

1331 GUERNEVILLE ROAD, SANTA ROSA, CA 95403

Retail Property For Lease



PROPERTY DESCRIPTION

Guerneville Road Plaza is a well located 3 building shopping center across the street from the Coddington Shopping Center. Many long term tenants. Busy center with very good customer traffic. Monthly NNN is \$0.68 psf.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 - 7,600 SF
Building Size:	34,000 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	7,454	24,475	43,246
Total Population	18,767	63,906	114,618
Average HH Income	\$49,364	\$61,310	\$68,071



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LEASE INFORMATION

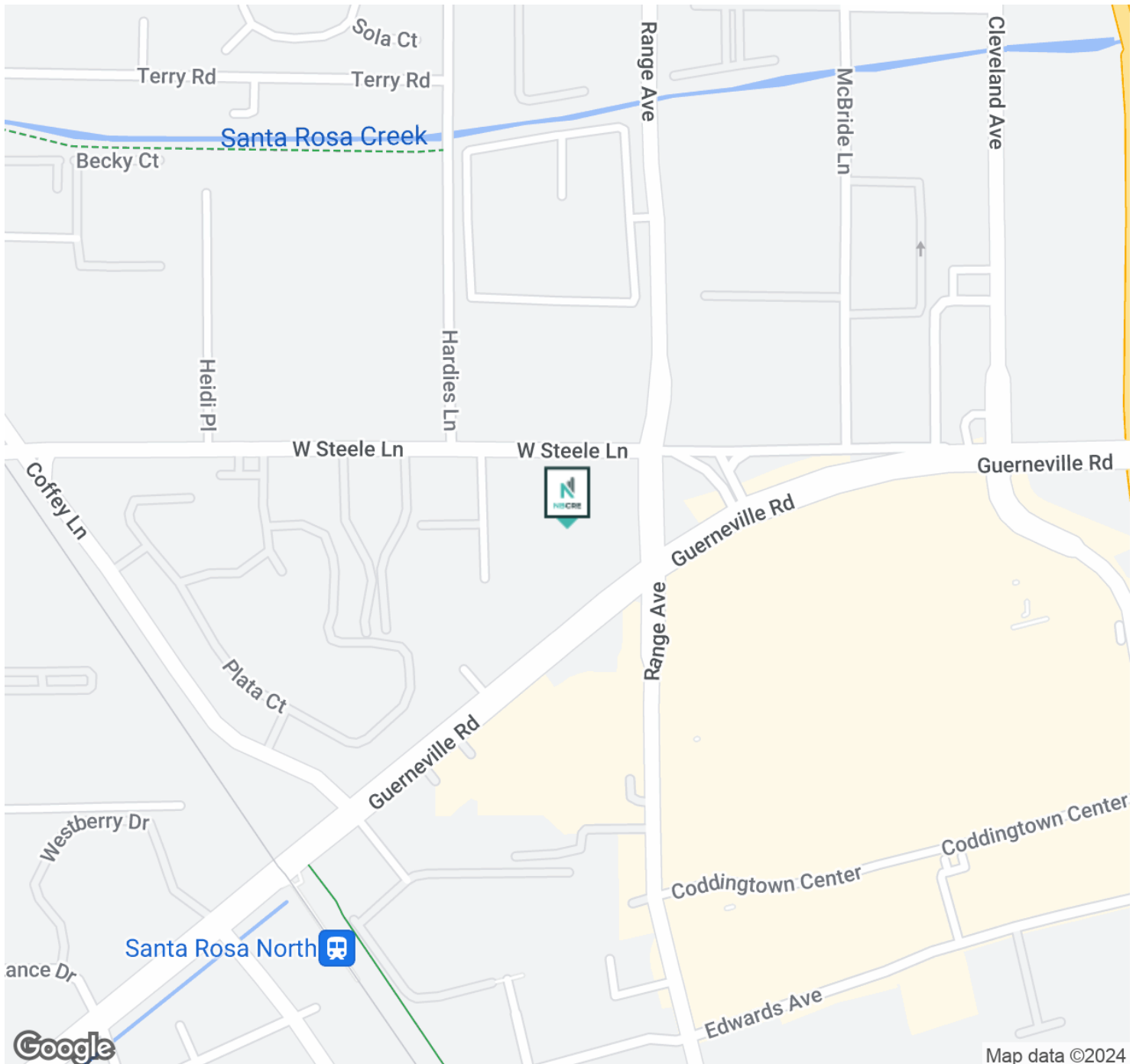
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 - 7,600 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit #A	Available	2,500 - 7,600 SF	NNN	Negotiable	Large end cap unit with good visibility to Guerneville Rd. Current layout is a large open space with a storage room to the right. Storage room has two restrooms, 2 small offices/closets, and a man door to the rear of the building.

