



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

RETAIL SPACE AVAILABLE

LOCATION	DESCRIPTION	S.F./PRICE/ AGENT	PHOTO
Sonoma County			
421 S. Cloverdale Blvd. Cloverdale	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	
8099 La Plaza Cotati	Two spaces available. Suite G: open space with private restroom. Reclaimed wood flooring. Suite H: bright open space with two private offices, private restroom and break room with sink. French doors and wood laminate flooring.	566 – 1,200± sf \$1.65 psf Modified Gross Sara Wann	
13700 Arnold Drive Glen Ellen	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 \$2.00 psf Modified Gross Joel Jaman	
9900 Sonoma Highway Kenwood	Long established, highway retail use property located along the main wine-tasting route in the heart of Sonoma Valley. This is a rare turn-key restaurant opportunity.	4,100± sf \$3.05 psf NNN Dino D'Argenzio Erlina Othman	

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5701 Old Redwood Highway Penngrove	Two buildings on site. The first is a free standing retail building at approximately 7,625± sf that has gone through brewery permits with ADA bathrooms plus potential food services flooring and tiles. The second building is approximately 1,800± sf on the Westerly portion of the lot. The area is a unique mixed-use opportunity, zoned LC which allows for retail, commercial, and office uses.	9,425± sf \$1.55 psf Modified Gross Dino D'Argenzio Erlina Othman	
1901 Frates Road Petaluma	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 – 7,000± sf \$1.25 psf NNN Shawn Johnson Sara Wann	
905-965 Lakeville Highway Petaluma	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	
3100 Lakeville Hwy. Petaluma	Approximately 1,625± sf available. Currently configured with retail showroom, private restroom and back storage area. Conveniently located on Highway 116/Lakeville Highway with easy access to Highway 101.	1,625± sf \$2.25 psf NNN Sara Wann	

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1390 N. McDowell Blvd. Petaluma	Retail Center anchored by Orchard Supply. Excellent freeway access. Great window line.	1,200-1,438± sf \$1.75 psf NNN Sara Wann	
Theatre Square 151 Petaluma Blvd. Petaluma	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.	1,580-2,583± sf Negotiable Rhonda Deringer Sara Wann	
1375 Petaluma Blvd. North Petaluma	Unique opportunity to lease a free standing restaurant space on busy Petaluma Boulevard. Perfect for a wide variety of uses. Located on 0.74 acres, this site offers abundant parking and excellent signage opportunities.	4,740± sf \$1.45 psf Modified Gross Sara Wann	
4-50 E. Washington St. Petaluma	Retail and restaurant space available. Shopping center anchored by Grocery Outlet, Exchange Bank, Dollar Tree, TAPS, Baskin Robbins, Dempsey's Restaurant & Brewery and Riverside Bistro. New sign program, new landscaping, and new fascia paint.	1,500 – 1,611± sf Negotiable Tom Laugero Rhonda Deringer	
901 East Washington Street Petaluma	Petaluma Town Plaza. Co-Tenants include FedEx, Salon Centric, Sherwin Williams, Sleep Number and Annadel Medical Group.	4,056± sf Negotiable Tom Laugero	

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470 City Center Drive Rohnert Park	Retail/medical spaces in the heart of downtown Rohnert Park, located at the front of The Arbors, a mixed-use development. The space offers 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	
6370-6420 Commerce Blvd. Rohnert Park	Safeway/CVS anchored shopping center. 1,458± sf End Cap is available now. 1,335± sf in line space will be available on September 1, 2017.	1,335-1,458± sf \$2.75 psf NNN Tom Laugero	
1726 E. Cotati Avenue Rohnert Park	Retail Showroom with front & rear access - adjacent to large patio area. Building & monument signage available. Newer multi-tenant shopping center with national & regional co-tenants: McDonalds, 7-11 + Gas, Starbucks, Taco Bell, Jimmy John's, Juice Shack, Extreme Pizza & many more.	1,500± sf \$2.10 psf NNN Rhonda Deringer	
5665 Redwood Drive Rohnert Park	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.	490-4,706± sf \$1.00 psf Modified Gross Sara Wann Rhonda Deringer	

