



10 SANTA ROSA AVE.

SANTA ROSA, CA



LOCKEHOUSE



LRG
INVESTORS

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The site is situated in historic Downtown Santa Rosa, CA, across from Courthouse Square and a block away from the bustling Fourth Street shopping district. Lined with redwood trees and historic shop fronts, the area is popular among residents and visitors thanks to its local, one-of-a-kind stores. In addition to excellent public transportation options, Santa Rosa residents enjoy easy access to U.S. Highway 101, offering Connectivity to State Routes 116 and 12.

SUMMARY

Address: 10 Santa Rosa Ave., Santa Rosa, CA
Available: 1st Floor: ± 15,678 SF
 2nd Floor: ±15,861 SF
Target Uses: Mixed-Use, Retail

PROFILE

Traffic Counts: Santa Rosa Ave. - 7,784 VPD
 3rd St. - 11,303 VPD
Asking Rent: Ask Brokers
NNN Expenses: Ask Brokers

HIGHLIGHTS

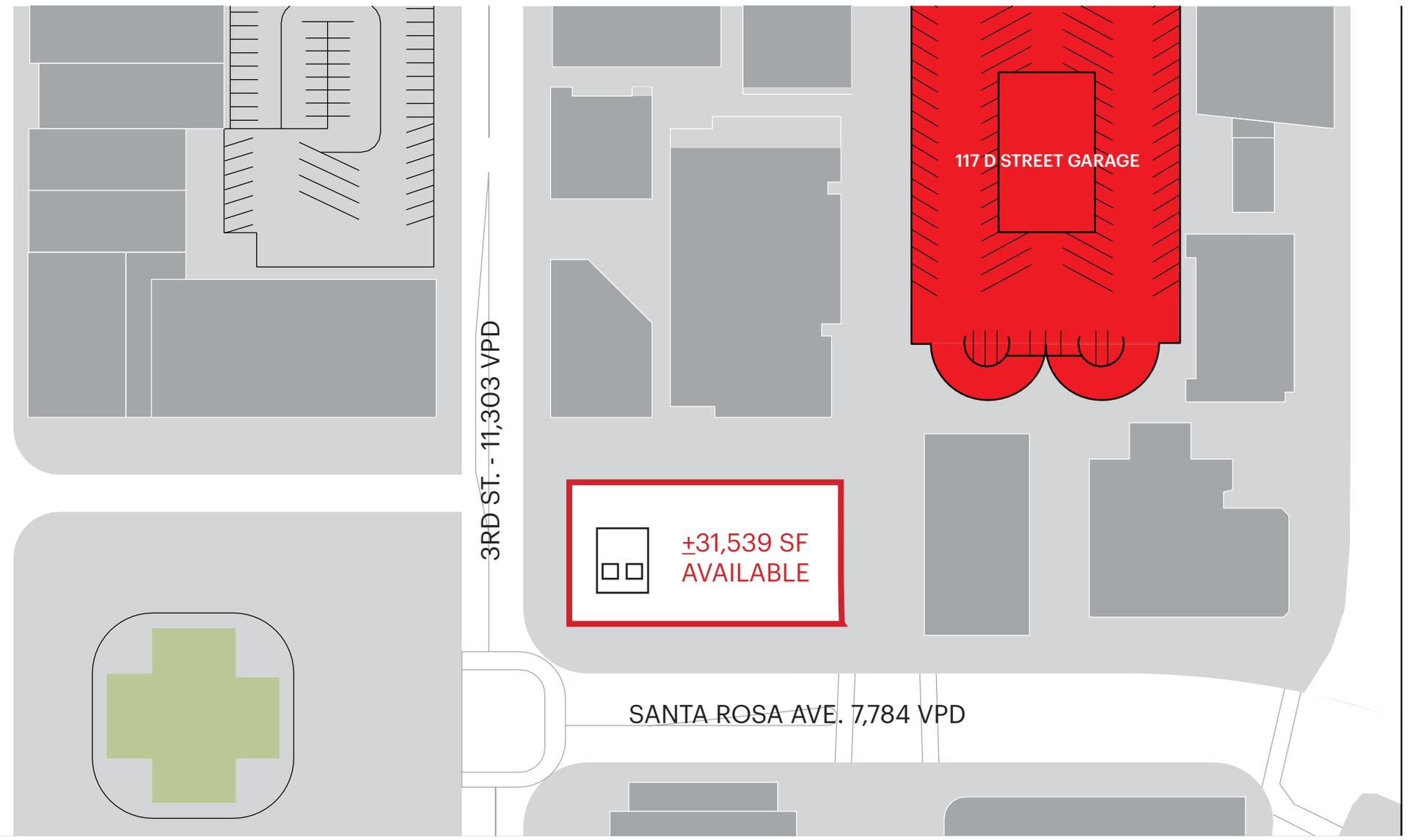
- Located in Santa Rosa’s Central Business District with Restaurants, Retail Stores and Parking Garages within Walking Distance (One Adjancet to Property)
- Centrally Located | Less Than 1 Mile from Highway 101
- Pedestrian Walkway on the Side Available for Outdoor Patio or Play Area



