

FOR LEASE

High Identity Retail Lease Opportunity

480 Rohnert Park Expy., Rohnert Park, CA



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ROHNERT PARK is a city in Sonoma County, CA, located approximately 50 miles north of San Francisco. The trade area serves the combined communities of Rohnert Park, Sebastopol and Cotati, CA. Total population of the communities is $\pm 60,000$. The city's economy is driven by various sectors such as retail sales, transportation, warehousing and health care. Notable employers include: Sonoma State University, Graton Resort and Casino, Ameritech Financial and North Bay Industries.

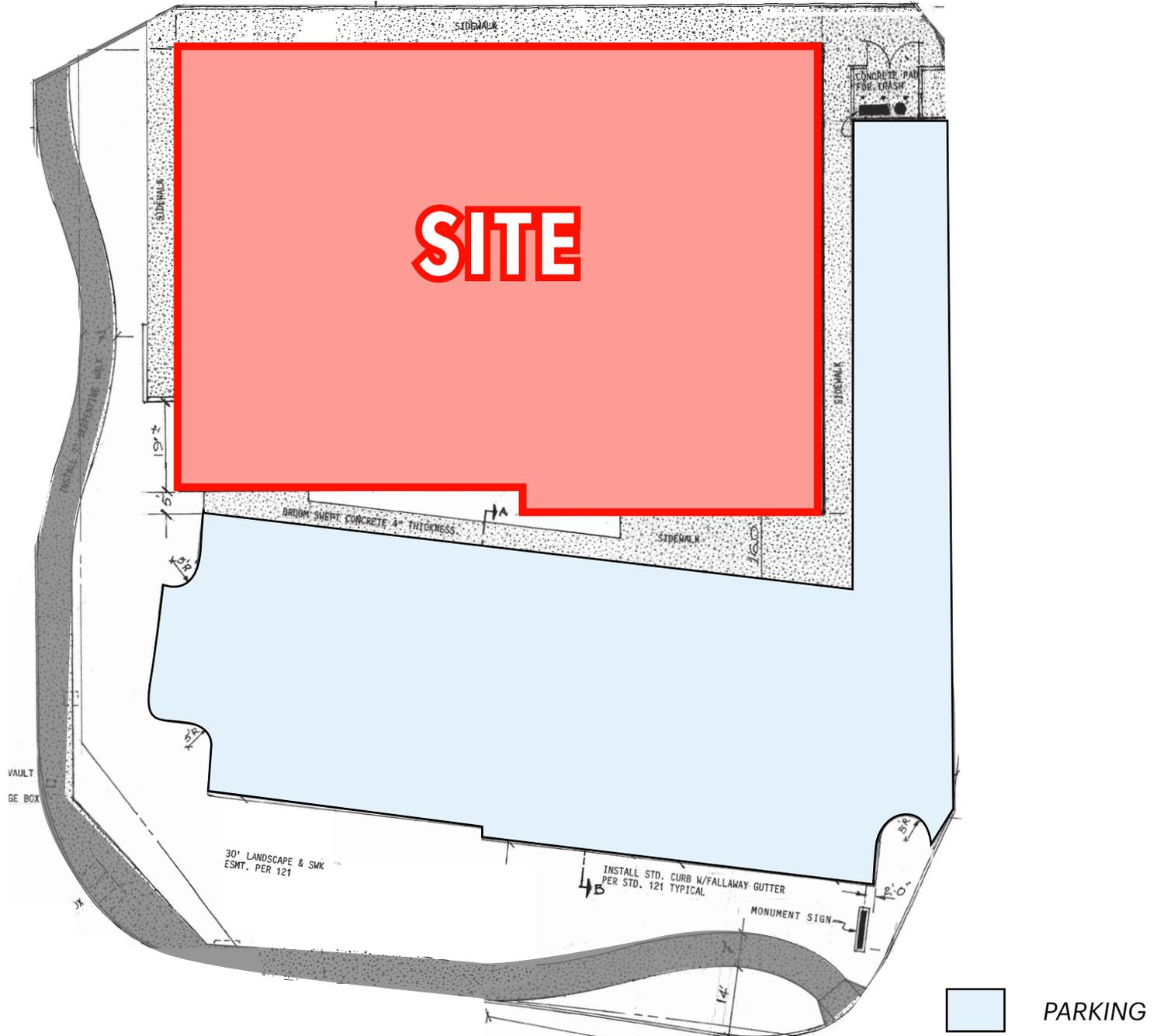
SUMMARY

ADDRESS	480 Rohnert Park Expy., Rohnert Park, CA
COUNTY	Sonoma County
AVAILABLE	Immediately
RENT	Call to Inquire
SIZE	1,100 SF - 12,438 SF

HIGHLIGHTS

- High Identity Location
- Signalized Intersection
- Multiple Access Points
- Exclusive Parking
- Highly Trafficked Area

LABATH AVE. - 6,010 ADT



ROHNERT PARK EXPY. - 18,224 ADT

*Traffic Count Source: Regis Site USA 01/31/24

HIGH MARKET AERIAL



		
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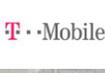
		
		

