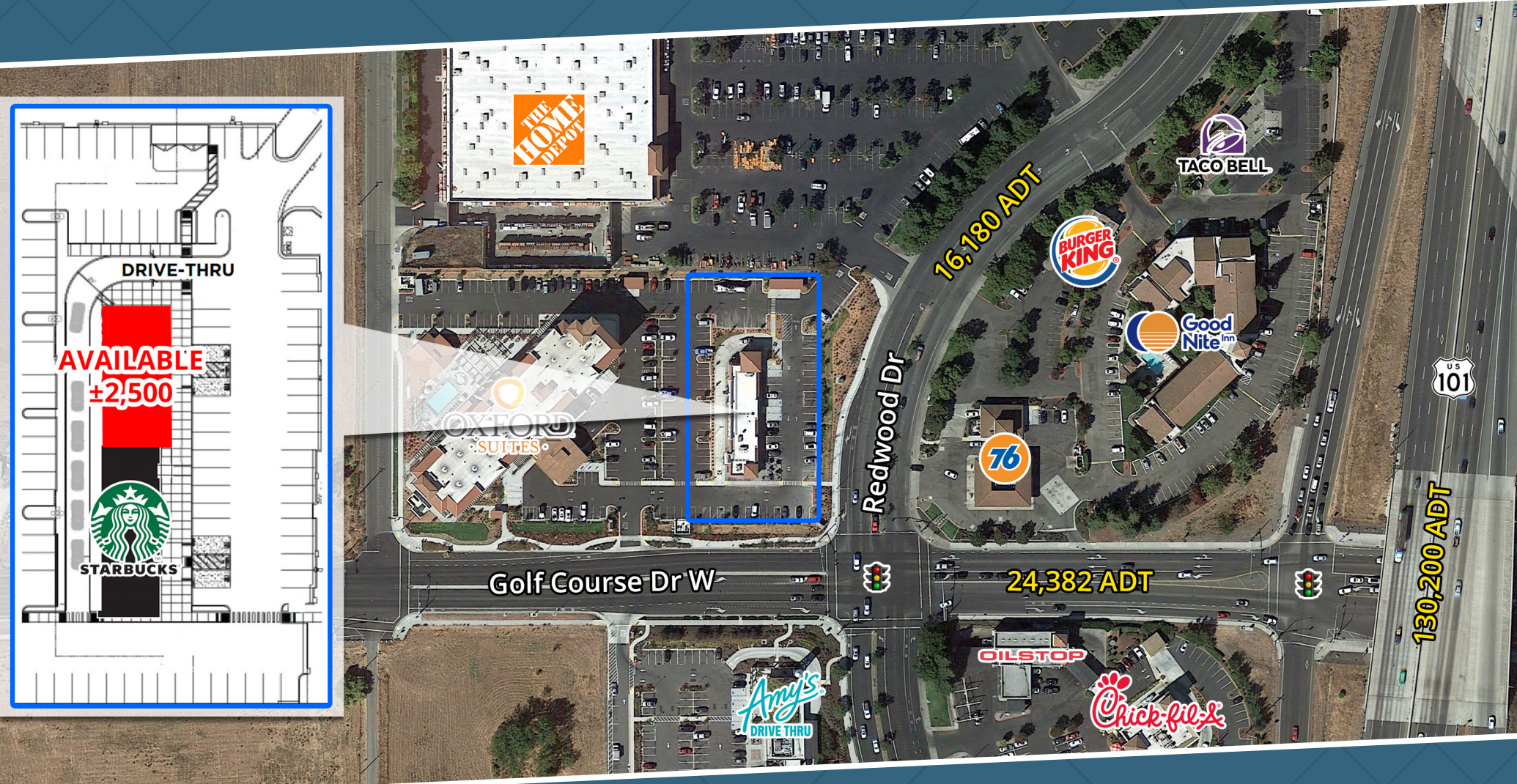


For Lease

Newly Built End Cap Opportunity

5025 Redwood Dr @ Golf Course Dr, Rohnert Park, CA



For More Information, Contact:

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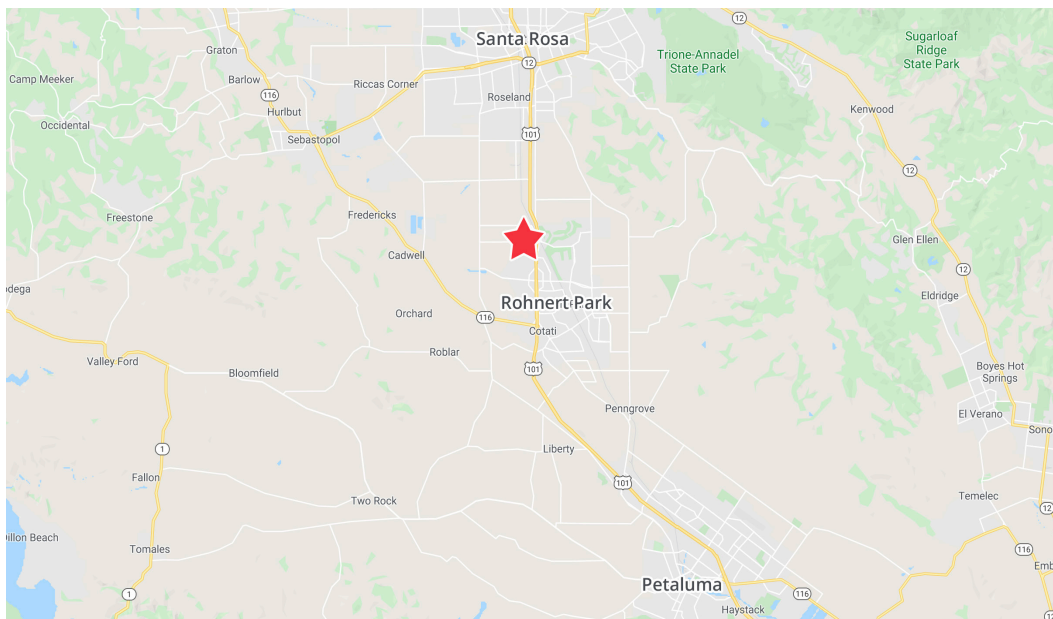


Description:

Join Starbucks in this newly built retail building which is well positioned in the Rohnert Park market. Located just off the Highway 101 off ramp, which has over 130,000ADT, this is a highly desirable area with a lot of traffic due to the new 163 room Oxford Suits Hotel, Walmart, Home Depo, and high performing restaurants including: Chick-Fil-A, In-N-Out, Amy's Drive Thru, Krispy Kreme and many more. The Graton Resort & Casino is also located down the street which also has a 200 room hotel and convention center and draws 10 million patrons annually.

Property Highlights:

- 2,500SF end cap opportunity adjacent to Starbucks
- Just off the US Hwy 101 off ramp which has over 130,000ADT
- Existing building ready to operate
- 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:

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.