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5800 Redwood Drive Rohnert Park	Open showroom with great visibility. This property is great for retail, sales, yoga or fitness use, or auto parts store. Highway 101 visibility and signage.	3,350± sf \$3,900/Month Modified Gross Kevin Doran	
557 Rohnert Park Expressway Rohnert Park	6,180± sf existing between 16-plex theater & Rebounder Trampoline Arena. Build-to-Suit Pad Building up to 14,000± sf. Pad Building of 23,000± sf (Divisible). Area Tenants: Target, Burlington Coat Factory, FoodMaxx, Big 5, Big Lots, PetSmart, Costco, Ashley Furniture, Office Depot and more.	20,180± sf Negotiable Tom Laugero	
195 Southwest Blvd. Rohnert Park	Utilitarian shopping center with lots of parking and pleasant family neighborhood.	4,000-8,000± sf \$1.00 psf NNN Annette Cooper	
397 Aviation Blvd. Santa Rosa	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.	2,297-5,971± sf \$1.95 psf NNN Shawn Johnson	

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3060 Cleveland Avenue Santa Rosa	Stand-alone building with Highway 101 visibility. Concrete block construction featuring several high-end finishes in various rooms. Located in central Santa Rosa.	1,325± sf \$1.95 psf Modified Gross Kevin Doran	
3401 Cleveland Avenue Santa Rosa	Cleveland Square Shopping Center – 1,932± sf Retail Showroom. Zoned CG – General Commercial. Area Tenants: K-Mart, Kohl's, 24-Hour Fitness, Jo-Ann Fabrics, Applebees, Trader Joe's, McDonalds, Starbucks, Carl's Jr., Taco Bell, Furniture 21 and KFC.	1,932± sf \$1.25 psf NNN Dave Peterson Rhonda Deringer	
3771 Cleveland Ave. Santa Rosa	Remodel to suit. Unique multi-tenant architecture. Area tenants: Kohl's, 24 Hour Fitness, Jo-Ann Fabrics, Applebee's, Trader Joe's, McDonald's, Starbucks, Carl's Jr., Taco Bell, Furniture 21 and more.	23,000 – 117,000± sf Negotiable Tom Laugero	
1005 College Avenue Santa Rosa	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	

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1223 College Avenue Santa Rosa	“Turnkey” salon with all the amenities. Two private entrances, built in stations, sinks (wash bowls), kitchen and lockers. High traffic count on major thoroughfare with parking in rear and in front.	1,760± sf \$3,800/Month Modified Gross Kevin Doran	
925 Corporate Center Parkway Santa Rosa	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.	1,410-2,261± sf \$1.50 psf NNN Rhonda Deringer Jim Sartain	
640 4th Street Santa Rosa	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	
1050 4th Street Santa Rosa	Office/retail space for lease. Two private offices, kitchen, shower and open area for work stations. All hardwood flooring. Back patio deck. Great retail exposure. 2 nd floor with great views. Ideal for commercial photography, office or retail.	1,200± sf \$2,100/Month Modified Gross Kevin Doran	

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2550 Guerneville Road Santa Rosa	Co-Tenants include Little Caesar's Pizza and Amy's Kitchen. Across the street from Raley's, Ace Hardware, Starbucks, McDonalds, IHop and Taco Bell. Adjacent to Burger King, AM/PM and Arco Gas Station.	1,550± sf \$1.90 psf NNN Rhonda Deringer	
3565-3589 Industrial Drive Santa Rosa	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 – 3,849± sf Negotiable Tom Laugero	
1791 Marlow Road Santa Rosa	Neighborhood retail center anchored by Safeway. Space in center between Safeway and Rite Aid Drugs, Round Table Pizza, Citi Financial, H&R Block, and Wells Fargo. Very good street access & visibility.	1,450± sf \$1.85 psf NNN Dino D'Argenzio Erlina Othman	
3093 Marlow Road Santa Rosa	2,550± sf freestanding building with drive-thru. 1,110-4,664± sf corner retail pad in front of Walgreens. Full access signalized corner.	2,550 – 4,664± sf Negotiable Tom Laugero	
404 Mendocino Ave. Santa Rosa	Downtown Santa Rosa retail space in beautiful garden setting. Excellent Downtown location with Mendocino Avenue frontage. One block from newly reunified Old Courthouse Square.	1,385± sf \$1.85 psf Modified Gross James Nobles Kevin Doran	

