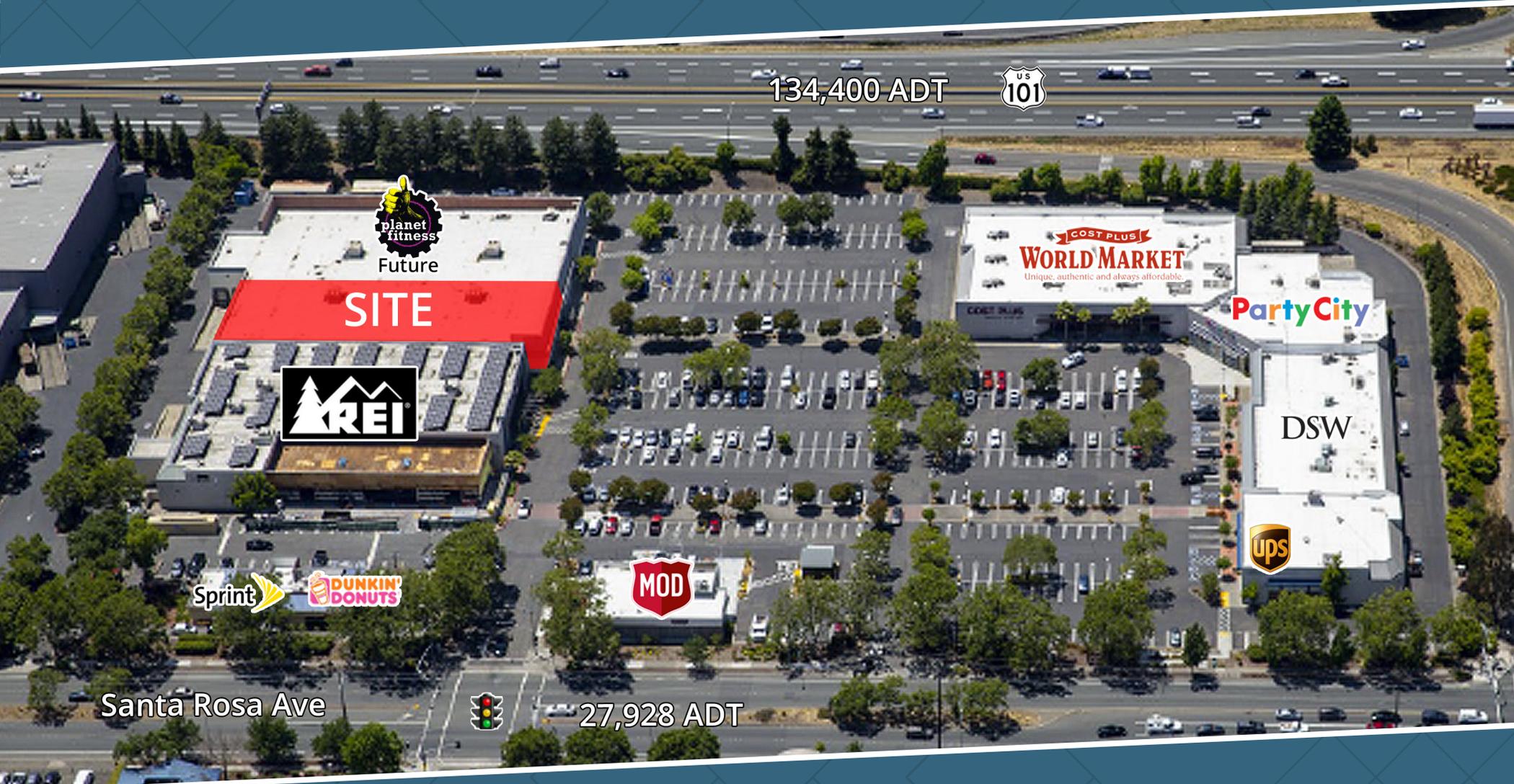


For Lease

Southside Shopping Center - 10,000 to 20,000 SF of Retail off Hwy 101

2705 Santa Rosa Ave, Santa Rosa, CA



134,400 ADT



SITE



DSW



Santa Rosa Ave



27,928 ADT

For More Information, Contact:

Steve Kalyk
Senior Associate
steve.kalyk@srsre.com
415.354.1467
CA Lic: 02018743



SRS Real Estate Partners | 100 Pine Street, Suite 1550 | San Francisco, CA 94111

For Lease

Southside Shopping Center, Santa Rosa, CA

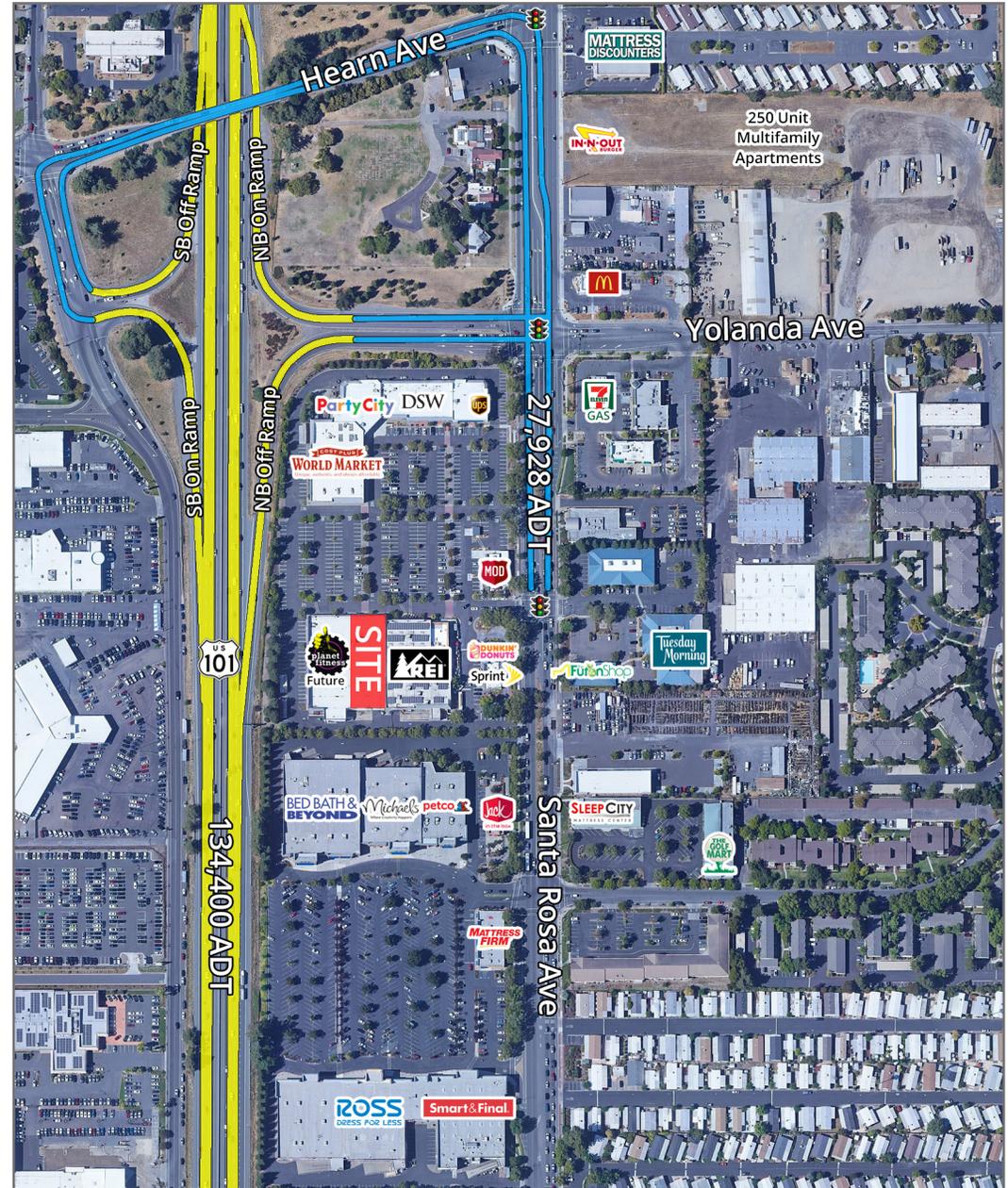
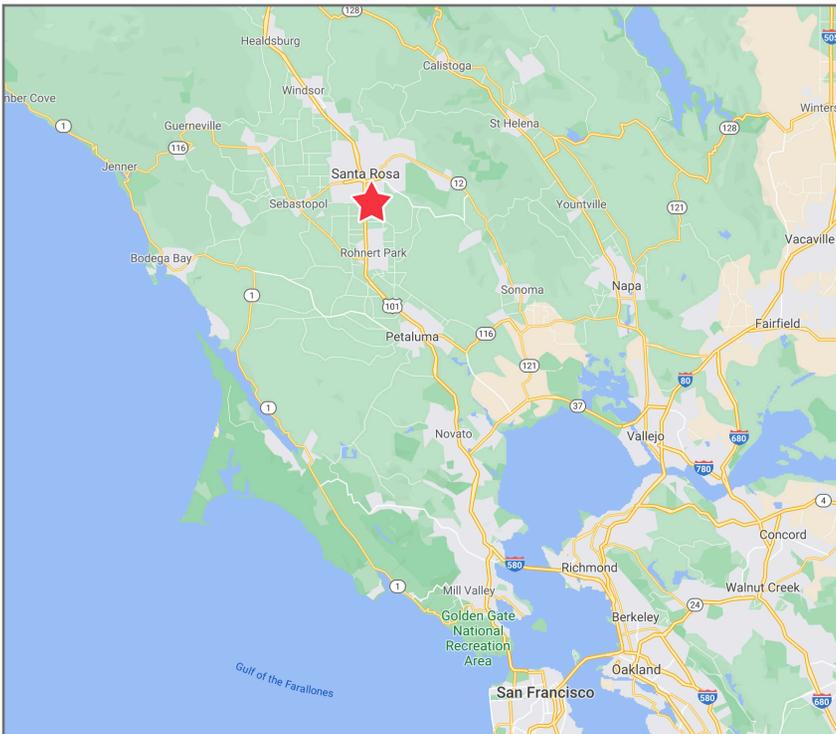