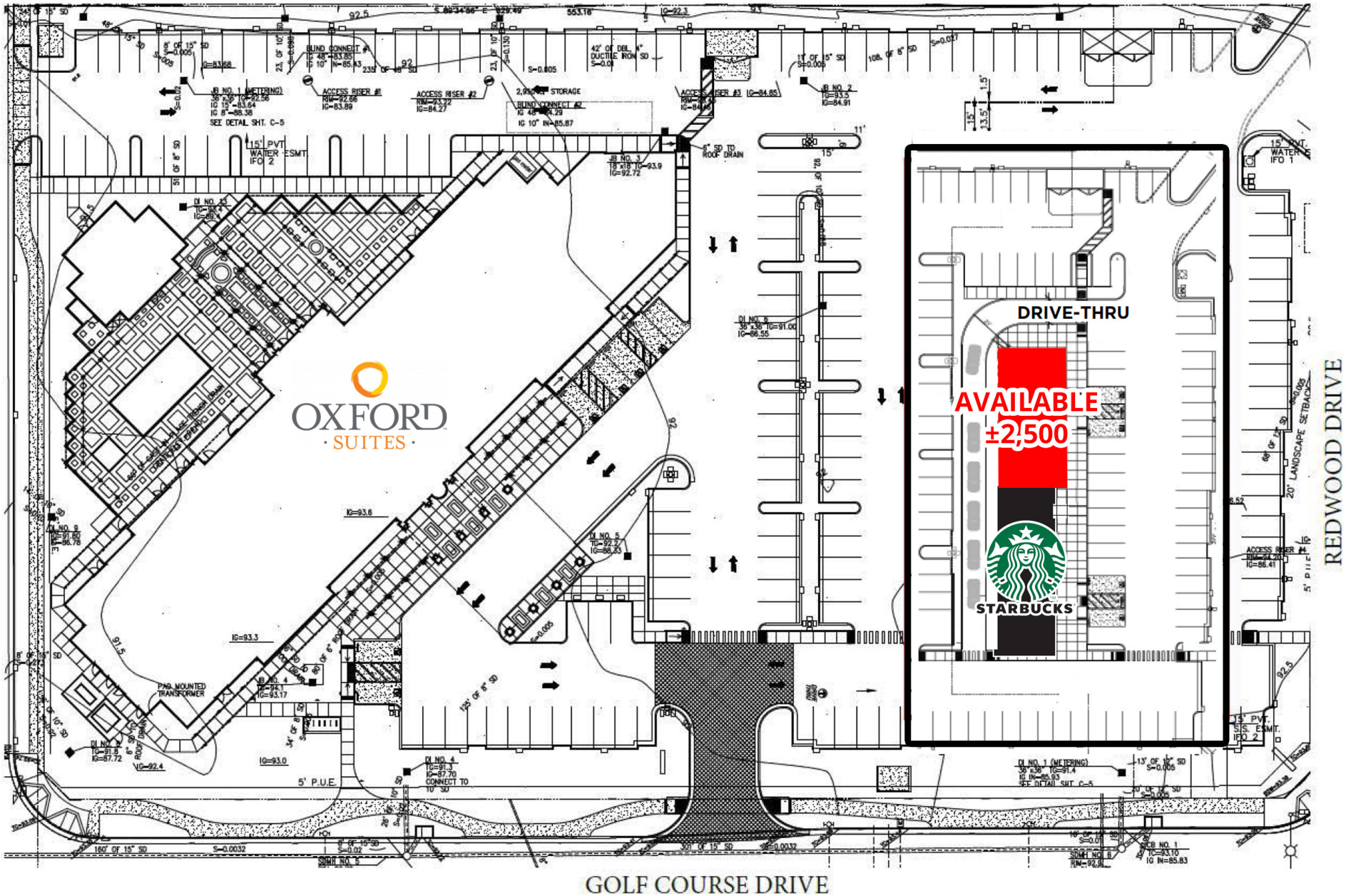
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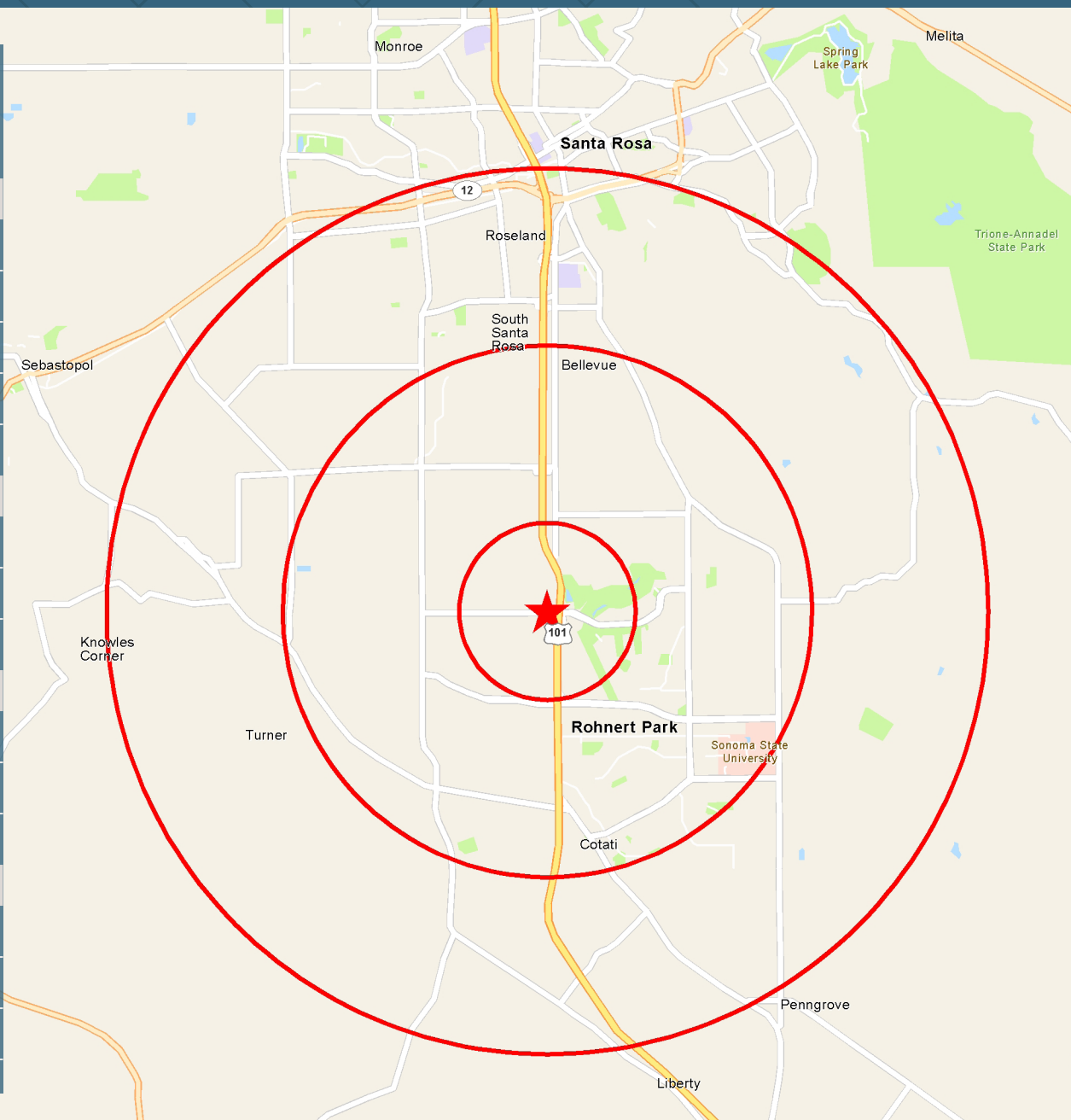
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FOR LEASE

