



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. Abundant glass-line on three street frontages and a dramatic two-story tower entrance.	1,720-1,729± sf  \$1.20 psf NNN  Russell Mayer Marshall Kelly	
<b>8099 La Plaza Cotati</b>	Located in downtown Cotati across from La Plaza park, Suite H offers a large, bright, open space with 2 private offices, private restroom & break room with sink. Abundance of on-site parking.	1,200± sf  \$1.50 psf Modified Gross  Sara Wann	
<b>7981 Old Redwood Highway Cotati</b>	Retail/restaurant/anchor spaces. Unit from 1,466± sf to 6,775± sf. Grapevine Shopping Center co-tenants include: China Chef Restaurant, Marvin's Restaurant & Bakery, WiFi Wash, Paws Dog Groomers and Champagne Hair Lounge.	1,466-6,775± sf  \$1.00 psf NNN  Rhonda Deringer	
<b>8276 Old Redwood Highway Cotati</b>	Retail/office with 2 private offices, common area restrooms, glass storefront with excellent visibility & excellent signage.	915± sf  \$1.25 psf NNN  Sara Wann Rhonda Deringer	
<b>8910 Sonoma Highway Kenwood</b>	Last space remaining in this property! Kenwood market Place Center is well-located along the main "Wine Tasting Route" of the Sonoma Valley. Anchored by US Post Office, Kenwood Market and Palooza Gastropub.	720± sf  \$3.47 psf Modified Gross  Dino D'Argenzio Erlina Othman	



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<b>1901 Frates Road Petaluma</b>	10,000 sf clubhouse available – first floor main facility (7,000± sf) and second floor private banquet area (3,000± sf) Fully equipped kitchen, ample parking.	10,000± sf \$1.25 psf NNN Shawn Johnson Sara Wann	
<b>501 Lakeville Street Petaluma</b>	First floor flex space with one large private office, two entrances and private restroom. Additional second story office available for expansion.	760-1,690± sf \$1.30 psf Industrial Gross Sara Wann	
<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.	1,140-3,120± sf Negotiable Rhonda Deringer	
<b>3100 Lakeville Highway Petaluma</b>	Located at the entrance to Lakeville Business Park and directly across from densely populated residential neighborhoods. One in-line & one end-cap available.	1,625± sf Negotiable Sara Wann	
<b>5 Petaluma Blvd. South Petaluma</b>	Suite D: 1,392± sf and Suite E: 1,313± sf, can be combined for 2,705± sf. Suite 25: 2,052± sf Restaurant.	1,313± sf \$1.50 psf NNN Sara Wann Rhonda Deringer	



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<b>6 Petaluma Blvd. Petaluma</b>	Unique one of a kind property, rich with history but with modern conveniences, elevator, etc. The Great Mill houses a mix of businesses ranging from restaurants, retail, services and office. Historic building in thriving pedestrian oriented downtown.	393-1,100± sf  \$1.95 - \$2.20 psf Modified Gross  Sara Wann	
<b>121 Petaluma Blvd. South Petaluma</b>	Petaluma Theatre District - Jr. Anchor, restaurant, retail or office space available. Various sizes. 1 <sup>st</sup> floor – corner and in-line spaces with excellent visibility. Multi-block development – Retail/Office/Residential.	1,580-2,749± sf  Negotiable  Rhonda Deringer Sara Wann	
<b>1390 N. McDowell Blvd. Petaluma</b>	In-line retail space located within a busy shopping center. Great window line.	1,438-1,680± sf  \$1.00 psf NNN  Sara Wann	
<b>1395 N. McDowell Blvd. Petaluma</b>	For lease or sale opportunity. Proposed new construction with build-to-suit opportunity. High visibility on busy signalized intersection. Retail pad fronting Redwood Business Center & Redwood Gateway Shopping Center.	7,500± sf  Negotiable  Sara Wann Rhonda Deringer	
<b>1410 S. McDowell Blvd. Petaluma</b>	Ideal location for restaurants, coffee shops, bakeries, travel agencies, ice cream/yogurt shop, copy shops, mail services, tanning salons, dentist offices, insurance agencies & more.	1,200± sf  \$1.65 psf, NNN  Russ Mayer Sara Wann	



