

# 3575 CLEVELAND AVENUE SANTA ROSA, CA 95403

Freestanding Retail Building ±20,460 SF | ±1.61 Acres Zoned CG



111,162 ADT

Cleveland Avenue - 14,408 ADT



SITE



Planned / Future  
Development Site



Industrial Road - 4,471 ADT



BRENDAN WALSH | (650) 400-7010 | brendan@lockehouse.com | License #02140273

GREY BRADSHAW | (415) 728-7036 | gbradshaw@lockehouse.com | License #02200913



# HIGHLIGHTS



Rare redevelopment opportunity with ground lease availability



Seeking car wash operators, high-volume fast food, and QSR



Freeway visibility & convenient northbound/southbound access



Adjacent to Kaiser campus with over 2,600 employees



Adjacent to 499 new luxury residential units

## PROPERTY INFORMATION

**ADDRESS** 3575 Cleveland Avenue, Santa Rosa, CA

**SIZE** ±20,460 SF

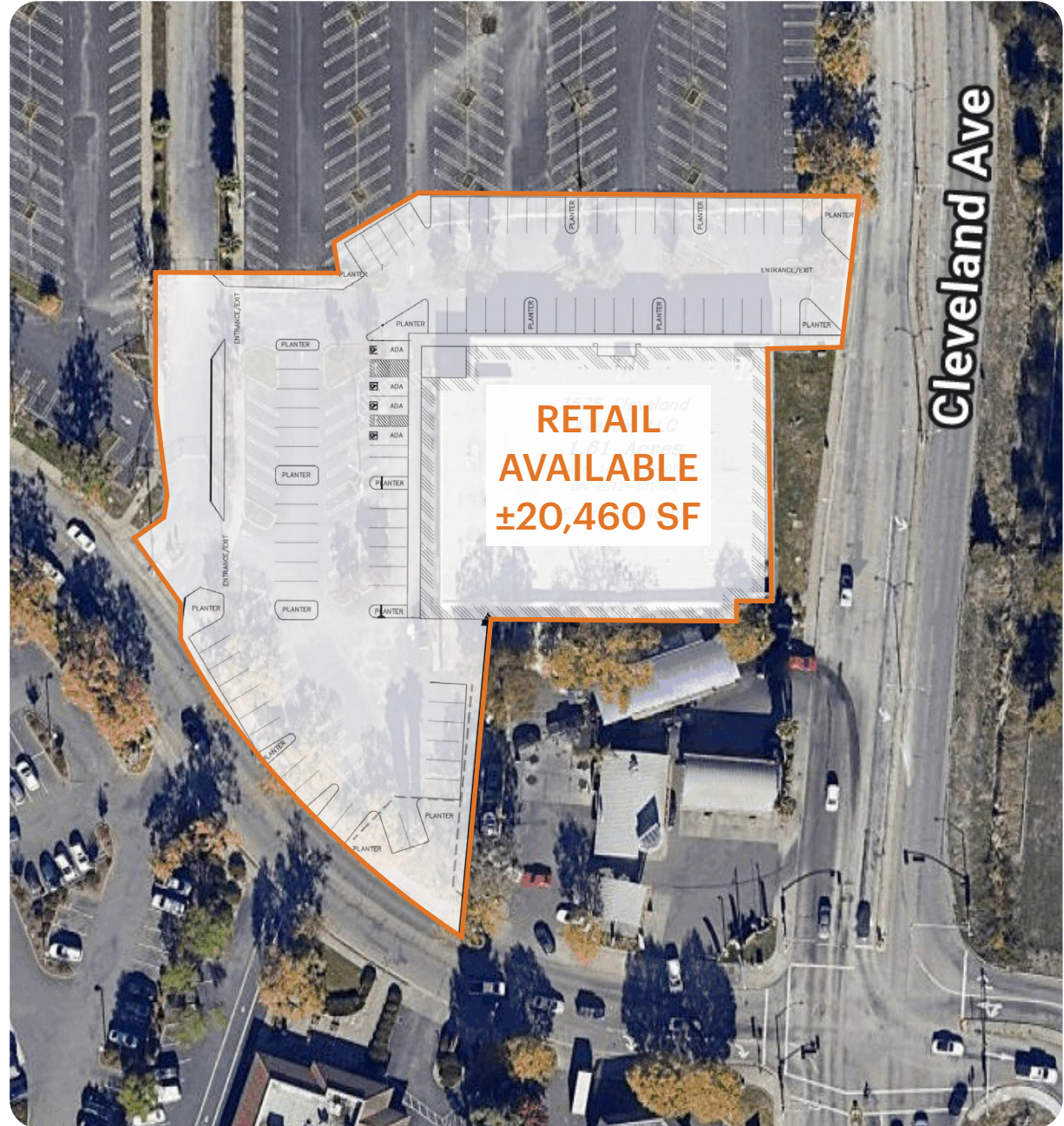
**LOT SIZE** ±1.61 Acres

**TRAFFIC COUNTS** Highway 101 - 111,162 ADT  
Cleveland Avenue - 14,408 ADT  
Industrial Road - 4,471 ADT





# SITE PLAN





# POTENTIAL SITE RENDERINGS



### SINGLE TENANT QSR DRIVE THRU



### 2 TENANT QSR DRIVE THRU



### CAR WASH



### SHOP SPACE w/ QSR DRIVE THRU





# LOW AERIAL



KAISER PERMANENTE

