



RETAIL DIVISION

# Keegan & Coppin Company, Inc.






ONCOR INTERNATIONAL

1355 N. Dutton Avenue, Santa Rosa, CA 95401

(707) 528-1400 \* Fax (707) 524-1419

Website: [www.keegancoppin.com](http://www.keegancoppin.com)

## RETAIL SPACE AVAILABLE

LOCATION	DESCRIPTION	S.F./PRICE/ AGENT	PHOTO
<b>Sonoma County</b>			
<b>421 S. Cloverdale Blvd. Cloverdale</b>	Newly renovated and architecturally redesigned retail building in downtown Cloverdale on a high identity corner location. Project can accommodate all types of retail uses.	1,720-3,449± sf  \$1.20 psf NNN  Russell Mayer Marshall Kelly	
<b>8270-8282 Old Redwood Highway Cotati</b>	Glass storefront with excellent visibility. Downtown Cotati location; near north and south Highway 101 entrance/exit. Excellent signage.	915± sf  \$1.35 psf NNN  Sara Wann Rhonda Deringer	
<b>13700 Arnold Drive Glen Ellen</b>	Valley of the Moon/Downtown Glen Ellen setting. Extensive glass line with operable windows. Ideal for: neighborhood retail, medical, visitor info center, restaurant and professional office.	1,975± sf  Negotiable  Joel Jaman	
<b>8910 Sonoma Highway Kenwood</b>	Well-located along the main "Wine-Tasting Route" of Sonoma County and close to many wineries and high end lodging. The site offers easy and safe access from side streets and abundant on site parking.	1,900± sf  \$2.05 psf Modified Gross  Dino D'Argenzio Erlina Othman	
<b>1901 Frates Road Petaluma</b>	10,000 sf clubhouse available – first floor main facility (7,000± sf), second floor private banquet area (3,000± sf), fully equipped kitchen, and ample parking.	3,000 – 10,000± sf  \$1.25 psf NNN  Shawn Johnson Sara Wann	

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<b>905-965 Lakeville Highway Petaluma</b>	Petaluma Gateway Center is anchored by Lucky and McDonald's. Co-tenants include: Subway, Papa Murphy, UPS Store, Kelly Moore Paints, ATA Martial Arts and Mountain Mike's Pizza.	855± sf  \$1.85 psf NNN  Rhonda Deringer	
<b>Theatre Square 151 Petaluma Blvd. Petaluma</b>	Theatre Square is a three-story mixed use project located at the heart of the Theatre District. Features retailers, restaurants and boutiques. Pedestrian friendly environment with an open-air plaza and café seating.	1,600-2,789± sf  Negotiable  Rhonda Deringer Sara Wann	
<b>470 City Center Drive Rohnert Park</b>	Retail/medical spaces in the heart of downtown, located at the front of The Arbors, a mixed-use development. Over 11 foot high ceilings, extensive glass at the store front with operable windows, separate heating and air conditioning, and separately metered utilities.	1,609± sf  \$1.35 psf Modified Gross  Rhonda Deringer	
<b>6400-6420 Commerce Blvd. Rohnert Park</b>	Safeway/CVS anchored shopping center. 1,458± sf End Cap is available now.	1,458± sf  Negotiable  Tom Laugero	
<b>5665 Redwood Drive Rohnert Park</b>	Opportunity for strong retail presence with excellent Highway 101 visibility and signage. Second floor office spaces with multiple windows and an abundance of natural light. Multi-tenant building with retail and office uses.	530-4,216± sf  \$1.00-\$1.25 psf Modified Gross  Sara Wann Rhonda Deringer	

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<b>5800 Redwood Drive Rohnert Park</b>	Fantastic window line. Abundant parking on-site. Opportunity for strong presence with excellent Highway 101 visibility and signage. Area retailers within a 1 mile radius include Costco, Target, and Walmart shopping centers.	3,350-5,862± sf  \$0.94-\$1.16 psf Modified Gross  Kevin Doran	
<b>201-239 Southwest Boulevard Rohnert Park</b>	Utilitarian shopping center with lots of parking and pleasant family neighborhood. Southwest Rohnert Park is a busy family neighborhood with an eclectic mix of cultural influences that add personality and unique characteristics.	1,000-2,000± sf  \$1.25 psf NNN  Annette Cooper	
<b>397 Aviation Blvd. Santa Rosa</b>	The Vineyards Plaza is located just minutes north of downtown Santa Rosa. Ideal for medical, dental and retail or restaurant uses. Adjacent to Quizno's Subs, My Ha Fine Vietnamese Cuisine, and Mi Burrito Mexican Restaurant and Bar. Offers high visibility and abundant on-site parking.	2,297-8,268± sf  \$1.95 psf NNN  Shawn Johnson	
<b>3401 Cleveland Avenue Santa Rosa</b>	End cap & in-line retail/office space available. 2,016± sf retail space previously a convenience store with walk-in coolers and other FF&E improvements throughout. 2,400±sf retail showroom with 2 offices & 2 restrooms.	2,016-2,400± sf  \$1.25-\$1.50 psf NNN  Dave Peterson Rhonda Deringer	