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<b>5101 Montero Way Petaluma</b>	Retail showroom with windows on all 4 sides, high ceilings, large mezzanine area, office area. Visibility on busy Hwy. 101. Near Redwood Business Center & Redwood Gateway Shopping Center. Large parking lot, building & monument signage.	4,836± sf \$2.07 psf NNN Rhonda Deringer	
<b>1375 Petaluma Blvd. North Petaluma</b>	Unique opportunity to lease restaurant space on busy Petaluma Boulevard. Currently configured with large dining area, bar, banquet room. This could be a great opportunity for a creative beer garden, bar or restaurant.	4,740± sf \$1.25 psf Modified Gross Sara Wann	
<b>701 Sonoma Mountain Parkway Petaluma</b>	Pad building with 936-9,360± sf to be built. Anchored by G&G Supermarket. High quality shopping center surrounded by high income neighborhoods.	9,360± sf Negotiable Rhonda Deringer	
<b>701 Sonoma Mountain Parkway Petaluma</b>	Parkway Plaza is a high profile neighborhood center anchored by G&G Supermarket and a distinguished mix of regional retailers such as Starbucks, Exchange Bank, Chunky's Taqueria, Subway and more.	2,788± sf Negotiable Rhonda Deringer	
<b>21 Washington Street Petaluma</b>	Located in downtown Petaluma with excellent visibility. Distinctive architectural features include natural brick and stone interior walls accented by exposed beam ceilings and numerous skylights.	2,880± sf \$1.75 psf Modified Gross Russ Mayer	





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<b>2-80 East Washington Street Petaluma</b>	Jr. Anchor, restaurant (with outside dining) and retail space available. 71,000 sf shopping center anchored by Grocery Outlet. New sign program, new landscaping & fascia paint.	640-5,008± sf \$1.50 psf NNN  Tom Laugero Rhonda Deringer	
<b>901 East Washington Street Petaluma</b>	Petaluma Town Plaza, 2,900±sf & 4,700±sf End-cap available. Cot tenants: FedEx, Salon Centric, Sherwin Williams, Sleep Number.	4,056± sf  Negotiable  Tom Laugero	
<b>6314 Commerce Blvd. Rohnert Park</b>	End-cap space, former Round Table Pizza location. Anchored by Safeway, CVS Pharmacy, Jimmy John, UPS Store – 105,000± sf Center.	5,656± sf \$2.75 psf NNN  Tom Laugero	
<b>6591 Commerce Blvd. Rohnert Park</b>	End Cap Retail space. Available Feb. 2015 or sooner. Signage on Hwy. 101, monument, Commerce Blvd. Co-tenants: Safeway, Raley's, Grocery Outlet, CVS Pharmacy, 24-Hour Fitness, Chipotle, Panera Bread	15,000± sf \$ .75 psf NNN  Tom Laugero	
<b>5665 Redwood Drive Rohnert Park</b>	Located along Highway 101 frontage with excellent visibility and signage. First floor suites are open and bright with expansive window lines. Retail spaces on first floor, offices on second floor.	490-2,226± sf \$1.00-\$1.25 psf Modified Gross  Sara Wann Rhonda Deringer	



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<b>5800 Redwood Drive Rohnert Park</b>	Excellent Highway 101 visibility and signage. First floor suites are open and bright with expansive window lines. Multi-tenant building with retail and office uses. Common area restrooms available on the second floor.	3,350± sf \$1.19 psf Gross Kevin Doran	
<b>195 Southwest Blvd. Rohnert Park</b>	Former school location – great opportunity to locate a completely built-out school site for any educational purpose/fellowship group or public assembly.	4,000-8,000± sf \$1.00 psf NNN Annette Cooper	
<b>2074 Armory Drive Santa Rosa</b>	Currently being renovated, this single-story building poured-in-place concrete construction was built in 1961. Currently configured for two tenants and most recently a bar/restaurant & printing/copying business. Great hwy. exposure.	2,400± sf \$1.25 psf NNN Joel Jaman	
<b>269 Aviation Blvd. Santa Rosa</b>	New retail space shares tenancy with Chevron Gas Station, Starbucks and Subway. Located in Airport Business Center in the heart of the Wine Country.	1,403± sf Negotiable Shawn Johnson Marshall Kelly	
<b>397 Aviation Blvd. Santa Rosa</b>	Vineyards Plaza is located just minutes north of downtown Santa Rosa. Ideal for retail restaurant uses and adjacent to Quizno's Subs, My Ha Fine Vietnamese Cuisine & Mi Burrito Mexican Restaurant. High visibility.	2,297-7,845± sf \$1.95 psf NNN Shawn Johnson	