EMBLEM DENVER  
260 Luxury Apartments

TJ-maxx BIG 5  
 ROUND TABLE PIZZA ROYALTY STAPLES

KFC

TRADER JOE'S

Carls Jr.

**CODDINGTOWN SHOPPING MALL**  
 target WHOLE FOODS MARKET macy's ULTA  
 FAMOUS footwear jcpenny NORDSTROM rack DICK'S SPORTING GOODS

VILLA ROTONOVA  
239 Luxury Apartments

24 FITNESS

111,162 ADT  
US 101  
Cleveland Avenue - 14,408 ADT

**SITE**

Industrial Road - 4,471 ADT

F45 Training

Planned / Future Development Site

DOLLAR TREE



# MARKET AERIAL



**SITE**

TRADER JOE'S

Raley's

Walgreens

SAFeway DOLLAR TREE

STAPLES  
BIG 5 SPORTING GOODS  
TJ-maxx

THE HOME DEPOT  
Lucky

SAFeway

CVS pharmacy

CODDINGTON SHOPPING MALL  
target  
WHOLE FOODS MARKET  
macys  
ULTA  
FAMOUS footwear  
jcpenny  
rack  
DICK'S SPORTING GOODS

GROCERY OUTLET

MONTGOMERY VILLAGE  
Lucky  
Apple  
ROSS DRESS FOR LESS  
Great Clips  
SHAKE SHACK  
Mendocino Farms  
FIELDWORK BREWING CO.  
SALT & STRAW  
sweetgreen  
BLUE BOTTLE COFFEE  
CHASE

CVS pharmacy

SANTA ROSA MARKETPLACE  
target  
Sports Basement  
Durlington  
ULTA  
Marshalls  
TRADER JOE'S  
PETSMART  
BEST BUY  
Costco WHOLESALE  
OLD NAVY  
BevMo!  
Starbucks

