

# MOUNTAIN SHADOWS PLAZA

OAK CAP  
— VENTURES —

901 Golf Course Dr, Rohnert Park, CA 94928

Neighborhood Walmart Anchored Daily Needs Center

2<sup>ND</sup> Generation Restaurant Space Available!

AVAILABLE

1,760 SF – 4,352 SF



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## HIGHLIGHTS



- Local daily needs shopping center positioned on the East side of Hwy 101 in Rohnert Park, CA.
- Anchored by Walmart Neighborhood Market.
- Other cotenants include Drive-Thru Starbucks, Anytime Fitness, Patelco Credit Union, See's Candy, UPS, and Subway.
- Strong local draw from surrounding residential neighborhoods and students from Sonoma State University.
- Other local draws include Graton Resort & Casino, Foxtail Golf Club, and other retailers such as Home Depot, Walmart, K1 Speed, Amy's Drive Thru, and Chick-Fil-A.
- Availability:
  - Suite 967-Former Office Space (±4,352 sf)
  - Suite 941-Former Restaurant w/ 2nd Generation Restaurant Equipment (±2,212 sf)
  - Suite 925-Former Barbershop (±1,760 sf)
- 2nd Generation Restaurant Opportunity (Suite 941)
  - Type 1 Hood
  - Ample Kitchen Space
  - Large Dining Room
  - Floor Drains

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 Population	13,755	61,485	111,463
No. of Households	5,317	22,536	38,773
Avg. HH Income	\$115,176	\$97,459	\$98,206

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# SITE MAP & INDEX



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SUITE ID	TENANT	SIZE (SF)
901	Neighborhood Walmart	33,432
913	Neighborhood Café	1,600
915	Sweatmood Fitness	1,500
917	Stellar Nail Spa	1,500
919	Saffron Flavors of India	2,880
<b>925</b>	<b>VACANT</b>	<b>1,760</b>
927	Puny Paws	500
931	Kailey's Donuts	1,200
939	Anytime Fitness	4,700
<b>941</b>	<b>VACANT</b>	<b>2,212</b>
945	Haircuts Plus	1,060
949	MS Laundry	1,350
953	Subway	1,000
957	Club Pilates	1,739
959	UPS Store	1,510
<b>967</b>	<b>VACANT</b>	<b>4,352</b>
969A	Starbucks	1,633
969B	See's Candy	1,257
969C	Toppings	1,353
971	Awesome Bike Company	1,110
973	Pearl Essence Beauty	970
985	Patelco Credit Union	1,320
987	RP Optometric	720
993	Patelco Credit Union	840
995	Campbell Chiropractic	576
997	Mtn Shadows Barber	323

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# RETAIL TRADE MAP



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