

MOUNTAIN SHADOWS PLAZA

OAK CAP
— VENTURES —

901 Golf Course Dr, Rohnert Park, CA 94928

Neighborhood Walmart Anchored Daily Needs Center

2ND Generation Restaurant Space Available!

AVAILABLE

1,110 SF – 2,212 SF



JOHN SCHAEFER
(415) 235-8115
john@keystonerea.com
CA LIC: 0125740

GREY BRADSHAW
(415) 728-7036
grey@keystonerea.com
CA LIC: 02200913

 **KEYSTONE**
REAL ESTATE ADVISORS
CA LIC: 02117431

Keystone Real Estate Advisors
1129 Industrial Avenue, #205
Petaluma, CA 94952
www.keystonerea.com

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 971 Former Bike Store (±1,110 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



MOUNTAIN SHADOWS PLAZA

| 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 |
| 925 | AVAILABLE | 1,760 |
| 927 | Puny Paws | 500 |
| 931 | Kailey's Donuts | 1,200 |
| 939 | Anytime Fitness | 4,700 |
| 941 | AVAILABLE | 2,212 |
| 945 | Haircuts Plus | 1,060 |
| 949 | MS Laundry | 1,350 |
| 953 | Subway | 1,000 |
| 957 | Club Pilates | 1,739 |
| 959 | UPS Store | 1,510 |
| 967 | Turning Point | 4,352 |
| 969A | Starbucks | 1,633 |
| 969B | See's Candy | 1,257 |
| 969C | Toppings | 1,353 |
| 971 | AVAILABLE | 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



JOHN SCHAEFER
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