

# SANTA ROSA MARKETPLACE

2280 Santa Rosa Avenue Santa Rosa, CA



## CORNER PAD REDEVELOPMENT OPPORTUNITY



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HIGHLIGHTS

- SANTA ROSA MARKETPLACE IS THE PREMIER REGIONAL SHOPPING CENTER IN SONOMA COUNTY
- THIS COSTCO AND TARGET ANCHORED RETAIL SHOPPING CENTER IS HOME TO OVER 27 NATIONAL RETAILERS WITH OVER 544,234 SF OF RETAIL SPACE
- STRATEGICALLY LOCATED ALONG SONOMA COUNTY’S “RETAIL ROW” WITH DIRECT ACCESS TO HIGHWAY 101
- STRONG REGIONAL DRAW FROM NEIGHBORHOODS IN PROXIMITY WITH A RESIDENTIAL POPULATION OF OVER 200,000
- HIGHEST VOLUME SHOPPING CENTER IN THE NORTH BAY
- EXCELLENT VISIBILITY FROM SANTA ROSA AVENUE– 28,093 VPD
- UPCOMING AVAILABILITY:
  - PAD 7-REDEVELOPMENT OPPORTUNITY-AVAILABLE 9/1/2027
  - EXISTING BUILDING ±2,478 | LOT SIZE: ± 0.26 AC (SEE PAGE 5)

Tenants Include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	23,115	134,499	203,254
No. of Households	7,494	48,200	74,806
Avg. HH Income	\$98,348	\$104,244	\$116,565

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# SITE MAP & INDEX



SANTA ROSA MARKETPLACE		
SUITE ID	TENANT	SIZE (SF)
Major A	Best Buy	42,006 sf
Major A2	Burlington	31,635 sf
Major AB	PetSmart	15,994 sf
Major B	Marshalls	30,000 sf
Major C	Sports Basement	41,890 sf
Major D	Target	124,319 sf
Major E	Costco	148,027
Major 1	Bevmo!	18,000 sf
Major 2	Trader Joe's	15,000 sf
Major 3	Old Navy	12,500 sf
Major 4	Ulta Beauty	14,940 sf
Shop A1	Vans	1,500 sf
Shop A2	Vans	1,866 sf
Shop A3	Menchies	1,400 sf
Shop A4	Chipotle	2,245 sf
Shop A5A	AT&T	2,249 sf
Shop A5A	Laser Away	1,756 sf
Shop A5B	Crumbl Cookie	1,400 sf
Shop A7	Ohana Hawaiian BBQ	1,600 sf
Shop B1	Teaspoon	1,159 sf
Shop B2	Sourdough & Co.	1,320 sf
Shop B3	Sally Beauty Supply	1,540 sf
Shop C1	Panda Express	2,827 sf
Shop C2	Aloha-O Poke & Tea	1,307 sf
Pad 1	Wendy's	3,450 sf
Pad 3	Costco Gas	6,000 sf
Pad 4	Taco Bell	1,989 sf
Pad 5	Applebee's	5,400 sf
Pad 6	The Habit Burger (coming soon)	2,530 sf
Pad 7	Grog Shop	2,478 sf