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LOCATION	DESCRIPTION	S.F./PRICE/ AGENT	PHOTO
<b>3401 Cleveland Avenue Santa Rosa</b>	Cleveland Square Shopping Center – End-cap and in-line space. ADT: 24,000, Zoned CG – General Commercial. Area Tenants: K-Mart, Kohl's, 24-Hour Fitness, Jo-Ann Fabrics, Applebees, Trader Joe's, McDonalds, Starbucks.	1,060-1,932± sf \$1.00-\$1.50 psf NNN  Dave Peterson Rhonda Deringer	
<b>531 College Avenue Santa Rosa</b>	First time on the market. Building is ideally suited for retail. Open floor plan allows for owner/user to set up shop in many different ways. On-site parking and large storage area in rear.	4,967± sf \$1.35 psf NNN  Dave Peterson Peter Briceno	
<b>6 West College Avenue Santa Rosa</b>	Brand new (to be built) multi-tenant retail convenience center situated near the entrance	12,000± 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. Incentives!	1,456-2,261± sf \$1.00 psf NNN  Rhonda Deringer Jim Sartain	
<b>804 4<sup>th</sup> Street Santa Rosa</b>	Concrete construction remodeled in 1992. Large open office/lobby, teller area, private offices, storage/copy area, lunch room, and three restrooms.	4,316-6,120± sf \$1.75 psf NNN  Brian Keegan Dino D'Argenzio	



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1200 4 <sup>th</sup> Street Santa Rosa	Stand alone building located in a high identity thoroughfare on 4 <sup>th</sup> Street. Large open showroom with power distributed throughout. Small storage area with roll-up door.	2,538± sf  \$1.50 psf Modified Gross  Brian Keegan Erlina Othman	
1791 Marlow Road Santa Rosa	Neighborhood retail center anchored by Safeway. Spaces in center between Safeway and Rite Aid Drugs, Round Table Pizza, Citi Financial. Very good street access & visibility.	1,450± sf  \$2.05 psf NNN  Dino D'Argenzio Erlina Othman	
1240 Mendocino Avenue Santa Rosa	This site is prime for retail national tenant uses looking to break into or expand in the vibrant Sonoma County market. Suitable for a free standing development for either ground lease or build to suit.	5,900± sf  \$3.25 psf NNN  Dino D'Argenzio Erlina Othman	
490 Mendocino Avenue Santa Rosa	Former "Subway" restaurant space. High quality improvements, excellent glass-line with operable windows, three floor drains, Santa Rosa downtown corner location, pedestrian friendly environment.	1,374± sf  \$2.00 psf NNN  Russ Mayer	
1250 Mendocino Avenue Santa Rosa	High traffic retail or grocery location with on-site parking.	8,800± sf  \$2.55 psf NNN  Dino D'Argenzio Erlina Othman	