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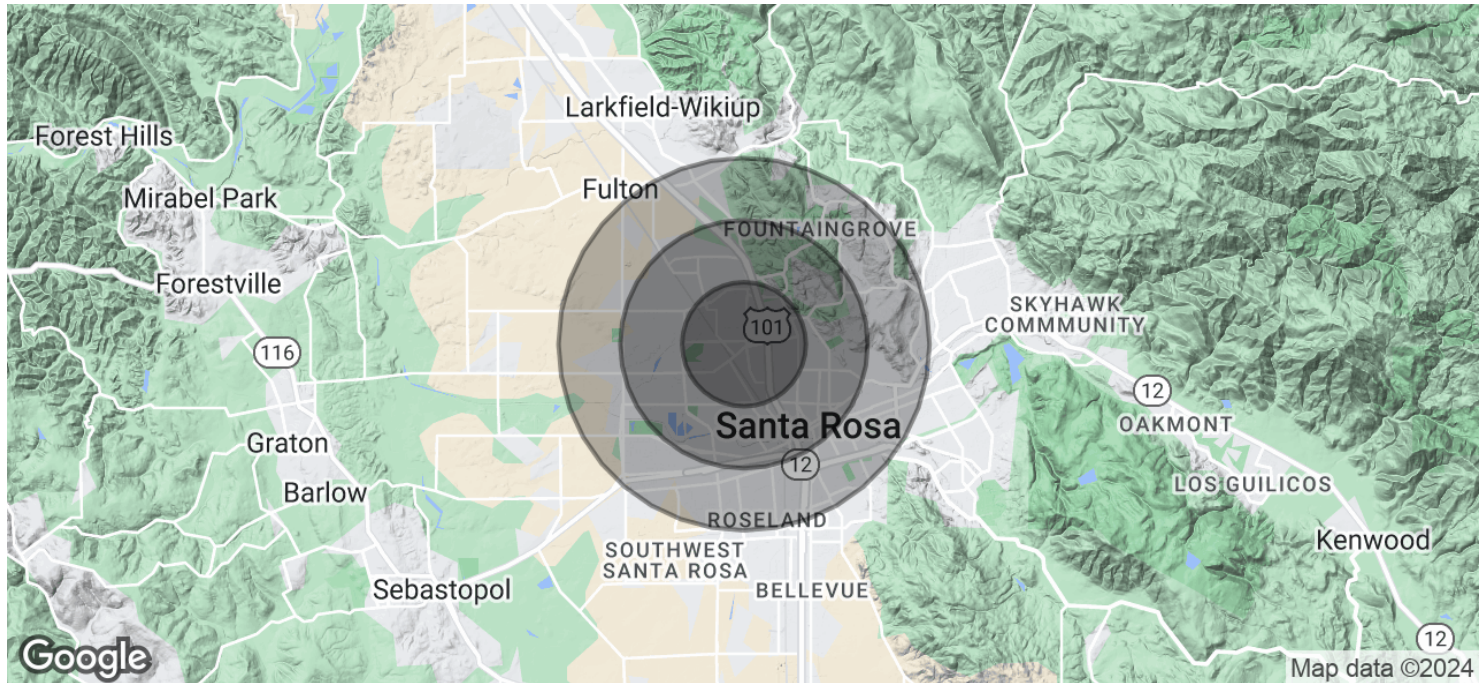


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,767	63,906	114,618
Average Age	31.3	33.4	34.6
Average Age (Male)	29.9	32.3	33.4
Average Age (Female)	34.6	35.5	36.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,454	24,475	43,246
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$49,364	\$61,310	\$68,071
Average House Value	\$266,370	\$452,684	\$527,351

* Demographic data derived from 2020 ACS - US Census

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DALE DOCKINS, CCIM

President

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CalDRE #00977047 // AZ #01322496

PROFESSIONAL BACKGROUND

Dale is the founder and President of North Bay Commercial Real Estate established in 1998. He has been licensed with the California Department of Real Estate since 1987 and Arizona Department of Real Estate since 2004.

Proud to be a CCIM since 1997, Dale has been active in real estate investment and management since 1986. He understands the commercial real estate industry from the owner's and the investor's perspective. He enjoys the challenges of the real estate business.

When not flying as an instrument rated pilot, Dale enjoys photography, gardening, basketball, and working in his woodshop making custom furniture.

Taking the BS out of commercial real estate.

EDUCATION

Over 35 years of practical commercial real estate ownership, investment, renovation, management, and brokerage experience.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

National Association of Realtors (NAR)

California Association of Realtors (CAR)

North Bay Commercial Real Estate

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MICHAEL MAZANEC

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CalDRE #1968962

PROFESSIONAL BACKGROUND

Michael came to North Bay Commercial Real Estate in the fall of 2015 after a career with JP Morgan Chase Wealth Management as a Financial Advisor.

His financial and detail oriented background has helped his clients and investors navigate a competitive Commercial Real Estate Industry. His dedication and tenacity have quickly launched him to become one of the top producing commercial agents in the North Bay.

When Michael is not assisting clients, he likes to spend time with his family or play in and run multiple soccer leagues as an accomplished goal keeper himself.

EDUCATION

Over 10 years experience in the financial services industry obtaining Series 6, Series 7, Series 63, Series 65 Licenses.

Almost 7 years experience in the commercial real estate industry

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