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420 Mendocino Ave. Santa Rosa	Single retail unit available in multi-tenant building. Former restaurant space but most recently used as retail location. Wide open space with mezzanine.	3,300± sf \$1.60 psf Modified Gross Peter Briceno Danny Jones	
589 Mendocino Ave. Santa Rosa	The excellent signage opportunity on busy Mendocino Avenue along with an expansive window line make this an excellent location for a variety of retail or retail/office oriented business.	4,116± sf \$1.50 psf Modified Gross Sara Wann	
1250 Mendocino Avenue Santa Rosa	High traffic retail or grocery location with on-site parking.	8,800± sf \$1.75 psf NNN Dino D'Argenzio Erlina Othman	
1985 Mendocino Avenue Santa Rosa	This space is currently Papa Murphy's Pizza Take N' Bake and next to SAS Shoes. The shopping center is adjacent to the 100 acre campus of Santa Rosa Junior College. The location features very high traffic with excellent signage facing Mendocino Avenue.	1,900± sf \$2.25 psf NNN Dino D'Argenzio Erlina Othman	
3330 Mendocino Avenue Santa Rosa	2.73± acres on the northeast corner of Mendocino Avenue and Bicentennial Way. Possible drive-thru. Pas and shop space. Zoned General Commercial.	3,500± sf Negotiable Tom Laugero	

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6599 Montecito Blvd., Santa Rosa	2,100± sf. Hard signaled corner/new construction. Combined traffic count: 27,186± ADT. Tenant Improvement Allowance.	2,100± sf Negotiable Tom Laugero	
5755 Mountain Hawk Drive Santa Rosa	30,798± sf Neighborhood Shopping Center. Combine both spaces for a total of 3,500± sf up to 4,010± (with Commercial Kitchen already in place). Monument & building signage, beautifully maintained landscaping & public park. Abundant on-site parking	1,230-6,570± sf Negotiable Shawn Johnson Rhonda Deringer	
327 Ohair Court Santa Rosa	Independent control of your own space, no common area hallways, bathroom, etc. Ideal for contractors, engineers, social media, tech company, insurance or a retail operator.	1,200± sf \$1.00 psf Modified Gross Kevin Doran	
19 Old Courthouse Square Santa Rosa	Historic downtown building includes up to 8,785± sf of ground floor space. Includes 2 private offices, and upstairs office, breakroom with sink, 4 bathrooms, conference room and open work area. Great frontage & window line.	2,942-5,843± sf Negotiable Kevin Doran	

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1455 Santa Rosa Ave. Santa Rosa	The Santa Rosa Center is an approximately 25 year old community shopping center located on Santa Rosa Avenue, one of the busiest commercial arteries in Sonoma County with both US Highway 101 and Santa Rosa Avenue frontage.	1,453± sf \$1.60 psf NNN Joel Jaman	
2350 Santa Rosa Ave. Santa Rosa	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	
2825 Santa Rosa Ave. Santa Rosa	Santa Rosa Town Center fronting Highway 101 and Santa Rosa Avenue. Power Center anchored by Smart & Final, Michael's Crafts, Petco, Bed Bath & Beyond, Sleep Train, Toys R Us, Cost Plus, and more.	25,000± sf Negotiable Tom Laugero	
509 7th Street Santa Rosa	High visibility retail space located in downtown Santa Rosa. Ideally suited for ground floor retail office, but lots of potential for other great uses. The retail space is located on the ground floor in a Victorian style multi-tenant office/retail freestanding building.	1,750± sf \$2.00 psf Modified Gross Kevin Doran	
5855 Sonoma Highway Santa Rosa	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	