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<b>1005 College Avenue Santa Rosa</b>	Southwest corner of College Avenue & Cleveland Avenue 1/4 mile from US Highway 101 on and off ramp. Drive thru and inline space available. Infill Site, Zoned General Commercial. 2 Freestanding Buildings (Divisible) - Building A: 4,000± sf hard corner with drive-thru; Building B: 5,000± sf freestanding building with street frontage. Near the entrance to 750,000± sf Santa Rosa Business Park.	4,000-5,000± sf  Negotiable  Joel Jaman	
<b>925 Corporate Center Parkway Santa Rosa</b>	Multi-tenant neighborhood retail center. Other tenants include: Urgent Care, convenience store, hair salon, café and clothing boutique. Project can accommodate all types of uses.	1,410-3,717± sf  Negotiable  Rhonda Deringer Jim Sartain	
<b>170 Farmers Lane Santa Rosa</b>	Former Coin Store which has been in this location for many years. Space size is approximately 16' X 57'; deep with a showroom/open office, "middle room," backroom and restroom.	920± sf  \$1.60 NNN  Doug Braik	
<b>611 5<sup>th</sup> Street Santa Rosa</b>	Currently set up as a gourmet Chinese restaurant with fully equipped restaurant: walk-in refrigeration, refrigerators, freezers, chairs and tables. New water heater.	3,500± sf  \$2.15 psf NNN  Dino D'Argenzio Erlina Othman	

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<b>640 4<sup>th</sup> Street Santa Rosa</b>	Single Story Retail Building with wide glass front entrance and rear entrance adjacent to City Parking Garage and open walk-way courtyard. Downtown Retail Zoning allows for numerous retail opportunities, and owner will explore Tenant Improvements for a motivated qualified restaurant, winery, or brewery.	4,700± sf \$1.75 psf NNN Annette Cooper	
<b>3565-3589 Industrial Drive Santa Rosa</b>	Northside Shopping Center end cap anchored by Dollar Tree, Kmart and Togos. Located just off the 101 on the northwest side of town, on Industrial Drive at Cleveland Avenue.	1,862 – 5,711± sf Negotiable Tom Laugero	
<b>1791 Marlow Road Santa Rosa</b>	Anchored by a very successful Safeway in the Safeway/Marlow Center and located between Rite Aid Drugs, Round Table Pizza, H&R Block, and Wells Fargo.	1,715± sf \$2.10 psf NNN Dino D'Argenzio Erlina Othman	
<b>3093 Marlow Road Santa Rosa</b>	2,550± sf freestanding building with drive-thru. 1,110-2,312± sf corner retail pad in front of Walgreens. Full access signalized corner.	1,110-2,550± sf Negotiable Tom Laugero	
<b>490 Mendocino Ave. Santa Rosa</b>	Retail/office space presently configured with a reception area, conference room, kitchenette and an open area for work stations. A conversion to full retail with a storefront is available along with building signage over the entrance.	1,240-4,011± sf \$1.20-\$1.95 psf Russ Mayer	

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<b>1880 Mendocino Avenue Santa Rosa</b>	Located directly across from the Santa Rosa Junior College. This area is the most densely populated residential area and highest traffic /trade area of Sonoma County. Completely remodeled in 1997 and professionally managed to insure proper upkeep and ongoing maintenance.	1,688± sf \$1.75 psf NNN  Doug Braik Rhonda Deringer	
<b>3330 Mendocino Avenue Santa Rosa</b>	2.73± acres on the northeast corner of Mendocino Avenue and Bicentennial Way. Possible drive-thru. Pas and shop space. Zoned General Commercial.	1,500-3,500± sf  Negotiable  Tom Laugero	
<b>6599 Montecito Blvd., Santa Rosa</b>	2,100± sf. Hard signaled corner/new construction. Combined traffic count: 27,186± ADT. Tenant Improvement Allowance.	2,100± sf  Negotiable  Tom Laugero	
<b>5755 Mountain Hawk Drive Santa Rosa</b>	Restaurant/Catering/Food Production space available – includes commercial cooking hood system, multiple walk-in refrigerators/freezers, multiple sinks & dishwasher station, dry storage areas, preparation areas, large brick pizza oven, restroom, commercial kitchen improvements with FF&E.	2,500± sf  Negotiable  Shawn Johnson Rhonda Deringer	