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<b>1901 Mendocino Ave. Santa Rosa</b>	Free-standing corner restaurant building with high prominence adjacent to a CVS Pharmacy anchored shopping center and monument signage. Highly improved and permitted as a Brew Pub/restaurant use. High traffic area near SRJC.	3,900± sf \$2.85 psf NNN Dino D'Argenzio Erlina Othman	
<b>52 Mission Circle Santa Rosa</b>	Located in the Mission Plaza shopping center. Suite 124-first floor retail/office space. Multi-tenant/multi-building shopping center.	1,147± sf \$1.80 psf NNN Rhonda Deringer	
<b>56 Mission Circle Santa Rosa</b>	McDonald's Mission Plaza is a multi-building development. The corner pad building currently offers 1,614± sf space available for lease, between Burger King and Verizon Wireless.	1,614± sf \$2.00 psf NNN Rhonda Deringer	
<b>19 Old Courthouse Square Santa Rosa</b>	Historic downtown building includes up to 5,940± 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 \$1.50 psf NNN Kevin Doran	
<b>1940 Piner Road Santa Rosa</b>	Super busy center with phenomenal opportunity for signage on east-west traffic corridor in West Santa Rosa. There is a great synergy here with 3 food users to draw from.	1,500± sf \$1.65 psf NNN Annette Cooper	



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<b>50 Santa Rosa Ave. Santa Rosa</b>	Downtown district office building with recently remodeled main lobby. Window lines offer natural lighting and views of downtown. Three to five year leases with negotiable tenant improvements.	1,616± sf  \$1.70 psf Full Service  Dave Peterson Danny Jones	
<b>1911 Santa Rosa Ave. Santa Rosa</b>	Free-standing building, perfect for any retail use in high traffic area with great signage.	600-3,000± sf  \$1.40 psf NNN  Kevin Doran	
<b>2725 Santa Rosa Ave. Santa Rosa</b>	Pad site up to 3,000± sf build-to-suit or land lease. 1,980± sf corner end cap for lease at entrance to 120,000± sf Santa Rosa Southside Shopping Center anchored by Cost Plus, Toys R Us, Party City & more.	1,841-3,000± sf  Negotiable  Tom Laugero	
<b>2825 Santa Rosa Ave. Santa Rosa</b>	Power Center anchored by: Smart & Final, Michael's Crafts, Petco, Bed Bath & Beyond, Sleep Train, Toys R Us, Cost Plus & more.	10,965-25,000± sf  Negotiable  Tom Laugero	
<b>5855 Sonoma Highway Santa Rosa</b>	Retail center with an acre of outdoor usable space. Improved landscaping with monument sign on Sonoma Highway 12. Many potential uses-tasting room, fitness studio, general retail, showroom, office, and/or consignment shop.	1,206± sf  \$1.75 psf NNN  Kevin Doran	



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<b>2055 Stagecoach Road Santa Rosa</b>	Fountaingrove Village second story office spaces in a high quality design building. Professional and spacious atmosphere.	564-1,979± sf \$2.00-\$2.75 psf NNN Dave Peterson	
<b>750 Stony Point Road Santa Rosa</b>	Restaurant/retail space available for sublease. Currently Sandwich Central. Improvements: hood, sinks, & other FF&E – negotiable.	805-1,200± sf \$3.00 psf NNN Rhonda Deringer	
<b>130-140 Stony Point Road Santa Rosa</b>	Stony Point Lake Retail & Business Service Center. Opportunities are available range from 881-4,650± sf. Competitively priced.	881-4,650± sf Negotiable Joel Jaman Danny Jones	
<b>140 Stony Point Road Santa Rosa</b>	Suite E is a 2,225± sf full service hair/nail salon in Stony Point Lake Retail & Business Center. Infrastructure in place, FF&E available separately. 13 hair stations, 3 shampoo stations, manicure/pedicure area/ waxing room, break room, storage area, sinks in break room and waxing room.	2,225± sf Negotiable Tom Laugero Danny Jones	
<b>700-800 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.	900-2,356± sf Negotiable Rhonda Deringer Brian Keegan	





