

FOR LEASE

2230 Cleveland Avenue, Santa Rosa, CA 95403



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PROPERTY SUMMARY

ADDRESS 2230 Cleveland Ave., Santa Rosa, CA 95403

AVAILABLE SPACES ±35,563 SF - Anchor Space
±5,000 SF - Divisible Pad

TRAFFIC COUNTS	Cleveland Ave.	12,109 ADT
	Guerneville Rd.	23,736 ADT
	US 101	148,004 ADT

HIGHLIGHTS

- Directly Across the Street from Coddington Mall, a 857,000 SF Mall Anchored by Whole Foods, Macy's, JCPenney, Old Navy and Big 5 Sporting Goods
- Located in the Northern Section of Santa Rosa with Strong Demographics
- Excellent Visibility to Highway 101
- Abundant Parking



*Image Source: www.shutterstock.com



 AVAILABLE




KAISER PERMANENTE

SANTA ROSA CENTER


COUNTY
ADMINISTRATION
OFFICES





MENDOCINO MARKETPLACE

 Safeway Ingredients for life..	 Safeway GAS
	
	
	
Great Clips	
	
	
AT&T	
	
 ...the chiropractic place	

CODDINGTON MALL

	
	
Nordstrom rack	
Firestone	
	
	
Great Clips	
	
	



STEELE LANE - 19,997 ADT

US
101

148,004 ADT













*Traffic Counts Source: Sites USA REGIS Online 11/10/22



POPULATION

1 MILE	3 MILES	5 MILES
19,124	120,152	197,539



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
25,502	66,124	93,010



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,241	44,622	72,287



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$89,439	\$108,867	\$114,656



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$762,537	\$1.09 M	\$1.77 M



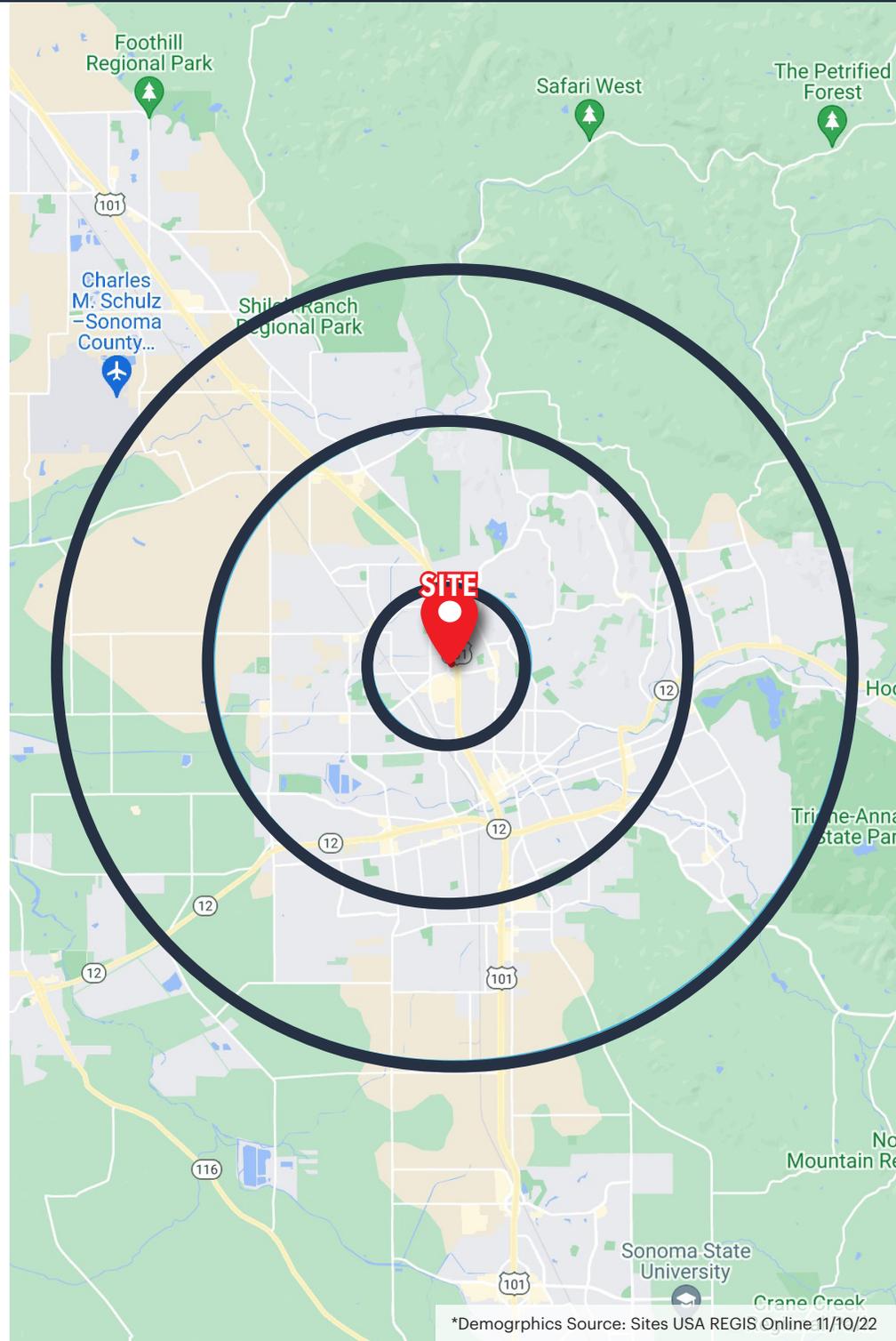
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
24.9%	32.1%	32.9%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$222.49 M	\$1.57 B	\$2.64 B



*Demographics Source: Sites USA REGIS Online 11/10/22

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