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<b>3855 Princeton Drive Santa Rosa</b>	Freestanding property adjacent to retail center anchored by Whole Foods Market (the premiere health food market and grocery store in Santa Rosa), a 4,500± sf Petco Unleashed Store, fitness studio, and Birckenstock Shoes.	1,600± sf \$1.50 psf NNN Dino D'Argenzio Erlina Othman	
<b>2350 Santa Rosa Ave. Santa Rosa</b>	Located on the southeast corner of Santa Rosa Avenue at Kawana Springs Road. Co-tenants include Xfinity, Sleep Number and Vitamin Adventure.	2,260± sf \$2.75 psf NNN Tom Laugero	
<b>2765-2835 Santa Rosa Avenue Santa Rosa</b>	Santa Rosa Town Center. Between Smart & Final and Ross. Fronting Highway 101 and Santa Rosa Avenue. Sonoma County's Regional Retail street with over 1,000,000 sf of Regional Retailers.	6,500± sf Negotiable Tom Laugero	
<b>5855 Sonoma Highway Santa Rosa</b>	Open showroom, private office in the back and a restroom. Improved landscaping throughout with good parking and monument signage on Sonoma Highway 12.	1,206± sf \$1.75 psf NNN Kevin Doran Joel Jaman	
<b>1202-1220 W. Steele Lane Santa Rosa</b>	2,470± sf Regional location across from 900,000 sf Coddington Mall. Anchored by: Macy's, Target, JC Penny, Nordstrom Rack, Whole Foods. Monument signage Extremely high traffic count Excellent demographics 6:1,000 sf Parking (53 Spaces).	2,470± sf Negotiable Tom Laugero	

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<b>130-140 Stony Point Road Santa Rosa</b>	Stony Point Lake Retail & Business Service Center. Infrastructure for 4,650± sf health club and 1,325± sf salon.	1,609-2,412± sf \$1.15 psf NNN Tom Laugero Danny Jones	
<b>447 Stony Point Road Santa Rosa</b>	Stony Point Center is anchored by Oliver's Supermarket, CVS Pharmacy, Exchange Bank, Carl's Jr. & KFC. The space is adjacent to Oliver's Market. The center offers excellent visibility along Stony Point Road, West Third St. and Occidental Road.	1,200± sf \$2.00 psf NNN Rhonda Deringer	
<b>750 Stony Point Road Santa Rosa</b>	#A-175: 1,716± sf - Retail Space - Currently Stony Point Wine & Liquor. Newer Shopping Center with Multiple National & Regional Co-Tenants: Chase Bank, Starbucks, Sprint, Panda Express, Fed-Ex Kinko's, Little Caesar's Pizza & Super Burger Across from Food Max, Rite Aid; Proposed Tenants: Goodwill, Anna's Linens, Fallas Paredes & Ross; and 200,000± sf Shopping Center Located just off of Hwy 12 Off-Ramp & West of Hwy 101.	1,716± sf \$2.50 psf NNN Rhonda Deringer	
<b>1101 Yulupa Avenue Santa Rosa</b>	This 2-Bay Auto Service Station is hard to find. The property has two bays and will be delivered as a "turnkey" auto repair facility. Oil storage double containment will be provided. 2 lifts will be provided. Lock up caged areas for storage.	750± sf \$3.83 psf Full Service Kevin Doran	

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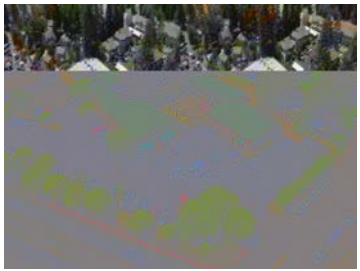

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<b>564 N Gravenstein Highway Sebastopol</b>	Grocery anchored shopping center located in Northern Sebastopol. Located in the Fiesta Shopping Center. Next to the Redwood Marketplace Shopping Center with Lucky's and numerous restaurants and services. Downtown Sebastopol; the scenic West County Wine Country, Russian River Resort area, and the beaches of the Sonoma Coast are just a short drive away.	1,500± sf \$2.25 psf NNN Rhonda Deringer	
<b>800 Gravenstein Highway Sebastopol</b>	Redwood Marketplace anchored by Lucky Supermarket, CVS Pharmacy & more. Largest shopping center in West County. Soon to be remodeled: facades/paint, sign program, landscaping w/courtyards & more.	2,356± sf Negotiable Rhonda Deringer Sara Wann	
<b>970 Gravenstein Highway Sebastopol</b>	1,050± sf prime end cap retail space. Existing restaurant improvements in place. 700± sf second floor office/loft. Monument signage at both entrances.	700-1,050± sf \$1.35-\$2.25 psf NNN Sara Wann	
<b>3660 Gravenstein Highway North Sebastopol</b>	Unique opportunity to occupy a newly converted retail/office building that has just gone through an extensive remodel. Full kitchen, porch area, deck, 600 sf storage building are just a few unusual features for this building and property.	1,700± sf \$1.70 psf Modified Gross Annette Cooper	