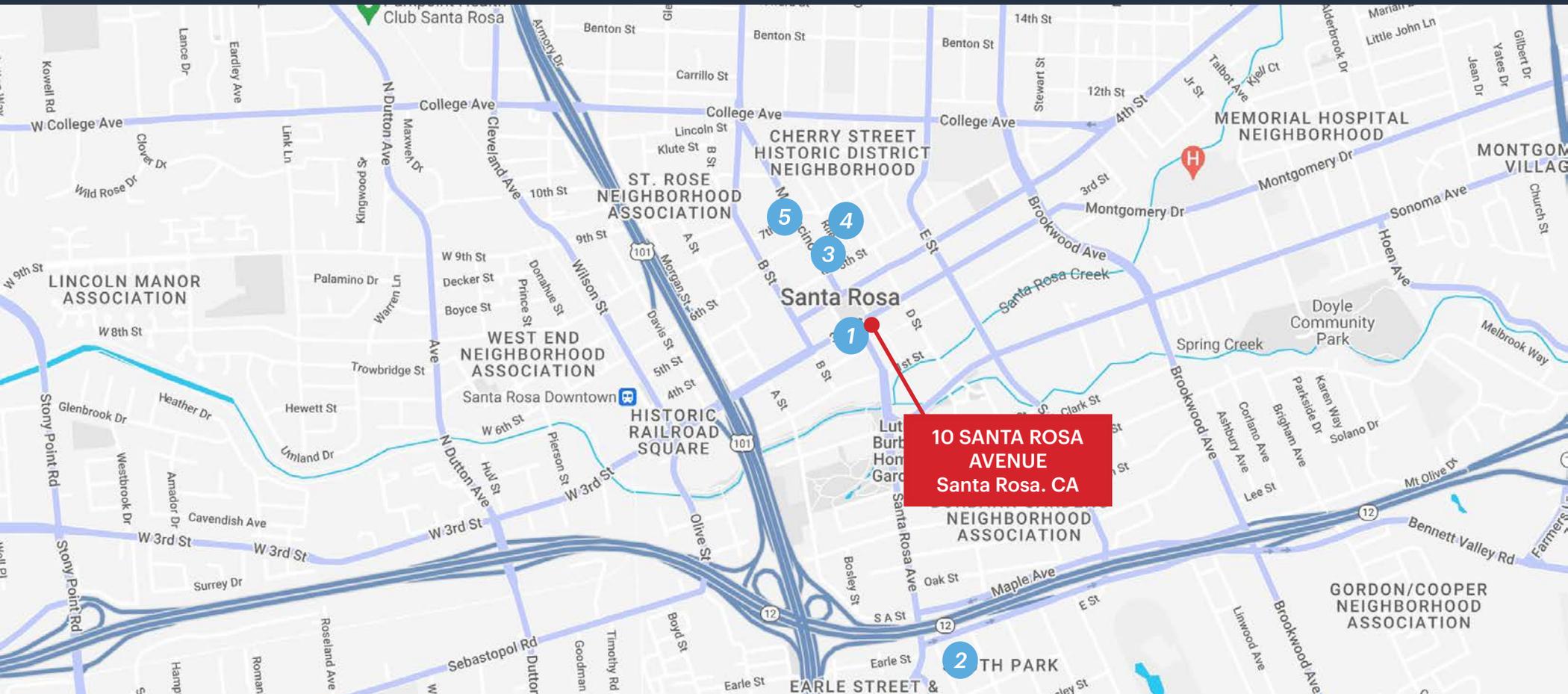
*Rendering Not to Scale

Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	18,733	139,977	195,074
Daytime Population	18,575	72,165	88,494
Avg. Household Income	\$83,958	\$109,923	\$118,580

*Demographic Source: Site USA REGIS 01/10/2023







10 SANTA ROSA AVENUE
Santa Rosa, CA

#	Development Name	Description
1	1 Santa Rosa Ave.	18,733 7-story, mixed-use building comprised of commercial space and 119 market-rate and affordable multi-family housing units consisting of studio, one-bedroom, and two-bedroom units, with ground floor amenity spaces, an outdoor courtyard, and a rooftop deck.
2	704 Bennet Valley Rd.	The Bennett Valley Affordable Housing project involves the development of an approximately 64,000 square-foot building ranging in height from two to four stories. It will provide 62 residential units, made up of studio, one-, two- and three-bedroom apartments.
3	420 Mendocino Ave.	The project proposes the redevelopment of a 0.48-acre site with a 6-level building containing 116 studio, one, and two-bedroom units, ground floor commercial space and amenities, and a roof top terrace. On-site vehicle parking will be provided by a 72-space mechanical parking garage.
4	425 Humboldt St.	The Project proposes to construct a new eight (8) story mixed-use apartment building, which consists of 95 new residential units in six (6) stories (floors two through eight) over two (2) stories of parking (floors one through two). Ground floor uses also include a lobby with a mezzanine, leasing office, mail and parcel rooms, and an office with mezzanine for a separate tenant.
5	556 Ross St.	Proposed future infill development of an 8-story, mixed-use building comprised of partial ground floor commercial space and 109 residential units consisting of "affordable by design" studio, one-, and two-bedroom apartments.

10 SANTA ROSA AVE. | CLOSE UP AERIAL



Downtown Santa Rosa

Old Courtyard Square

Garage 5

Garage 9

Santa Rosa Plaza

Garage 12

10 SANTA ROSA AVENUE
Santa Rosa, CA

D St. Parking

US 101

126,534 VPD



LoCoco's

La Gare
French Restaurant

THIRD STREET ALEWORKS





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