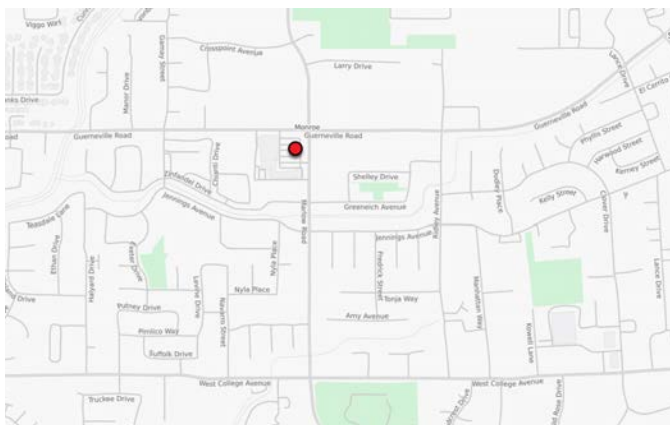
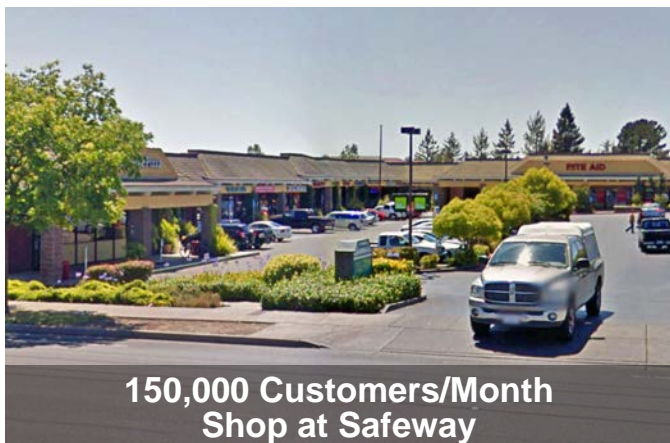


Prime Retail Space in Safeway Marlow Center for Lease

1791 Marlow Road #1B, Santa Rosa, CA



Vicinity Map

FEATURES

- ◆ **Safeway Anchored**
- ◆ 66,000± Cars/Day - At Intersection
- ◆ 55,000 Business & Residential Customers Within 1-1/2 Miles
- ◆ 110,000 Residential Customers Within 2 Miles of Site
- ◆ Co-tenancy with Safeway, Round Table Pizza, Rite Aid, H&R Block, Wells Fargo, Orthodontist, Hair Salon, Nail Salon, Mexican & Chinese Foods, Coffee Shop, iPhone Repair Store, and Tanning Salon

LEASE RATE

1,715± sf @ \$2.10 psf NNN
(Plus CAM Cost \$.65psf/Month)



**KEEGAN & COPPIN
COMPANY, INC.**

ONCOR INTERNATIONAL

Dino D'Argenzio, Partner
Erlina Othman, Agent

1355 N Dutton Ave., Santa Rosa, CA 95401

(707) 528-1400 #143 • Cell: (707) 483-4783 • Fax: (707) 524-1419

Lic #s: 00754303, 01985519

DArgenzio@keegancoppin.com, Erlina.Othman@keegancoppin.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