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<b>755 Petaluma Ave Sebastopol</b>	16'-18'± clear height. Building features: high open wood truss/beam ceiling with skylights, glass storefront access and side access with outdoor covered deck area, windows on 3 sides, fire sprinklers and 2 restrooms.	10,000± sf \$1.25 psf NNN  Dave Peterson Rhonda Deringer	
<b>18460 Highway 12 Sonoma</b>	Corner suite perfect for quick "in and out" customer flow on busy Highway 12.	970± sf \$1.60 psf  Annette Cooper	
<b>6580 Hembree Lane, Windsor</b>	Shiloh Shopping Center – Regional Center. Restaurant & retail space for lease. Co-tenants include Cold Stone Creamery, Starbucks, St. Joseph's Urgent Care Center and Shiloh Nails.	700-1,264± sf  Negotiable  Marshall Kelly	
MARIN COUNTY			
<b>100-275 Bon Air Center Greenbrae</b>	Unique 12,848 sf junior anchor opportunity. Located at the prime retail center in the heart of Marin County, Bon Air Greenbrae is completing a major refresh of its common areas. Reach a coveted Marin demographic for an exciting new chapter at this showplace center.	1,754-12,848± sf  Negotiable  Vesa Becam	

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<b>276-318 Bon Air Center Greenbrae</b>	Jewel boxideal for clothing. Directly off Highway 101 and minutes from the Larkspur Ferry Terminal and the Richmond-San Rafael Bridge.	2,696-3,370± sf  \$4.25 psf NNN  Vesa Becam	
<b>1159 – 1169 Magnolia Avenue Larkspur</b>	Specialty retailers and restaurants such as Rustic Bakery provide the inspiration for the unique and high-quality tenant mix that will define Shops at Magnolia.	372-3,847± sf  Negotiable  Vesa Becam Theo Banks	
<b>23 Sunnyside Avenue Mill Valley</b>	Hard to find downtown retail space in Mill Valley. Glass entry and full display windows, 11 ½ foot ceiling, skylights and one handicap accessible restroom. On-site parking and rear loading areas. Ideal for bulk retail or softwoods retailers. Office conversion may be possible.	1,500± sf  \$3.75 psf  Vesa Becam	
<b>915 Diablo Avenue Novato</b>	Beautiful architecturally designed two-story building in the thriving downtown Novato area. Distinctive features include extensive glass, sky lights and central atrium, second floor outdoor break/lunch area, open air concept, six multi/semi private offices, two conference rooms, three restrooms, kitchen areas, onsite private parking, and desk space for up to 60 associates.	3,163-6,751± sf  \$2.30 psf Modified Gross  Mike Thomason	

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<b>1604 Grant Avenue Novato</b>	Nicely improved retail space with strong street presence and excellent location. Space includes large showroom area, rear office, private restroom and storage. Building is scheduled for a complete rehab of front fascia.	1,056± sf  \$1.50 psf NNN  Nathan Ballard Theo Banks	
<b>1704 Tiburon Blvd. Tiburon</b>	One retail space located on a prime corner location in downtown Tiburon. Steps from popular restaurants and shops. Building features an excellent window line and exposure. Located across from the ferry terminal. Available for immediate occupancy.	1,295± sf  \$4.00 psf Modified Gross  Vesa Becam Theo Banks	
<b>OTHER COUNTIES</b>			
<b>845 – 1071 Eleventh St. Lakeport</b>	Dominant grocery anchored center near Hwy. 29 and downtown Lakeport.	1,230-3,300± sf  Negotiable  Marshall Kelly	
<b>2920 Main Street Susanville</b>	Multi-tenant concrete block retail building with excellent highway exposure on out-parcel at entrance to Wal-Mart center.	1,777± sf  \$1.10 psf NNN  Gil Saydah	
<b>32200 Dyer Street Union City</b>	Restaurant space for lease with 308± sf of enclosed patio. Union Landing is one of the Bay Area's most active shopping centers, with over 100 acres of high-profile entertainment, retail and recreational opportunities.	2,855± sf  \$4.50 psf NNN  Vesa Becam	

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