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2055 Stagecoach Road Santa Rosa	Fountaingrove Village is a 22,550± sf multi-tenant neighborhood shopping center located in affluent Fountaingrove area. Ample on-site parking and easy access to Highway 101.	1,238± sf Negotiable Dave Peterson Rhonda Deringer	
130-140 Stony Point Road Santa Rosa	Stony Point Lake Retail & Business Service Center. Infrastructure for 4,650± sf health club and 1,325± sf salon.	1,609-4,650± sf \$1.15 psf NNN Tom Laugero Danny Jones	
447 Stony Point Road Santa Rosa	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	
1101 Yulupa Avenue Santa Rosa	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	
800 Gravenstein Highway Sebastopol	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	

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3660 Gravenstein Highway North Sebastopol	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.	1,600± sf \$2.03 psf Modified Gross Annette Cooper	
740-742 S. Main Street Sebastopol	High visibility retail suite in a two tenant retail building. The property has plenty of parking and easy access to both north and southbound traffic. Mature landscaping and fantastic signage available.	3,200± sf \$1.50 psf NNN Annette Cooper	
999 W. Spain Street Sonoma	Highway commercial building with warehouse/office/retail. Potential to lease all or part of the building. Corner located at signal – excellent visibility/access on Highway.	10,320± sf Negotiable Rhonda Deringer	
6560 Hembree Lane Windsor	Shiloh Shopping Center – Regional Center. Restaurant space for lease. End cap space with three windows and building signage. Neighboring tenants include Panda Express, Starbucks, Mountain Mike's Pizza and GameStop.	1,600± sf Negotiable Marshall Kelly	
6580 Hembree Lane, Windsor	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	

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MARIN COUNTY			
50-350 Bon Air Center Greenbrae	Multiple suites available ranging in size from approx. 890-2,696± sf.	1,754-2,696± sf \$4.25 psf NNN Vesa Becam	
110 Bon Air Center Greenbrae	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.	12,848± sf Negotiable Vesa Becam	
286 Bon Air Center Greenbrae	Jewel Box Restaurant.	3,370± sf Negotiable Vesa Becam	
2094 Redwood Hwy. Greenbrae	A prominent commercial property located along the Highway 101 corridor in central Marin. Current entitlements allow for partial retail. L-1 zoning classification allows for a variety of uses.	4,500± sf \$2.25 psf Industrial Gross Nathan Ballard Theo Banks	

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1133 – 1169 Magnolia Avenue Larkspur	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.	12,770± sf Negotiable Vesa Becam Theo Banks	
129 Miller Avenue Mill Valley	Unique retail and restaurant location in one of Marin County's oldest, largest and most iconic commercial properties, the recently restored 19th-century Mill Valley Lumber Yard. Enjoy views of Mount Tam and Corte Madera del Presidio Creek in a wonderful village like setting	353-1,500± sf Negotiable Vesa Becam Matt Storms	
1604 Grant Avenue Novato	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	
300-306 Sir Francis Drake Boulevard San Anselmo	Classic, three tenant retail building located on one of the county's major thoroughfares. The high ceilings and open layout create a bright retail area, while storage and parking provide additional desirable amenities.	1,390 – 1,518± sf \$2.45-\$3.00 psf Matt Storms Vesa Becam	
729 Fourth Street San Rafael	Charming downtown retail space. Building includes restrooms, elevator and use of private courtyard.	2,500± sf \$1.75 psf Modified Gross Matt Storms	

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1704 Tiburon Blvd. Tiburon	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	
OTHER COUNTIES			
845 – 1071 Eleventh St. Lakeport	Dominant grocery anchored center near Hwy. 29 and downtown Lakeport.	1,230-3,300± sf Negotiable Marshall Kelly	
3060 Fillmore Street San Francisco	The property consists of two adjoining single-story buildings comprising approximately 10,921 sf of ground floor space, 975 sf of second floor office and an 854 sf covered outdoor seating area.	975 – 10,921± sf \$4.58 psf NNN Russ Mayer	
2920 Main Street Susanville	Multi-tenant concrete block retail building with excellent highway exposure on out-parcel at entrance to Wal-Mart center.	1,777± sf \$1.20 psf NNN Gil Saydah	
32200 Dyer Street Union City	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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