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<b>742 S. Main Street Sebastopol</b>	High visibility retail suite in a two tenant retail building. This property has plenty of parking and easy access to both north and southbound traffic. Charming building and fantastic signage available.	3,200± sf \$1.50 psf NNN Annette Cooper Catherine Chapnick	
<b>8945 Brooks Road S. Windsor</b>	Space available with four private offices and two restrooms. Includes 60 parking spaces. Many adjacent retail businesses.	2,117± sf \$1.25 psf, NNN Rhonda Deringer	
<b>9028 Brooks Road S. Windsor</b>	Restaurant/retail space available for sublease in Lakewood Village shopping Center, previously occupied by Peet's Coffee & Tea. Anchored by Safeway, CVS Pharmacy, Chase Bank, Mary's Pizza, UPS Store, Johnny Garlic's & more.	1,524± sf Negotiable Rhonda Deringer	
<b>430 Emily Rose Circle Windsor</b>	Retail/office space currently occupied by Windsor Valley Chiropractic. Professionally managed and maintained. Adjacent to parking lot and street parking. Common area restrooms.	1,020± sf \$1.67 psf, NNN Rhonda Deringer	
<b>6450 Hembree Lane Windsor</b>	End cap retail/office space with windows on 2 sides, restroom & storage in Shiloh Shopping Center. Traffic Count: US Highway 101 approx. 68,000± cars per day. Off-ramp & Hembree Lane entrance to Center: 25,000± cars per day.	1,000± sf \$2.00 psf NNN Rhonda Deringer Douglass Braik	





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<b>6500 Hembree Lane Windsor</b>	Total of 36 acre anchored retail development at a major freeway off/on ramp anchored by Wal-mart and Home Depot.	1,753± sf  Negotiable  Marshall Kelly	
<b>8499 Old Redwood Highway Windsor</b>	Windsor Palms Plaza I. Food service/retail space with outside seating area, 3 compartment sink, hand sink, mop sink, storage room and tile floors. Also retail/office space and 2 <sup>nd</sup> floor office space. Multi-tenant neighborhood retail center.	400-5,830± sf  Negotiable  Rhonda Deringer	
<b>195 Windsor River Road Windsor</b>	Located two blocks from the new Oliver's Market in the heart of downtown Windsor, a unique mixed-use development with over 50 commercial stores and office spaces. This site is best suited for retail, office, restaurant or hotel development. Currently occupied by Raven Performing Arts, karate, CPA and Barber Shop.	950-2,870± sf  \$1.55 psf Modified Gross  Dino D'Argenzio Erlina Othman	
<b>MARIN COUNTY</b>			
<b>50-350 Bon Air Center Greenbrae</b>	Multiple suites available ranging in size from approx. 1,064-2,696± sf, including 1,459± sf restaurant space.	1,754-7,200± sf  \$4.25 psf NNN  Vesa Becam	



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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	
19 Throckmorton Mill Valley	Located at the very heart of the downtown retail core in Mill Valley. The open floor plan and abundant natural light offer retailers the opportunity to showcase their products, while the central location allows them to benefit from unusually high foot traffic and accessibility.	2,500± sf \$4.60 psf Vesa Becam	
1300 Fourth Street San Rafael	Offered for lease for the first time in more than 20 years, the former home to Bank of Italy has been a landmark building in downtown San Rafael since it was built in the late 1920's. Open floor plan suitable for multiple uses.	3,800± sf \$2.95 psf NNN Matt Wagner	
539 Bridgeway Sausalito	Beautiful building near the heart of downtown Sausalito with one of the most iconic views in the US.	1,600± sf \$4.00 psf NNN Matt Wagner Vesa Becam	
2633 Bridgeway Sausalito	Restaurant space with ample on-site parking. Furniture, fixtures, and equipment included. Possible expansion of rear deck. Available for immediate occupancy.	2,688± sf \$4.00 psf NNN Theo Banks	



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<b>10 Main Street Tiburon</b>	Two rare, highly visible, contiguous retail spaces located on a prime corner location in downtown Tiburon. Steps from popular restaurants and shops. Across from the ferry terminal.	1,295-1,320± 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.	1,328–4,157± 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  \$1.20 psf NNN  Gil Saydah	
<b>1598 Fairgrounds Drive Vallejo</b>	Retail/restaurant space for lease. Free-standing building – drive-thru. 1,500-2,200± sf. Co-tenant with Subway Sandwiches. Drive-thru potentially available, large parking lot with 37 parking spaces.	1,500-2,200± sf  Negotiable  Rhonda Deringer	