

900 4TH ST, SANTA ROSA, CA 95404

Retail / Office Building For Lease



PROPERTY DESCRIPTION

Approximately ±3,125 square feet of retail showroom space. Open floorplan. Kitchenette, private restroom. Good visibility on the corner of 4th St. and Brookwood - signalized intersection. Two blocks from downtown Santa Rosa allows you to enjoy the perks of being downtown while being just far enough from downtown that you do not have to deal with the hustle and bustle of the downtown area and paid parking. On-site parking and monument sign.

PROPERTY HIGHLIGHTS

- High Identity Corner Location
- Surrounded by new development multi-family
- Two blocks from the heart of downtown Santa Rosa
- Huge window-line
- Excellent Exposure

OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month (NNN)
Number of Units:	2
Available SF:	3,125 SF
Lot Size:	13,369 SF
Building Size:	5,416 SF

DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

Total Households	8,453	73,671	126,894
Total Population	17,976	194,391	324,062
Average HH Income	\$81,362	\$97,111	\$100,339



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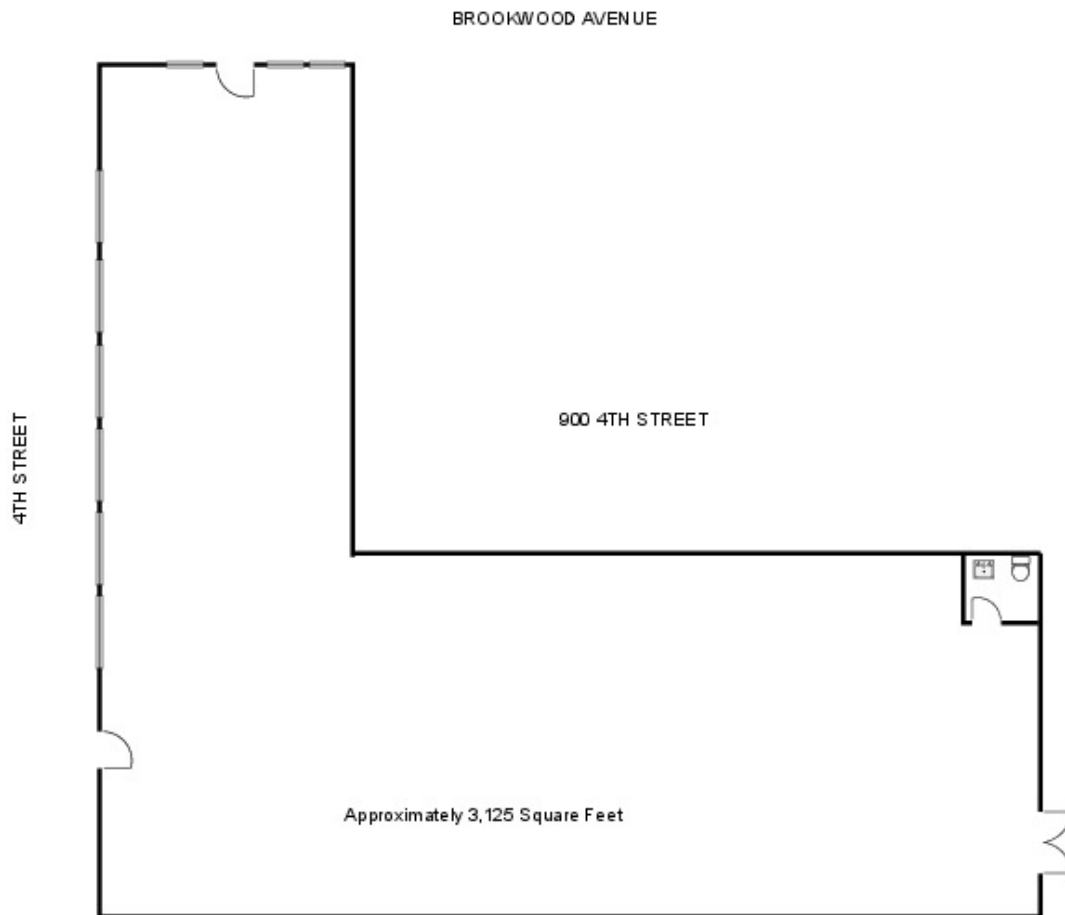
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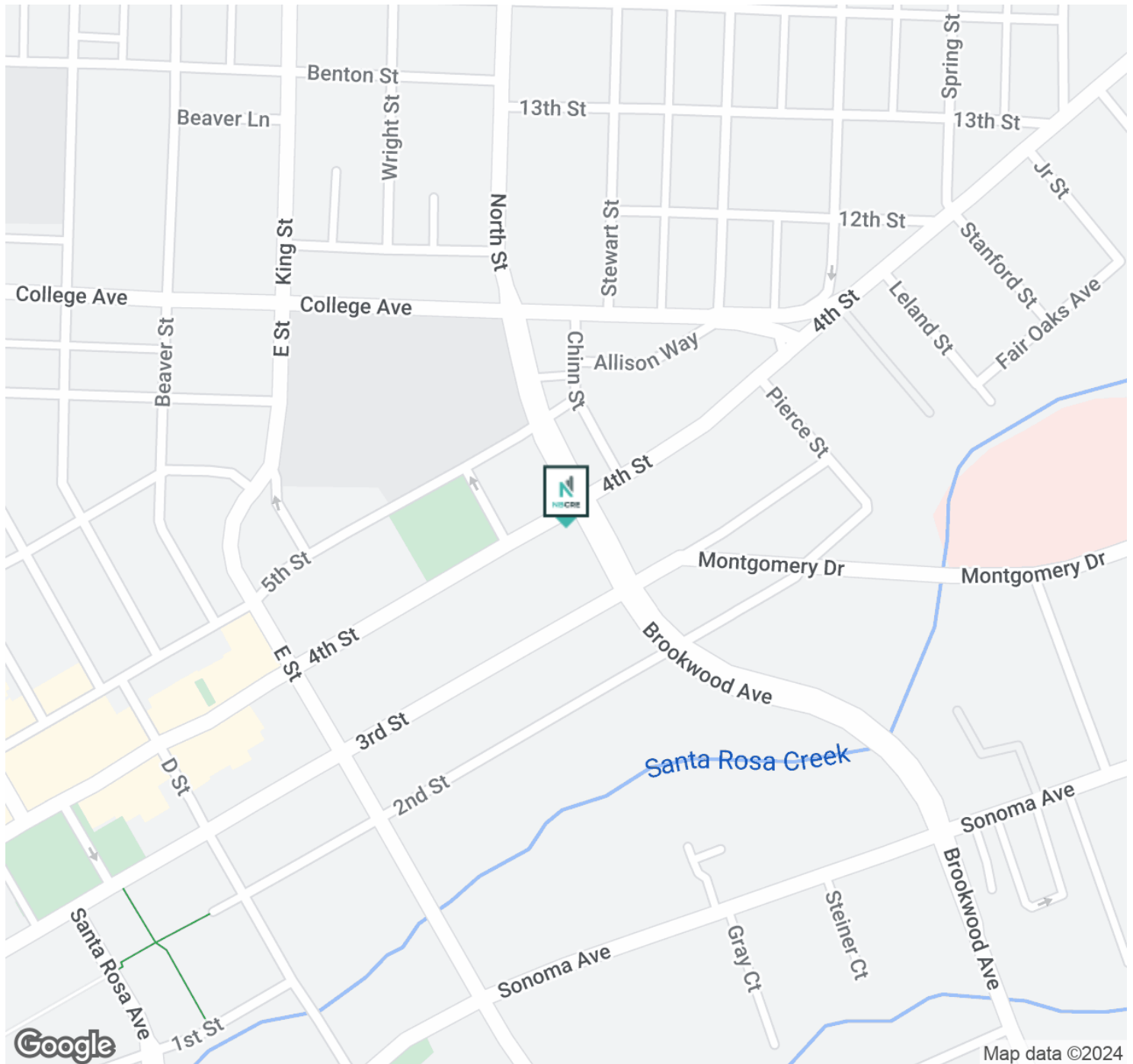
