

THE SHOPPES AT CODDINGTON

NEW RETAIL SPACE AVAILABLE AT CODDDINGTOWN



JOHN SCHAEFER

Principal

Keystone Real Estate Advisors, Inc.

CA License #01251740

M (415) 235-8155

GREY BRADSHAW

Senior Associate

Keystone Real Estate Advisors, Inc.

CA License #02200913

M (415) 728-7036



KEYSTONE REAL ESTATE ADVISORS, INC.

1129 Industrial Avenue, #205

Petaluma, CA 94952

CA BRE#: 02117431

www.keystonerea.com

CODDINGTOWN HIGHLIGHTS

- Located less than 2-miles North from downtown Santa Rosa just on the west side of Hwy. 101 (**149,000 ADT**), Coddington is highly visible to Hwy. 101 with easy access to several on/off ramps. The shopping center offers ample, open-air, free parking and faces busy Guerneville Rd. (**45,892 ADT**).
- Due to growing changes within the market, trade area, and consumer demands, Coddington has gone through an extensive transformation.
- The North exterior of Coddington has been completely refaced with restaurants, junior anchors (Old Navy & ULTA Beauty), and services (dental, vision, banks, gas station, library).
- Fitness has become an added lifestyle component with tenants Crunch Fitness, Orange Theory Fitness & YogaSix as part of Coddington's lifestyle mix.
- The Center offers convenient pedestrian, bicycle, auto, and transit connections. It's within safe walking distance to the Santa Rosa North SMART Train Station (2 blocks west) and offers on-site access to a Bus Transit Mall adjacent to the JCPenney building serving both Santa Rosa City and Sonoma County Transit buses.



THE OPPORTUNITY AT CODDINGTOWN

Renovation of single level, free-standing buildings

- Free Standing Buildings Available:
 - **Building 1300: 6,000 SF**
 - **Building 1250: 7,200 SF**
 - **Building 1150: 1,300 SF & 1,500 SF: XFINITY (COMING SOON)**
 - **Building 1100: 4,800 SF**
 - **Building 1000: US POST OFFICE (COMING SOON)**
- Each building design will be incorporated with the tenant's signature storefront.
- Tenant can control their own, consistent hours of operation.
- Direct pathway connectivity to Coddington proper, Crunch Fitness, and Target.
- Ample surface parking throughout including parking directly in front of Tenants' spaces.



JOHN SCHAEFER

Principal
Keystone Real Estate Advisors, Inc.
CA License #01251740
M (415) 235-8155