Mountain Shadows Plaza

Raley's Town Center

North Bay Center




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MID MARKET AERIAL



- COSTCO WHOLESALE**
- Ashley HOMESTORE**
- BIG LOTS!**
- PET SMART**
- food maxx**
- CHUCK E. CHEESE'S**
- CHP**
- BIG 5 SPORTING GOODS**
- VF Valley FURNITURE**
- MATTRESS FIRM**
- Starbucks**
- Jack in the box**
- Great Clips**
- Hooters**
- Applebee's**
- ROHNERT PARK EXPY - 18,224 ADT**
- US 101 106,730 ADT**
- Target**
- 99¢ ONLY STORES**
- JOANN**
- Office DEPOT**
- PANDA EXPRESS**
- COLD STONE CREAMERY**
- Starbucks**
- Olive Garden**
- Red Lobster**
- Carl's Jr.**
- GROCERY OUTLET**
- 24 FITNESS**
- Panera BREAD**
- Auto Zone**

*Traffic Count Source: Regis Site USA 01/31/24

CLOSE-UP AERIAL



*Traffic Count Source: Regis Site USA 01/31/24





POPULATION

1 MILE	3 MILES	5 MILES
8,249	60,076	99,355



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,336	21,892	21,892



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$104,743	\$128,802	\$128,680



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$921,771	\$1.16 M	\$1.15 M



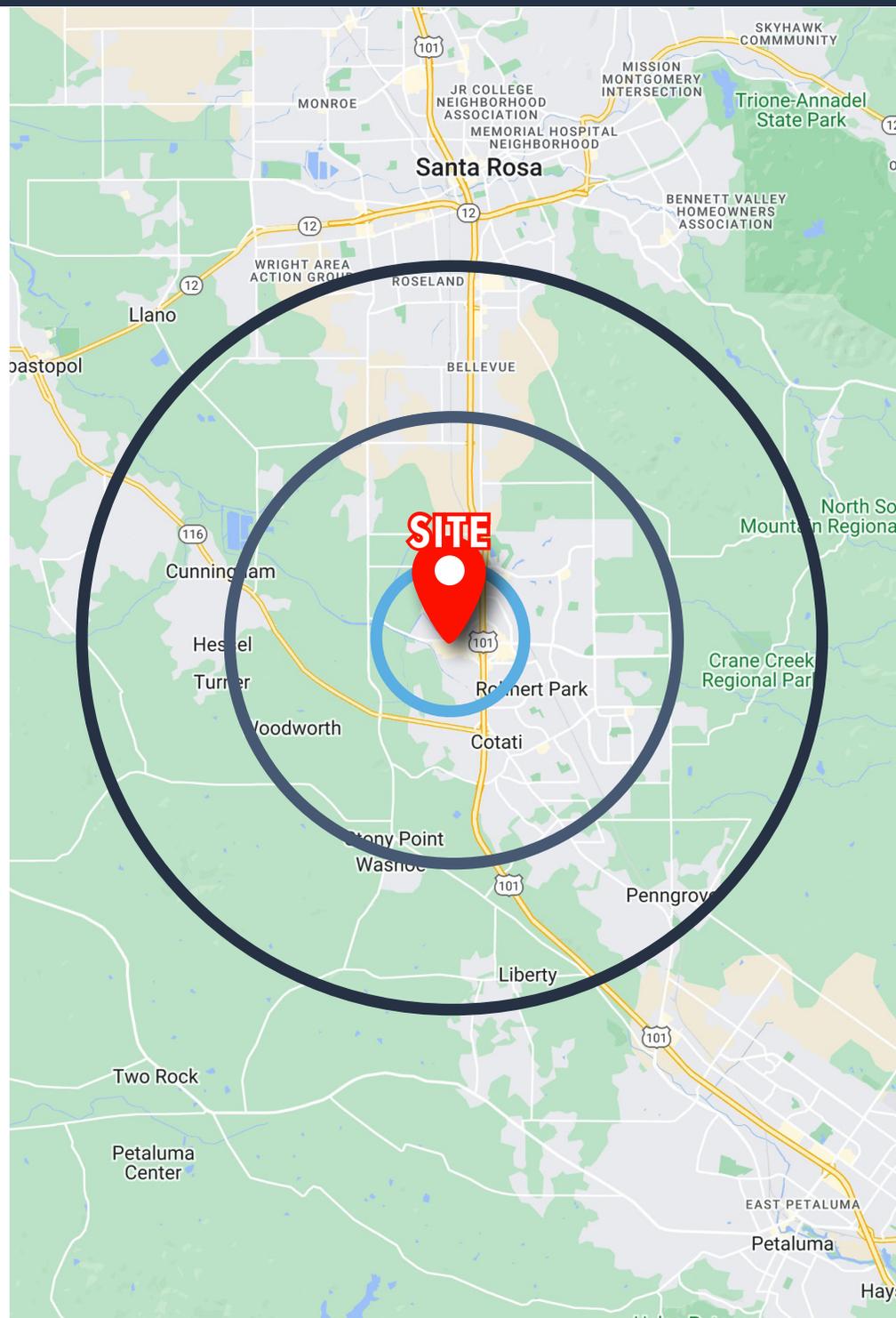
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
29.8%	33.3%	31.2%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$114.96 M	\$869.31 M	\$1.38 B



*Demographic Source: Sites USA REGIS Online 1/31/24