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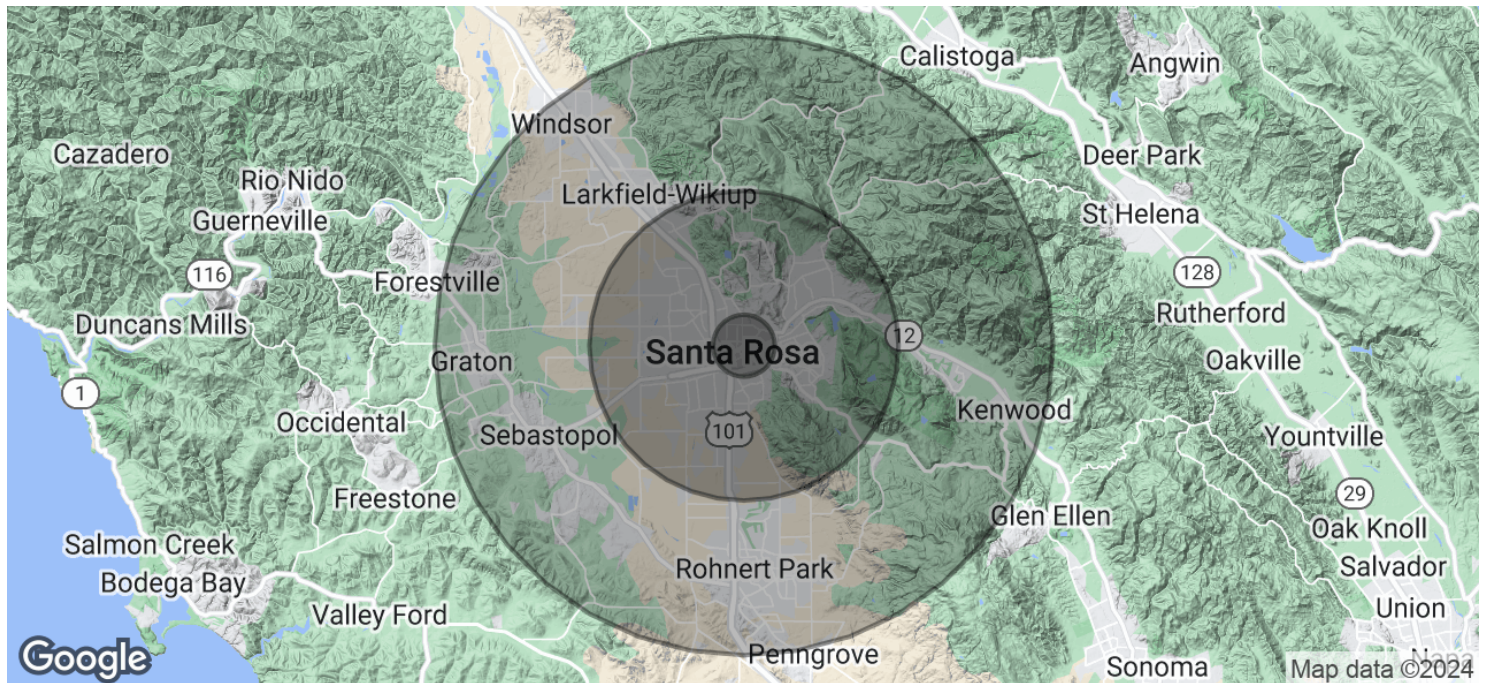


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,976	194,391	324,062
Average Age	40.8	39.9	41.3
Average Age (Male)	39.7	38.2	40.2
Average Age (Female)	41.8	41.5	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,453	73,671	126,894
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$81,362	\$97,111	\$100,339
Average House Value	\$564,433	\$532,486	\$584,729

2020 American Community Survey (ACS)



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