GREY BRADSHAW

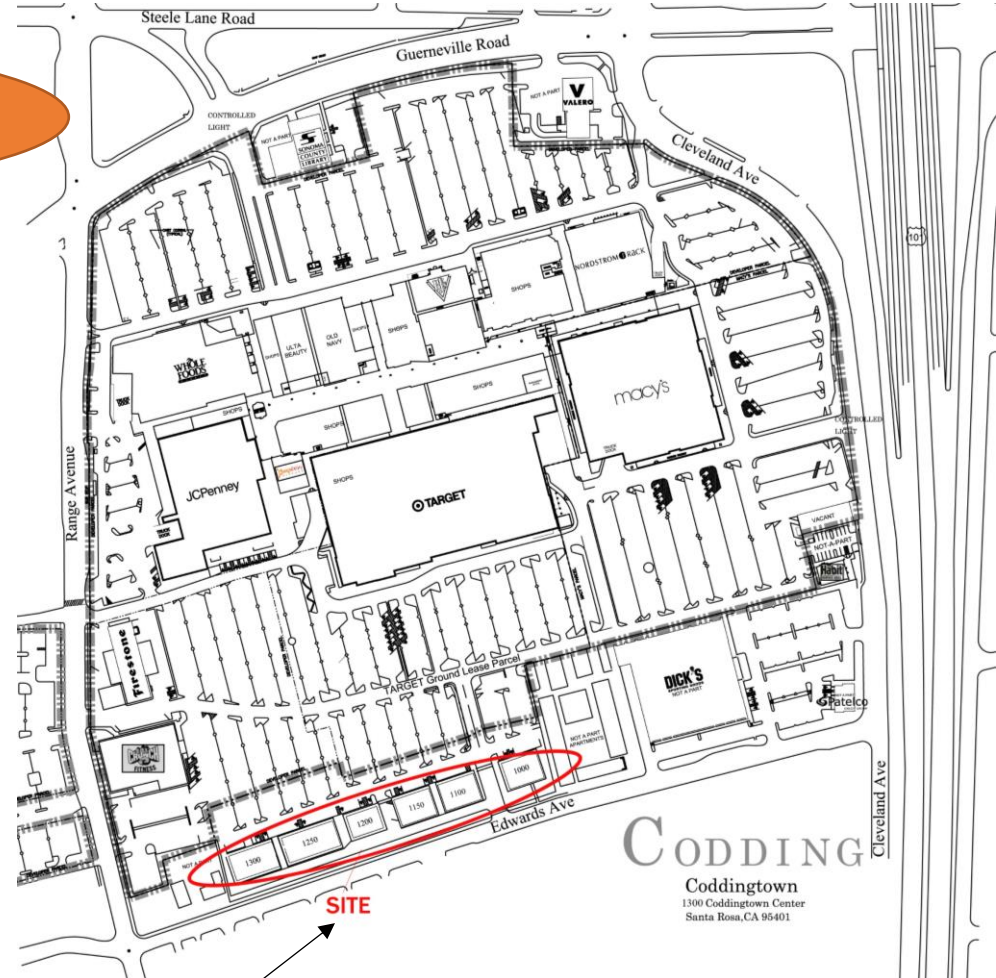
Senior Associate
Keystone Real Estate Advisors, Inc.
CA License #02200913
M (415) 728-7036



KEYSTONE REAL ESTATE ADVISORS, INC.

1129 Industrial Avenue, #205
Petaluma, CA 94952
CA BRE#: 02117431
www.keystonerea.com

SITE PLAN & RENDERINGS



CODDINGTON



SPACES AVAILABLE FOR LEASE

- #1100: 4,800 SF
- #1150: 1,300 SF & 1,500 SF
- #1250: 7,200 SF
- #1300: 6,000 SF

-US POST OFFICE COMING SOON
-XFINITY COMING SOON

CODDINGTOWN



US 101

US 101

US 101

US 101

45,892 ADT

149,000 ADT

FITNESS

Fire's tone

WHOLE FOODS MARKET

JCPenney

ULTA

OLD NINETY SEVEN

LIBRARY

BJ'S RESTAURANT BREWHOUSE

VALCO

rack

TARGET

macy's

CODDINGTON

xfinity

UNITED STATES POSTAL SERVICE

DICK'S SPORTING GOODS

The Habit BURGERS & GRILL

Patelco

CODDINGTON

Established 1962



Radius (drive times)	5 mins	10 mins	20 mins
Trade area population	195,308	327,184	501,316
Daytime population	203,422	328,890	498,173
Avg. household income	\$87,016	\$92,012	\$98,369
Average spent on fitness and health	\$5,748.40	\$6,172.30	\$6,615.85
Average spent on entertainment	\$3,305.41	\$3,508.59	\$3,746.03
Average spent on apparel	\$2,302.97	\$2,405.40	\$2,539.93



JOHN SCHAEFER

Principal
Keystone Real Estate Advisors, Inc.
CA License #01251740
M (415) 235-8155

GREY BRADSHAW

Senior Associate
Keystone Real Estate Advisors, Inc.
CA License #02200913
M (415) 728-7036



KEYSTONE REAL ESTATE ADVISORS, INC.

1129 Industrial Avenue, #205
Petaluma, CA 94952
CA BRE#: 02117431
www.keystonerea.com