Description:

Join a newly re-tenanted center with recent additions including Planet Fitness, DSW, Dunkin Donut & Sprint. This well located opportunity is a junior anchor space in a 126,535 SF shopping center with long term tenants such as REI, Cost-Plus World Market, Party City, UPS & Mod Pizza. This is a highly trafficked area located near the off ramp of Hwy 101 which has over 134,000 ADT.

Property Highlights:

- 10,000 to 20,000 SF space available now
- Located at signalized intersection
- Main retail hub of Santa Rosa with Costco, Target, Trader Joe's & more national retailers within a close vicinity
- Multiple signage opportunities



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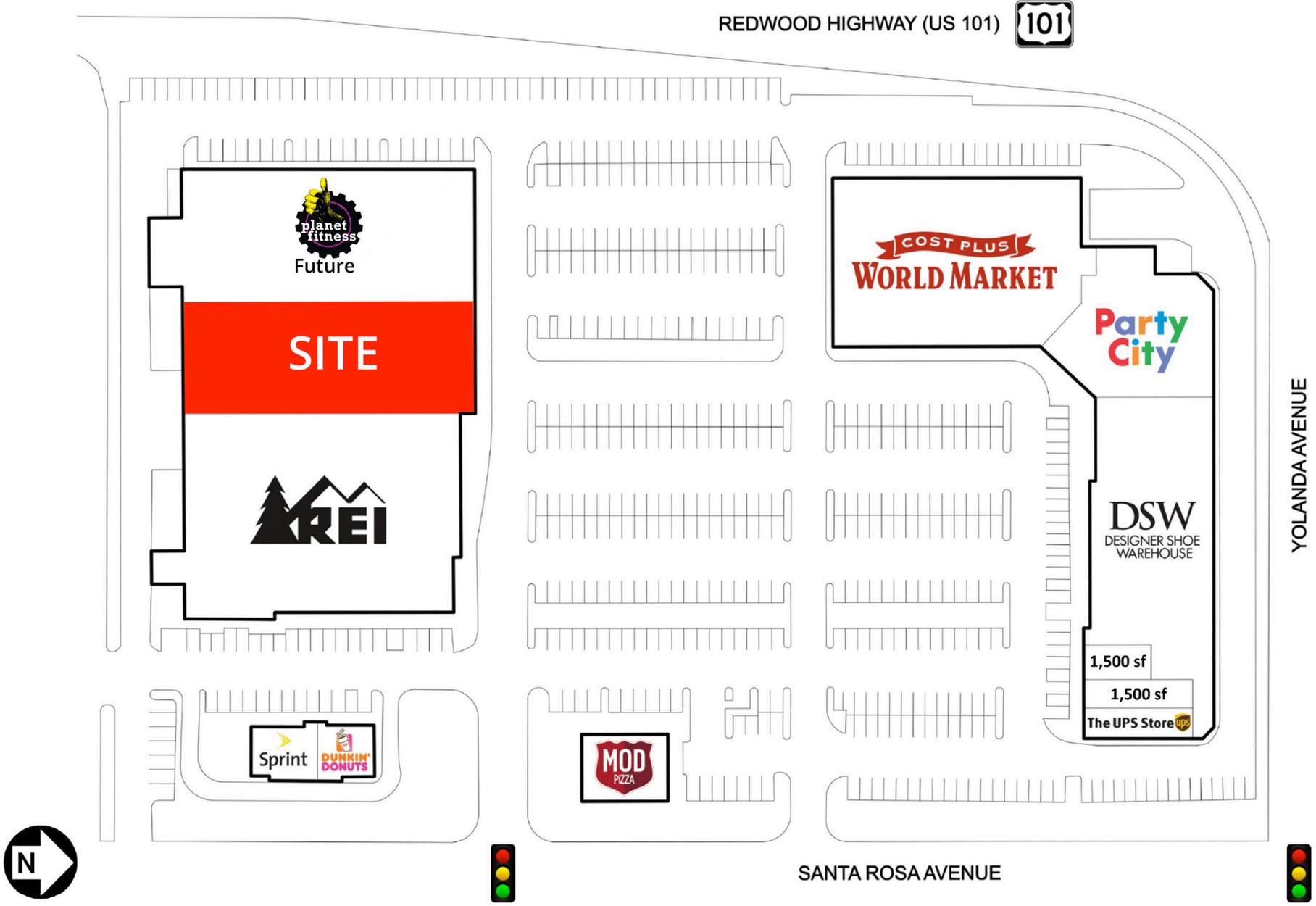
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Southside Shopping Center, Santa Rosa, CA