REDEVELOPMENT OPPORTUNITY  
AVAILABLE 9/1/2027

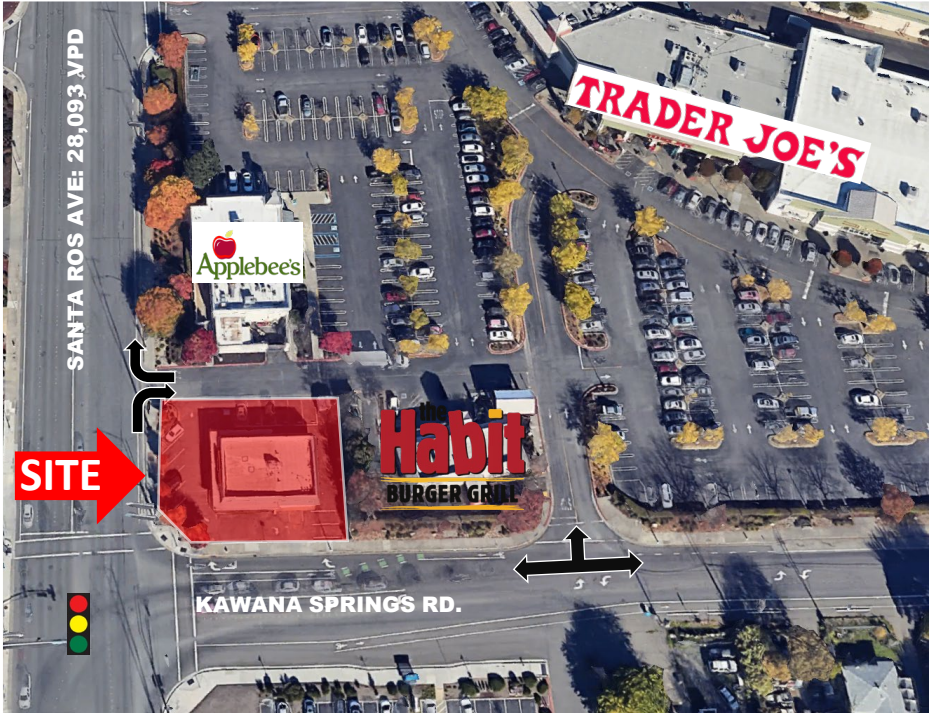
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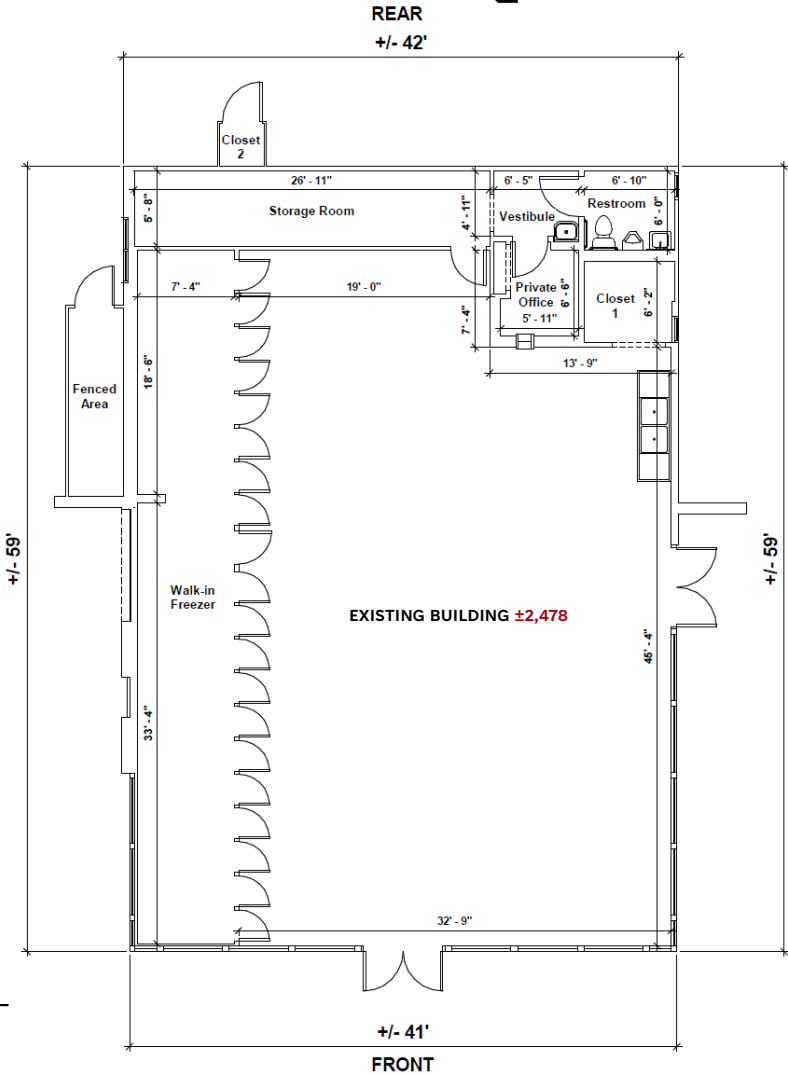
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# PAD 7 REDEVELOPMENT OPPORTUNITY