5025 Redwood Dr @ Golf Course Dr, Rohnert Park, CA



| Demographic Summary | | | |
|---|-----------|----------|-----------|
| | 1 MILE | 3 MILE | 5 MILE |
| POPULATION | | | |
| <small>Camp Meeker</small> 2019 Population | 3,555 | 59,203 | 121,380 |
| 2024 Population | 3,652 | 60,333 | 123,587 |
| <small>Occidental</small> 2019-2024 Annual Rate | 0.54% | 0.38% | 0.36% |
| 2019 Median Age | 38.2 | 34.5 | 34.1 |
| Daytime Population | 8,824 | 53,078 | 103,210 |
| HOUSEHOLDS | | | |
| <small>Freestone</small> 2019 Total Households | 1,332 | 21,747 | 41,784 |
| 2024 Total Households | 1,368 | 22,145 | 42,458 |
| 2019 - 2024 Annual Rate | 0.53% | 0.36% | 0.32% |
| MEDIAN HH INCOME | | | |
| 2019 Median HH Income | \$84,858 | \$68,028 | \$71,710 |
| 2024 Median HH Income | \$92,567 | \$77,981 | \$81,669 |
| 2019-2024 Annual Rate | 1.75% | 2.77% | 2.64% |
| AVERAGE HH INCOME | | | |
| <small>Bloomfield</small> 2019 Average HH Income | \$103,615 | \$84,554 | \$89,043 |
| 2024 Average HH Income | \$118,201 | \$98,264 | \$103,771 |
| 2019-2024 Annual Rate | 2.67% | 3.05% | 3.11% |
| Source: Esri | | | |



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