Prime Retail Space in Safeway Marlow Center for Lease

1791 Marlow Road #1B, Santa Rosa, CA

SITE MAP

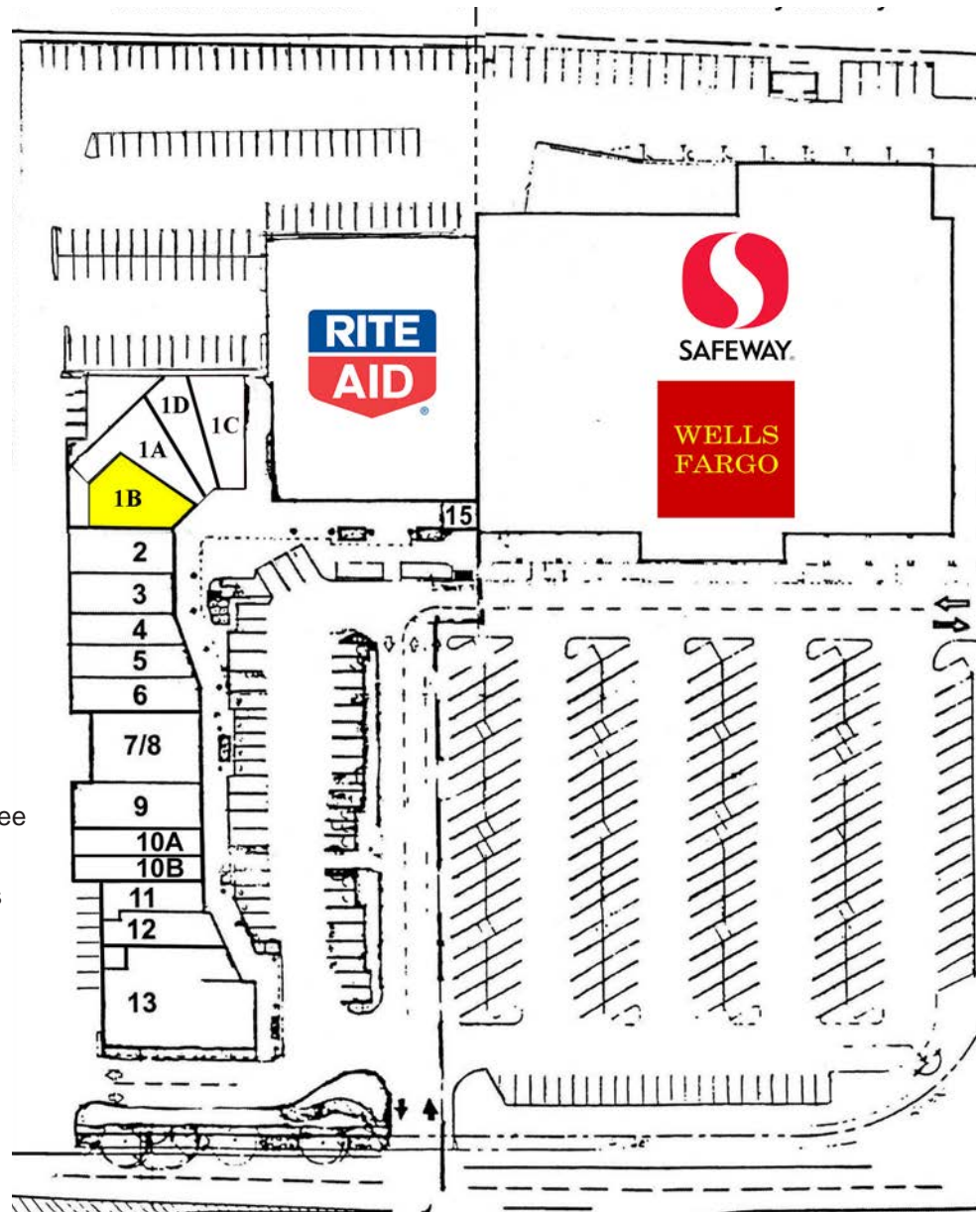
citi**financial**

H&R BLOCK

 **Round Table Pizza**

Tenant Legend:

- 1A - Marlow Nails
- 1B - **SUBJECT**
- 1C - Pending
- 1D - Dentist
- 2 - Cell Phone Repair
- 3 - Island Tanning
- 4 - Chinese Food
- 5 - H&R Block
- 6 - Mexican Restaurant
- 7/8 - Cafe des Croissant & Coffee
- 9/10 - Orthodontist
- 10B/11 - Simply Sacred Books & Gifts
- 12 - Hot Cuts Hair Salon
- 13 - Round Table Pizza
- 15 - Lemus Insurance



Total Center:
Safeway:

82,000± sf
44,000± sf

1791 - 1793 Marlow Road Shops:
Parking on-site:

37,250± sf
330 cars

(4/1,000 s.f.)



ONCOR INTERNATIONAL

Ownership of Marlow Shops Area is:

D-Marlow Partners

c/o Dino D'Argenzio

1355 N. Dutton Avenue, Santa Rosa, CA 95401

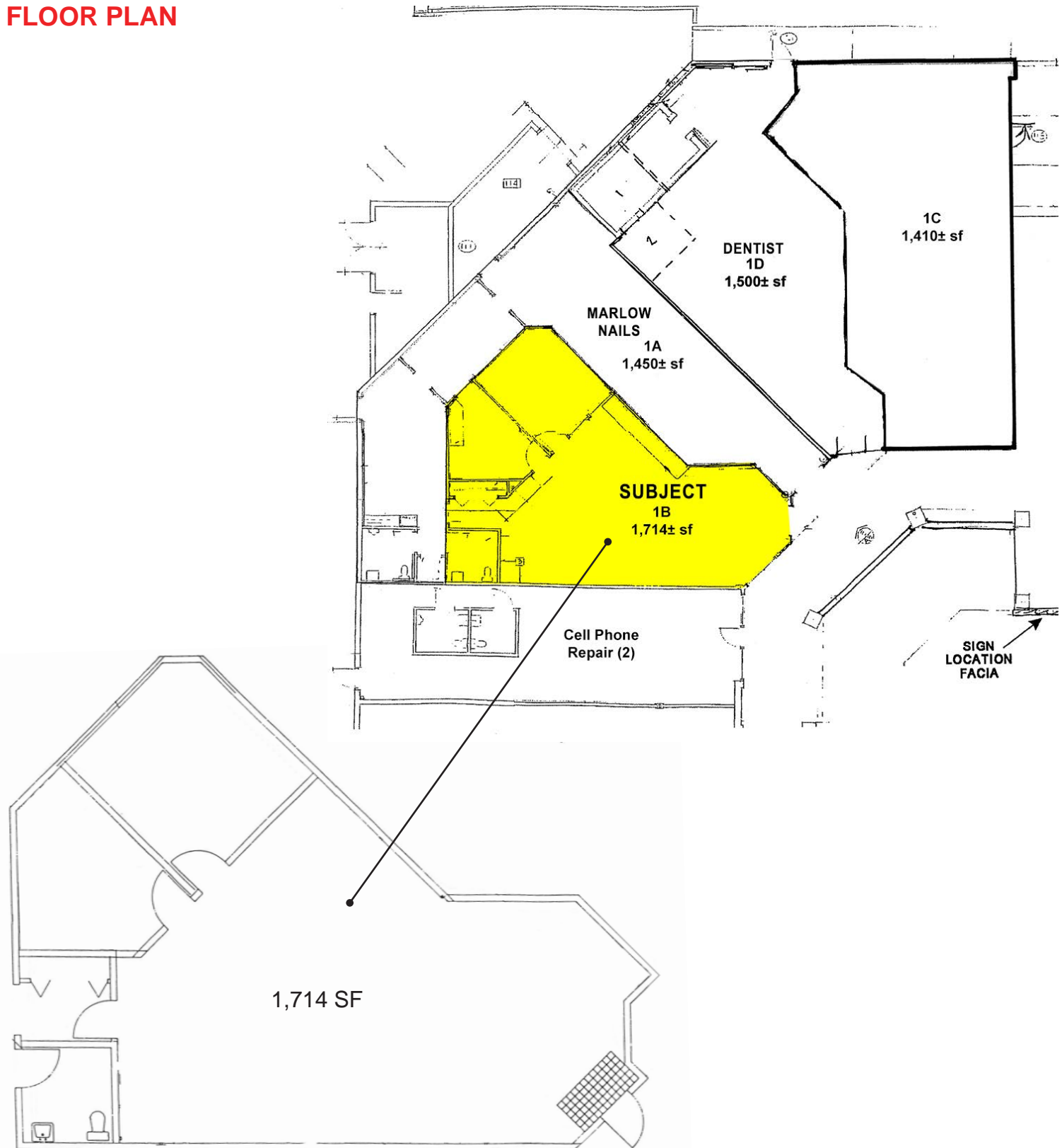
Office (707) 528-1400 / Cell (707) 483-4783

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Prime Retail Space in Safeway Marlow Center for Lease

1791 Marlow Road #1B, Santa Rosa, CA

FLOOR PLAN



SUITE 1B



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Prime Retail Space in Safeway Marlow Center for Lease

1791 Marlow Road #1B, Santa Rosa, CA

PHOTOS



ONCOR INTERNATIONAL

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Prime Retail Space in Safeway Marlow Center for Lease

1791 Marlow Road #1B, Santa Rosa, CA

USER SPACE

Grocery Anchored Retail Center

ADDRESS

1791 Marlow Rd. & Guerneville Rd. (1B)

PARKING

375 On-site parking (1:250 s.f.)

RENTABLE SPACE

1,715± rsf

OFFERED RENT

\$2.10 psf NNN

TOTAL CENTER S.F.

90,000± s.f.

DESCRIPTION OF PREMISES - FEATURES

Located in a high-traffic center anchored by a very successful Safeway in the Safeway/Marlow Center and located between **Rite Aid Drugs, Round Table Pizza, H&R Block, and Wells Fargo**. The center is anchored by the Number #2 Volume/Sales Safeway in Sonoma County. The space offers close proximity to outside dining patio area with very good street access & visibility. Other co-tenants include: Hair and Tanning Salon, Mexican & Chinese Food.