REDWOOD HIGHWAY (US 101)



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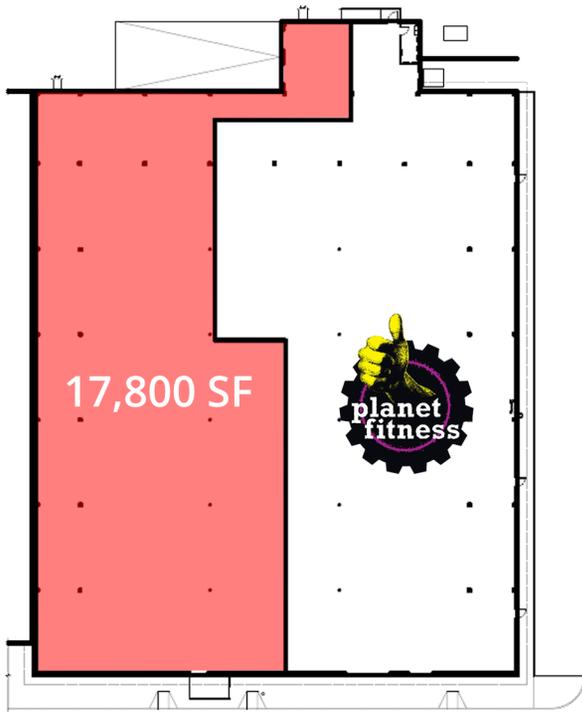
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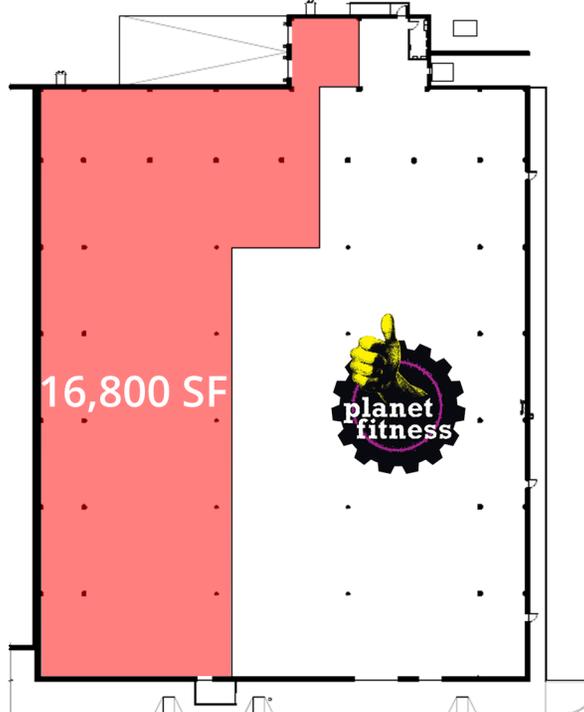


