOME DEPOT

COUNTY ADMINISTRATION OFFICES

IN-N-OUT BURGER

CVS pharmacy

BIG LOTS!

US 101

STEELE LANE - 21,972 ADT

145,473 ADT

SANTA ROSA JUNIOR COLLEGE

Chick-fil-A

McDonald's

**MENDOCINO MARKETPLACE**

SAFeway | SAFeway GAS | Sutter Health | DENTIST DR. BOY | 74 | Avalon Nails | BORTHOUSE | SANTA ROSA DENTAL GROUP | Great Clips | W W | COLD STONE ICE CREAMERY | FIVE GUYS BURGERS and FRIES | Jamba Juice | ups | AT&T | PEDLOFF | SANTA EXPRESS | Starbucks | THE JOINT ...the chiropractic place | TD Ameritrade

\*Traffic Counts Source: Sites USA REGIS Online 3/20/26



## POPULATION

1 MILE	3 MILES	5 MILES
18,441	117,521	196,498



## DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
20,961	87,928	135,865



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,061	45,019	73,799



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$106,074	\$135,005	\$139,261



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$794,302	\$1.36 M	\$1.44 M



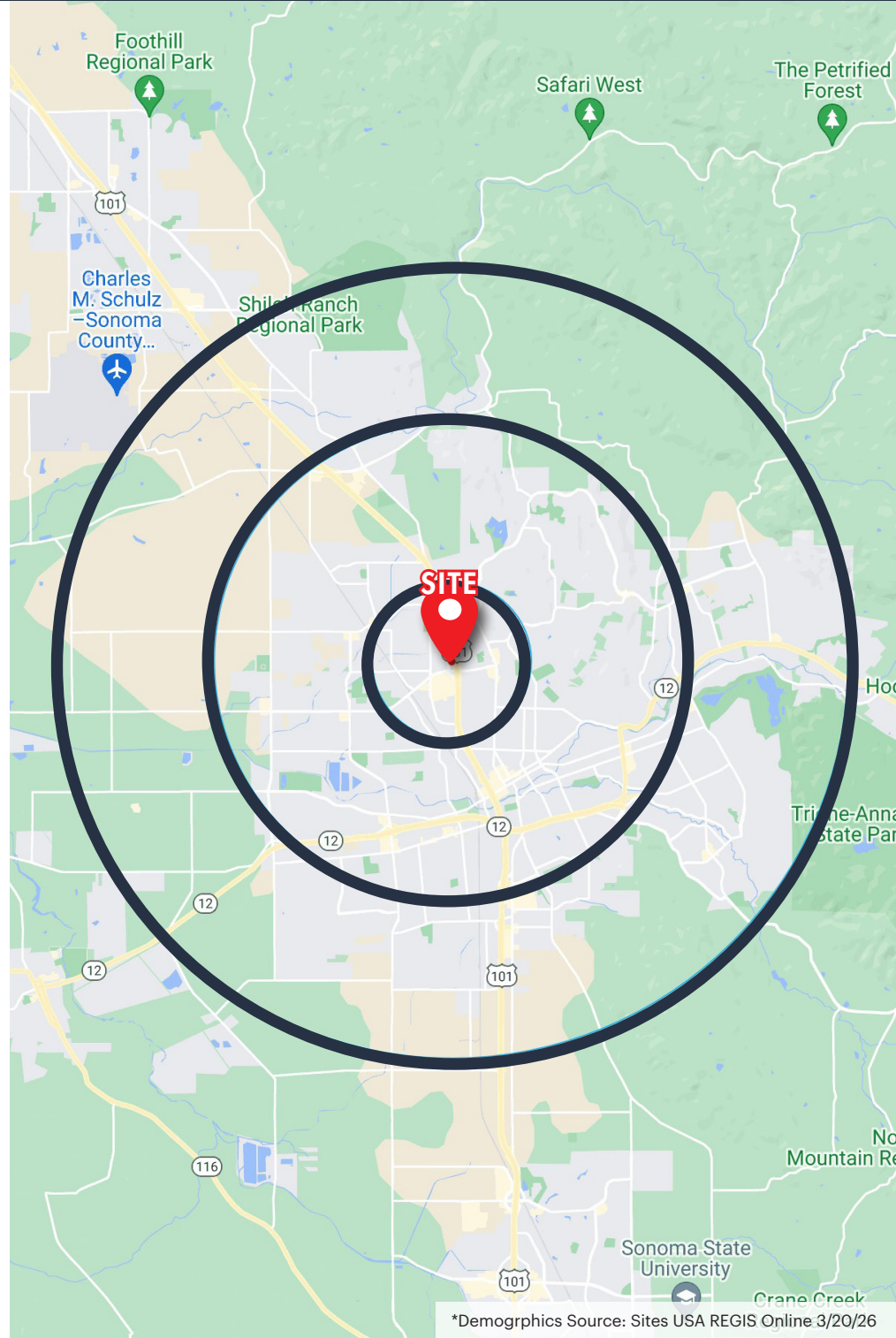
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
26.3%	32.5%	33.7%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$349.96 M	\$2.51 B	\$4.19 B



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