Customer draw to this Center is approximately 150,000 customers per month and Starbucks' reports that their customer count is approximately 950 per day.

Additional CAM cost is \$0.65 psf per month which pays for real estate taxes, insurance, common utilities (irrigation water), outside maintenance, trash, and HVAC maintenance. Inside PG&E and water use utility costs are in addition to the CAM cost.

DESCRIPTION OF LOCATION - AREA

Pedestrian / customer traffic: 7,500 ± per day

Car traffic into Shopping center: 19,500 ± cars per day

Traffic on Guerneville Road: 42,000 cars per day

Traffic on Marlow Road: 38,000 cars per day

Population:

Within Two Miles 62,000

Within Three Miles 110,000

Average Home Value: \$600,000 (3 miles)

Average Household Income: \$88,000 per year (2 miles)



Revised 11/19/15

**RETAIL LEASE COMPS
SONOMA COUNTY
2010-2015**

LOCATION & BUSINESS	APPROX. SPACE SIZE	EFFECTIVE RATE/S.F./MO	LEASE DATE
1199 Yulupa Avenue Whole Foods / Subway (in line space)	1,100 s.f.	\$2.65 psf/NNN	2011
2300 Mendocino Ave/Safeway Center to Boathouse Sushi	2,200 s.f.	\$3.15 psf/NNN plus \$1.10 psf CAM	2010
Lakeville Hwy x S. McDowell Starbucks	1,720 s.f.	\$3.15 psf/NNN (\$.85 psf/CAM)	2010
Shiloh Center Lease to High Tech Burrito	1,600 s.f.	\$3.00 psf/NNN	2009
Santa Rosa Market Place to Chubby's	1,300 s.f.	\$3.91 psf/NNN	2010
1175 Yulupa Avenue Petco (in-line)	5,500 s.f.	\$1.85 psf (in-line)	August 2012
Steele Ln & Mendocino Avenue Panera Bread	3,800 s.f.	\$3.20 psf/NNN	Jan.2012
Montgomery Village Boudin Bakery	4,000 s.f.	\$2.75 psf/NNN	May 2012
Steele Ln. European Facial	1,800 s.f.	\$2.95 psf/NNN	August 2012
2340 Mendocino Ave. (Safeway Center) 5 Guys Burgers	2,000 s.f.	\$2.75 psf/NNN	2011
Habit Burger, Napa	2,000 s.f.	\$3.90 psf/NNN	2012
925 Corporate Ctr. Pkwy. to St. Joseph Emergency Health	3,200 s.f.	\$3.25 psf/NNN	May 2009

Revised 11/19/15

1950 Santa Rosa Ave. Pet Smart	16,000 s.f.	\$2.28 psf/NNN	July 2011
1311-A Guerneville Rd. Kwik Stop	2,100 s.f.	\$2.73 psf/NNN	November 2012
2064 Santa Rosa Avenue (Santa Rosa Marketplace) Jimmy John's Gourmet Sandwiches	1,320 s.f.	\$4.50 psf / NNN	July 2014
2182 Santa Rosa Avenue (Santa Rosa Marketplace) Chipotle	2,245 s.f.	\$4.00 psf / NNN	June 2014
2188 Santa Rosa Avenue (Santa Rosa Marketplace) Menchie's Yogurt	1,400 s.f.	\$4.00 psf / NNN	March 2014
2180 Mendocino Ave. Lease to AAA (Auto Association)	4,720 s.f.	\$2.95 psf / NNN	November 2015
2550 Guerneville Road Tan's Donuts	1,391 s.f.	\$2.63 psf / NNN	June 2014
6356 Commerce Boulevard Himalayan Beanz	1,393 s.f.	\$2.75 psf / NNN	March 2013
Park Plaza Partners Jimmy John's Gourmet Sandwiches	1,393 s.f.	\$2.50 psf / NNN	February 2015
6305 Commerce Boulevard (North Bay Center) Chipotle	2,200 s.f.	\$3.75 psf / NNN	2014
6305 Commerce Boulevard (North Bay Center) Coffee Shop	575 s.f.	\$2.50 psf / NNN	2015
2300 Mendocino Avenue Pieology Pizza	1,850 s.f.	\$3.50 psf / NNN	January 2015
(Note: In most cases, NNN cost equal approx. \$.65 to \$1.05 psf/month in addition to stated base rents above)			