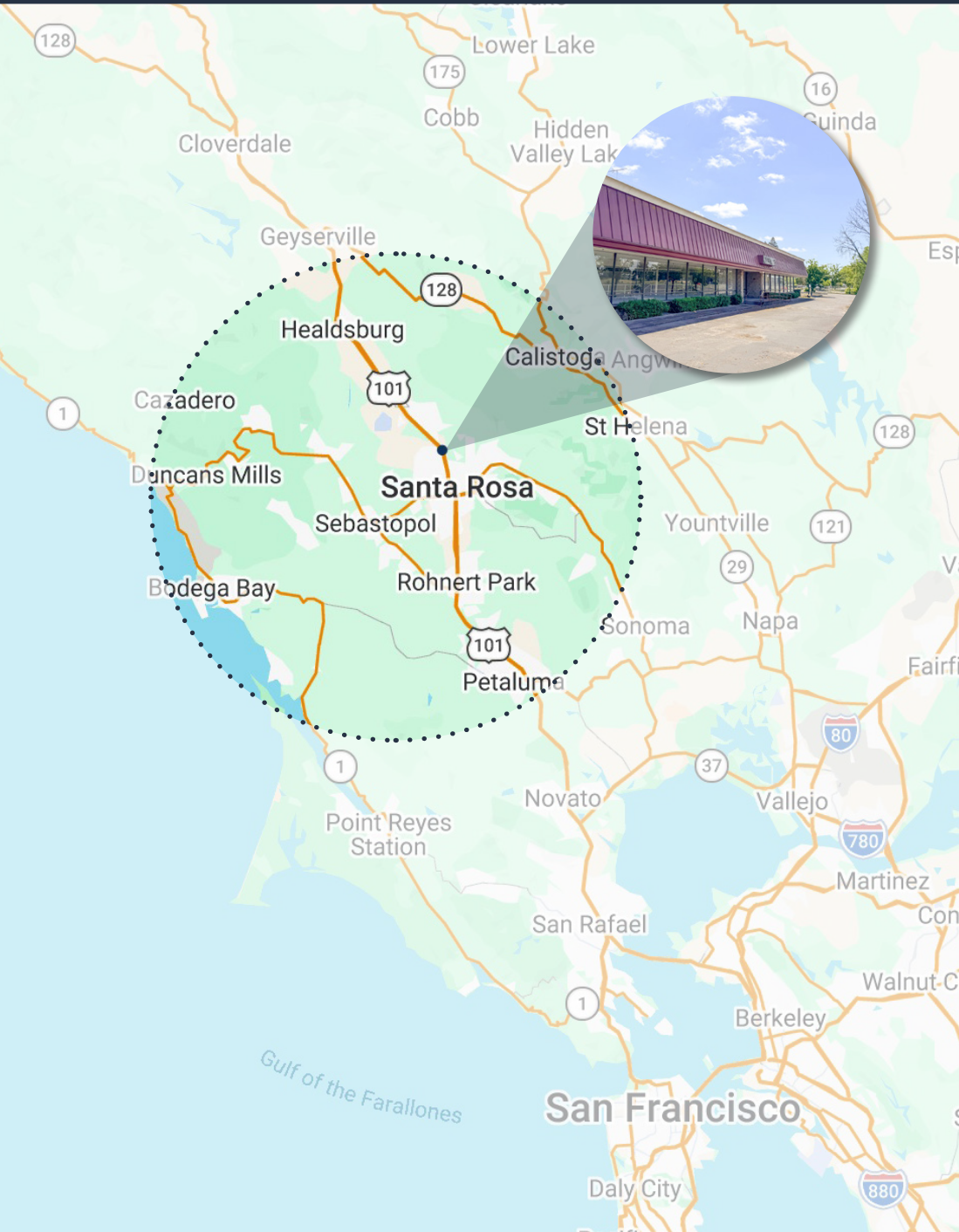
STONY POINT PLAZA  
ROSS DRESS FOR LESS  
food maxx  
DOLLAR TREE  
O'Reilly AUTO PARTS  
PANDA EXPRESS  
Starbucks  
TACO BELL  
BURGER KING

SAFeway  
VIEW ESTATES HOMEOWNERS ASSOCIATION

SANTA ROSA SOUTHSIDE  
WORLD MARKET  
DOLLAR TREE  
DSW DESIGNER SHOE WORKSHOP  
Total Wine & MORE  
KREI  
Banfield PET HOSPITAL  
planet fitness  
Michaels  
petco  
ROSS DRESS FOR LESS  
Smart & Final  
LABOY



# DEMOGRAPHICS



POPULATION  
**185,881**



EST. HOUSEHOLDS  
**70,137**



DAYTIME POP.  
**57,507**



AVG. HH INCOME  
**\$138,612**



AVG. NET WORTH  
**\$1.43 M**



COLLEGE DEGREE  
**33.6%**



RETAIL EXPENDITURES  
**\$3.98 B**

**5 MILES RADIUS**  
*\*Demographics Source:  
Regis USA 06/09/26*