## PAD 7 REDEVELOPMENT OPPORTUNITY EXISTING BUILDING ±2,478 | LOT SIZE: ± 0.26 AC

- CORNER PAD LOCATED AT SIGNALIZED INTERSECTION
- FULL TURN ACCESSIBILITY
- SANTA ROSA AVE FRONTAGE: ±108 FT
- ADJACENT TO BRAND NEW HABIT BURGER GRILL
- AVAILABLE 9/1/2027
- THE CITY OF SANTA ROSA SUPPORTS REDEVELOPING THE BUILDING TO A DRIVE-THRU RESTAURANT, BANK OR RETAIL



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# CENTER PHOTOS



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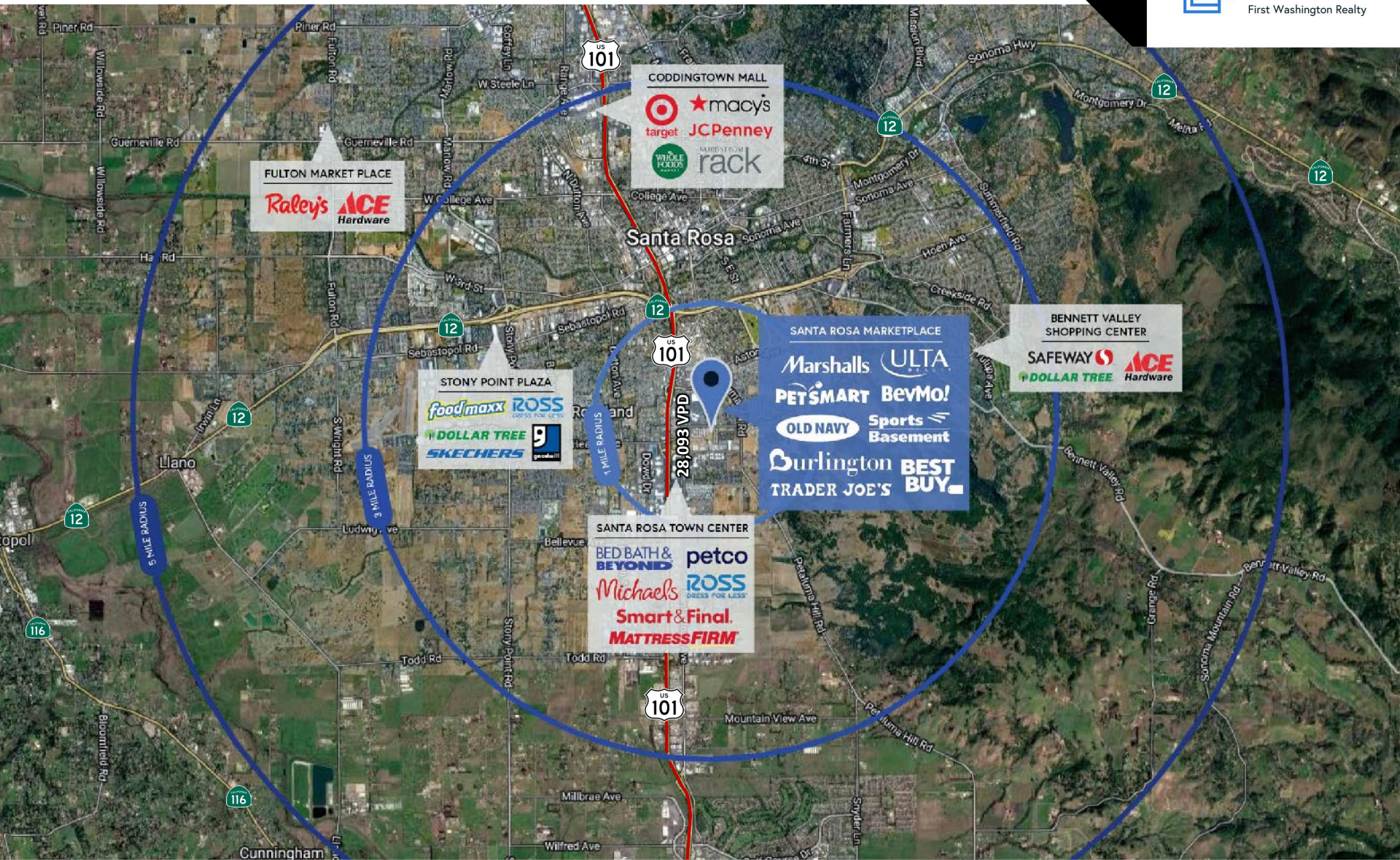
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# RETAIL TRADE MAP



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