

SANTA ROSA MARKETPLACE

2280 Santa Rosa Avenue Santa Rosa, CA



12,500 SF JR. ANCHOR AVAILABILITY



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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:
 - MAJOR 3-LEASE EXPIRATION 11/30/2025 (±12,500 SF) (CAN BE DEMISED)

| 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 |

Tenants Include:



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SITE MAP & INDEX



Can be demised-see next page

KAWANA SPRINGS ROAD

SANTA ROSA AVENUE

Coming Soon

| 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 sf |
| 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 | Menchie's | 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 |

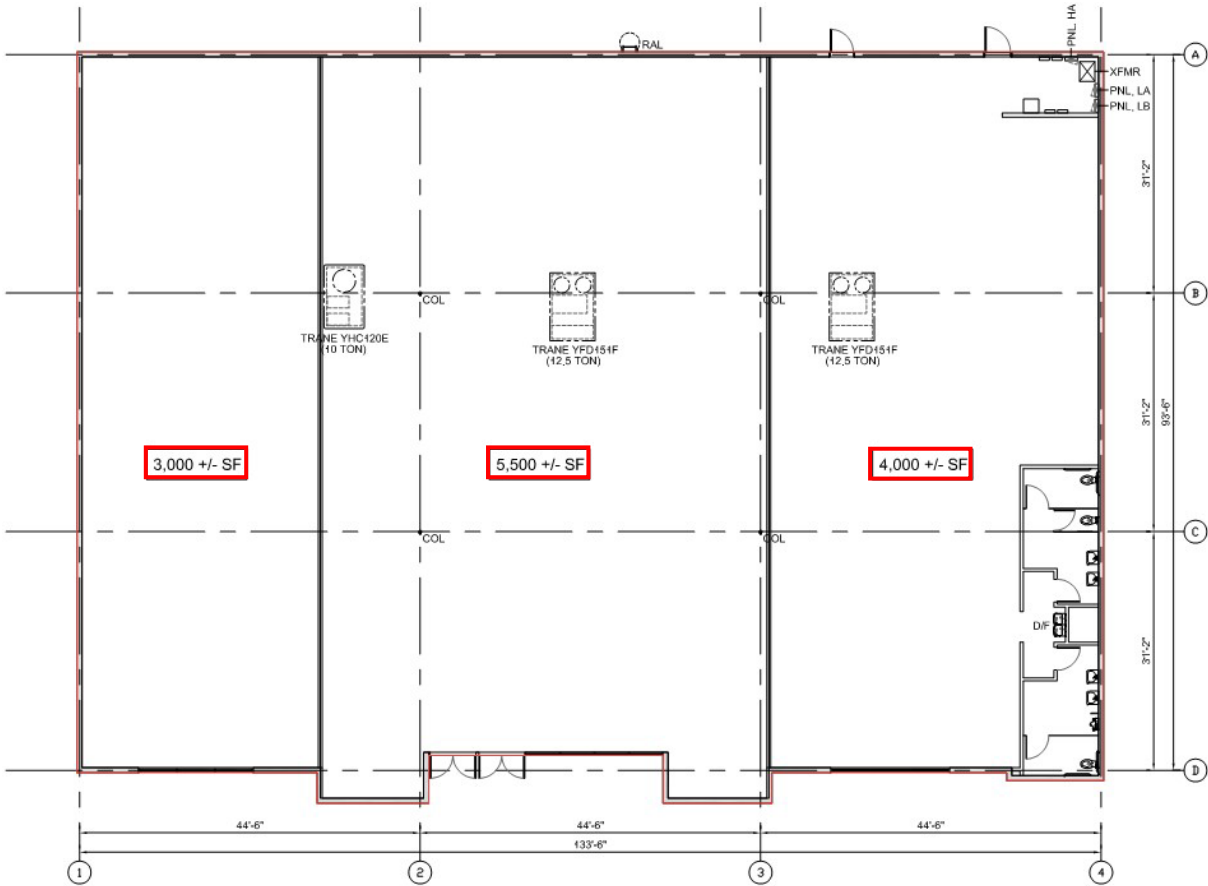
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MAJ 3 DEMISING PLAN