Demising Plan

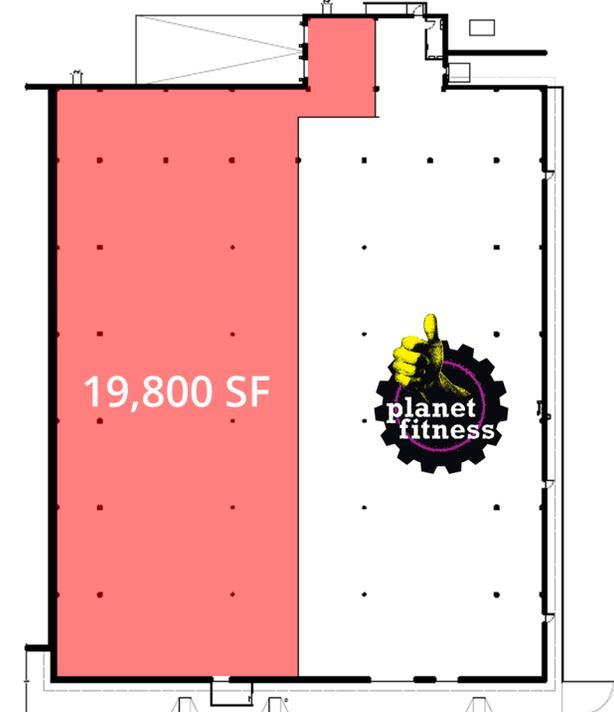
Option 1



Option 2



Option 3

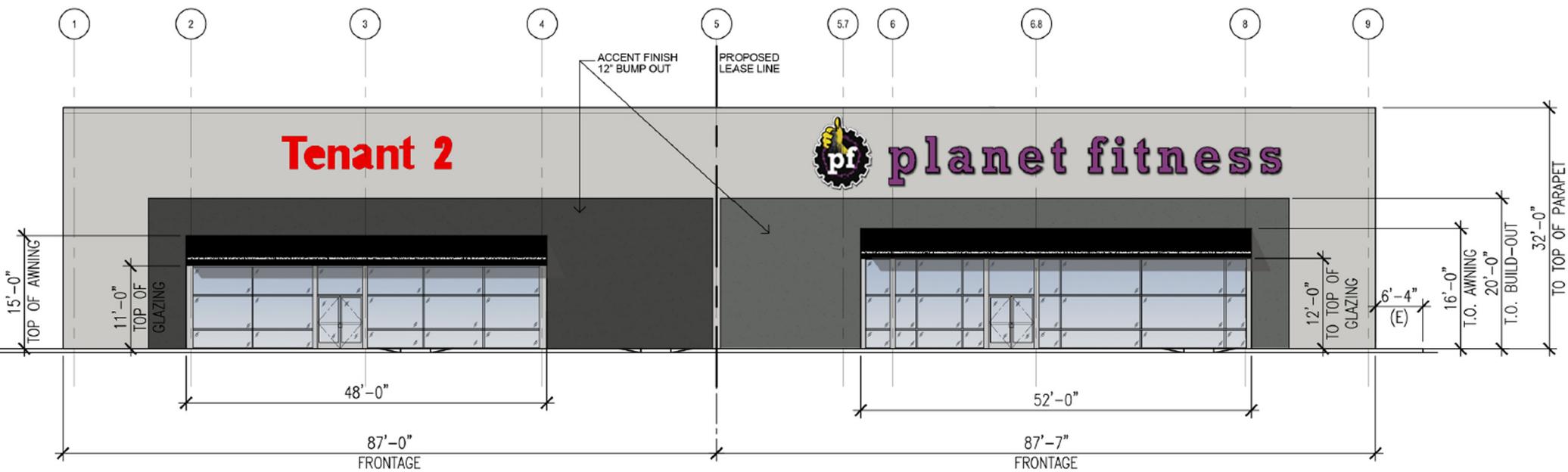


For Lease

Southside Shopping Center, Santa Rosa, CA



Elevation



For Lease

Southside Shopping Center, Santa Rosa, CA



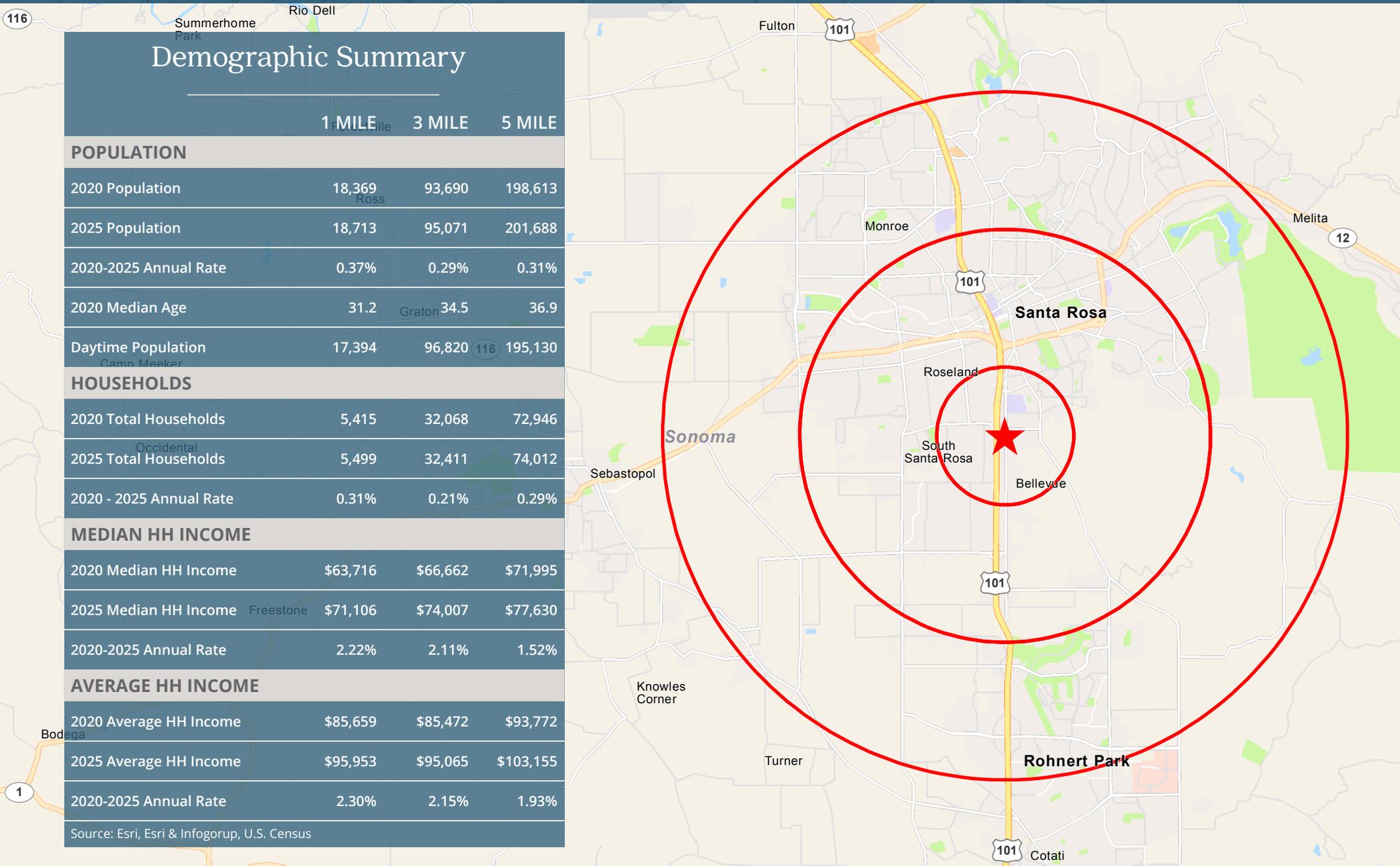
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For Lease

Southside Shopping Center, Santa Rosa, CA



Demographic Summary

1 MILE 3 MILE 5 MILE

POPULATION

2020 Population	18,369	93,690	198,613
2025 Population	18,713	95,071	201,688
2020-2025 Annual Rate	0.37%	0.29%	0.31%
2020 Median Age	31.2	34.5	36.9
Daytime Population	17,394	96,820	195,130

HOUSEHOLDS

2020 Total Households	5,415	32,068	72,946
2025 Total Households	5,499	32,411	74,012
2020 - 2025 Annual Rate	0.31%	0.21%	0.29%

MEDIAN HH INCOME

2020 Median HH Income	\$63,716	\$66,662	\$71,995
2025 Median HH Income	\$71,106	\$74,007	\$77,630
2020-2025 Annual Rate	2.22%	2.11%	1.52%

AVERAGE HH INCOME

2020 Average HH Income	\$85,659	\$85,472	\$93,772
2025 Average HH Income	\$95,953	\$95,065	\$103,155
2020-2025 Annual Rate	2.30%	2.15%	1.93%

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