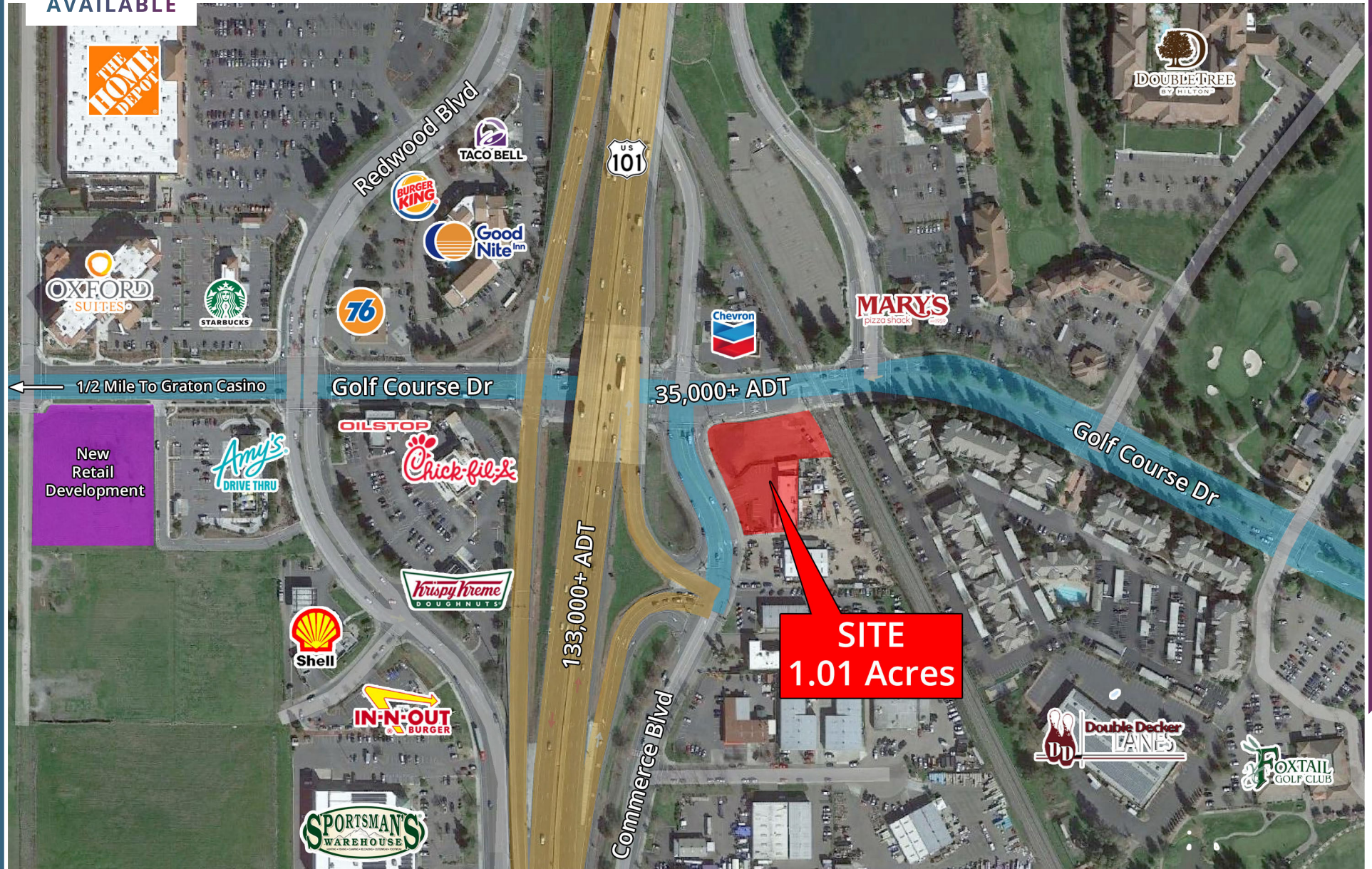


# Freeway Oriented Opportunity Perfect For Gas, Drive-Thru or Car Wash

5000 Commerce Blvd | Rohnert Park, CA

AVAILABLE



## CONTACT

Steve Kalyk

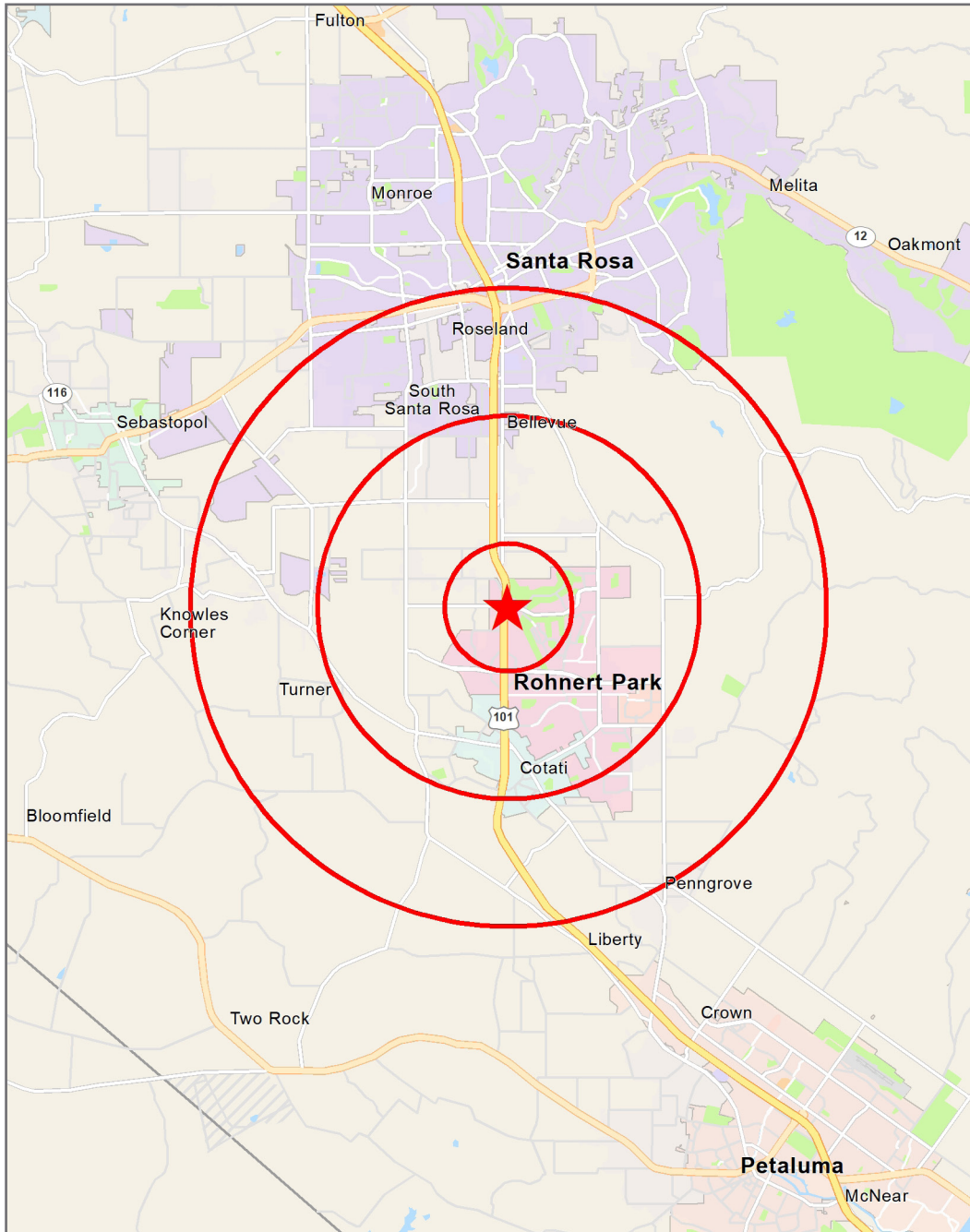
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CA License No. 02018743



# Freeway Oriented Opportunity

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## Property Highlights:

- 1.01 acres on hard corner
- Zoned "Regional Commercial"
- Ideal for retail, qsr, gas station, car wash and automotive uses
- Clear visibility from Hwy 101 which features 100,000 ADT
- Many well know retailers and QSRs are in the immediate vicinity including: Home Depot, Walmart, Sportsman's Warehouse, Amy's Drive Thru, In N Out, Chic-Fil-A, Krispy Kreme, Burger King, Taco Bell & El Pollo Loco.

## Rohnert Park, CA:

Located in central Sonoma County and laid out in the 1950s, family-friendly Rohnert Park (pop. 40,971) was one of the first planned communities nationwide.

Located one hour north of San Francisco, Rohnert park has a wide variety of attractions. From family friendly bowling alleys, miniture golf courses, go-kart racing to adult oriented distilleries, taprooms and performing arts halls. *Source - rpcity.com*

## Demographics

	1 MILE	3 MILE	5 MILE
2020 Population	4,876	61,841	118,732
Daytime Population	7,131	57,213	107,374
2020 Total Households	1,814	22,513	40,957
2020 Median HH Income	\$87,765	\$69,360	\$72,235
2020 Average HH Income	\$106,314	\$87,569	\$91,046

Source: Esri, Esri & Infogorup, U.S. Census

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