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CENTER PHOTOS



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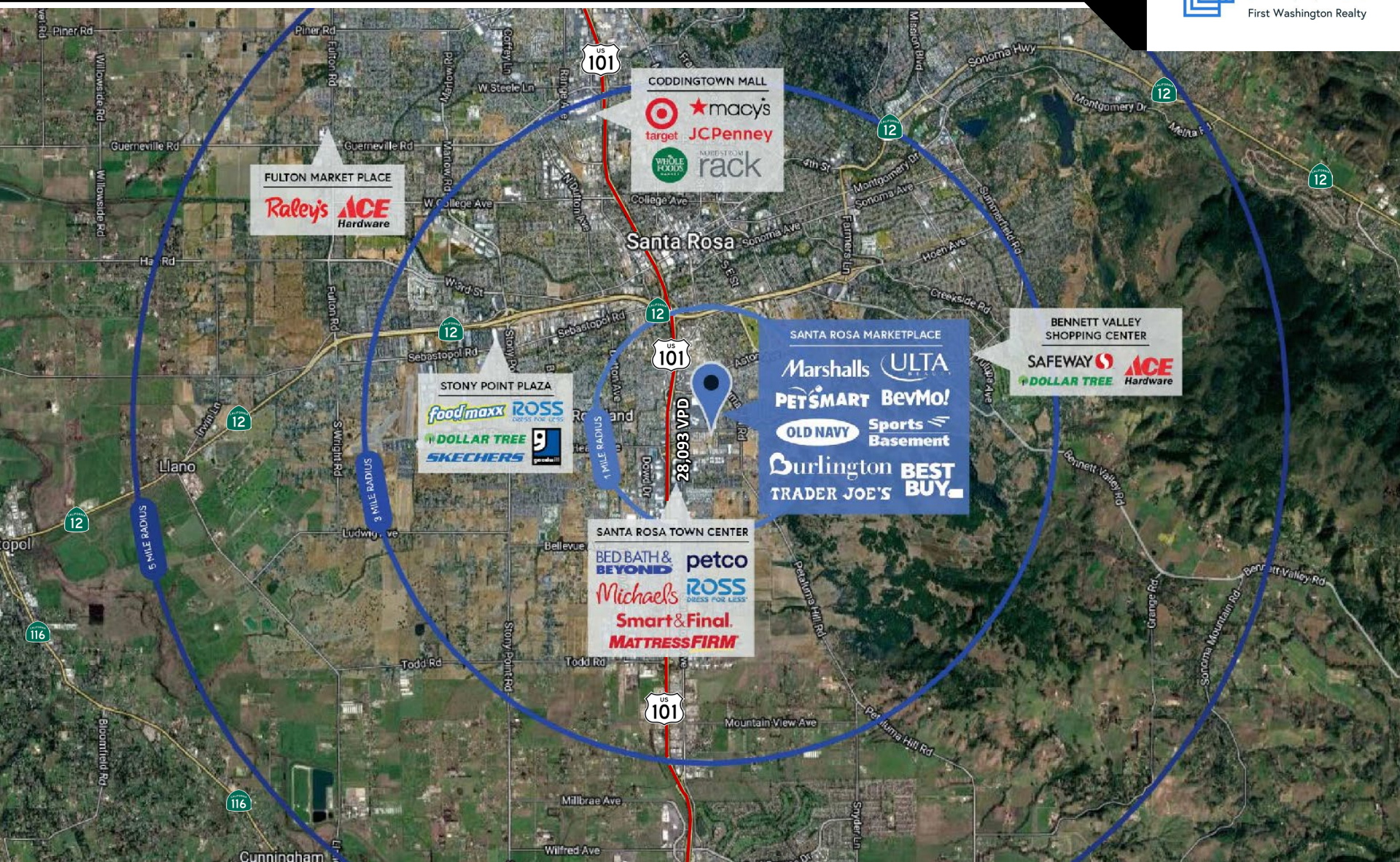
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RETAIL TRADE MAP



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