



RETAIL SPACE FOR LEASE

2101 W. COLLEGE AVE. SANTA ROSA, CA 95401



## COLLEGE PLAZA

Presented By

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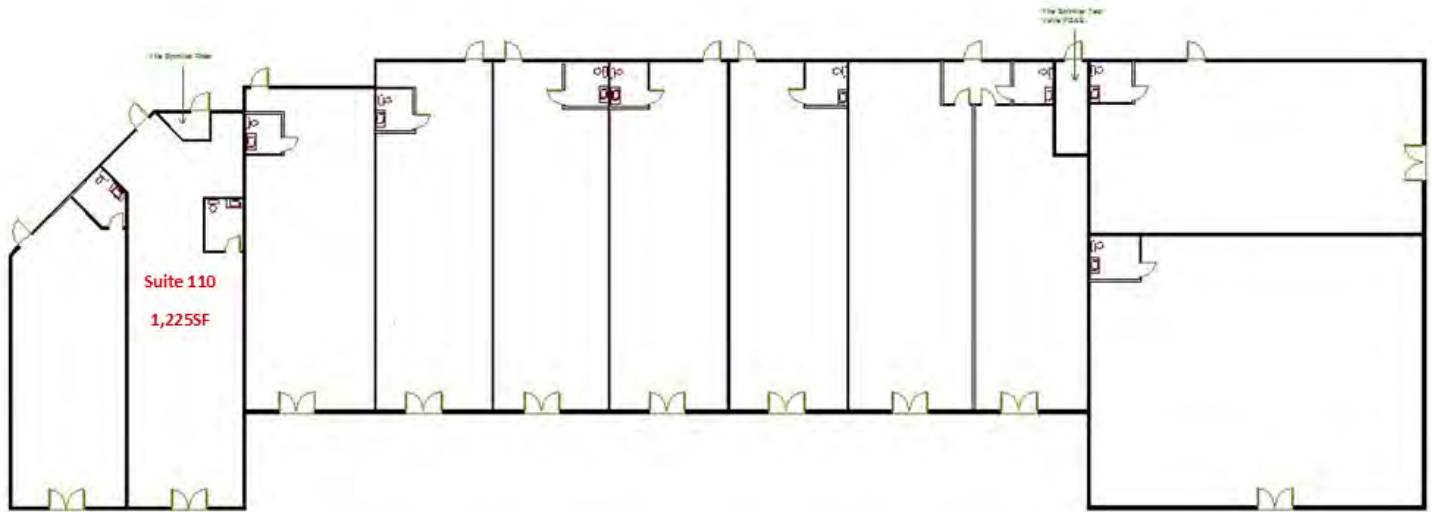
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# 2101 W. COLLEGE AVENUE

Santa Rosa, CA 95401

## EXECUTIVE SUMMARY



### LEASE RATE

**\$1.75 SF/MO NNN**

### OFFERING SUMMARY

Building Size:	14,572 SF
Available SF:	1,225 SF
Lot Size:	1.17 Acres
Year Built:	1988

### PROPERTY OVERVIEW

Suite 110 (1,225 SF) Great Use for a Restaurant/Bakery  
Easy Access of Hwy 101  
Ample Parking (Ratio 4:1000)  
Across from Public Transportation  
Traffic Counts over 25,234 cars per day  
Great Curb Appeal  
Fantastic Street Visibility

2101 W. College features great signage with high visibility from the intersections of W. College Ave. and Marlow Rd. It is situated within a residential neighborhood and sits across from a public transportation hub. Co-tenants include Kang Liquors, Papa Murphy's Take-out Pizza, Port O' Subs and China Star.

### SPACES

### LEASE RATE

### SPACE SIZE

Suite 110	\$1.75 SF/month	1,225 SF
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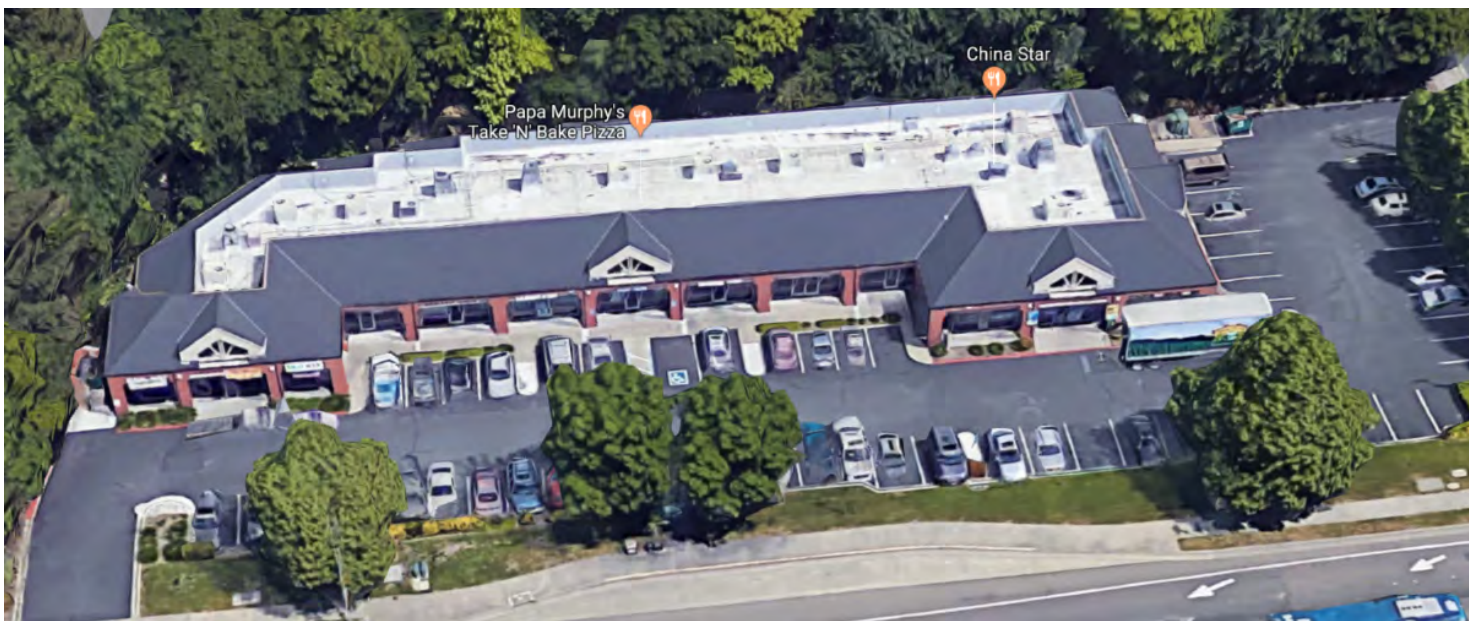




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## ADDITIONAL PHOTOS



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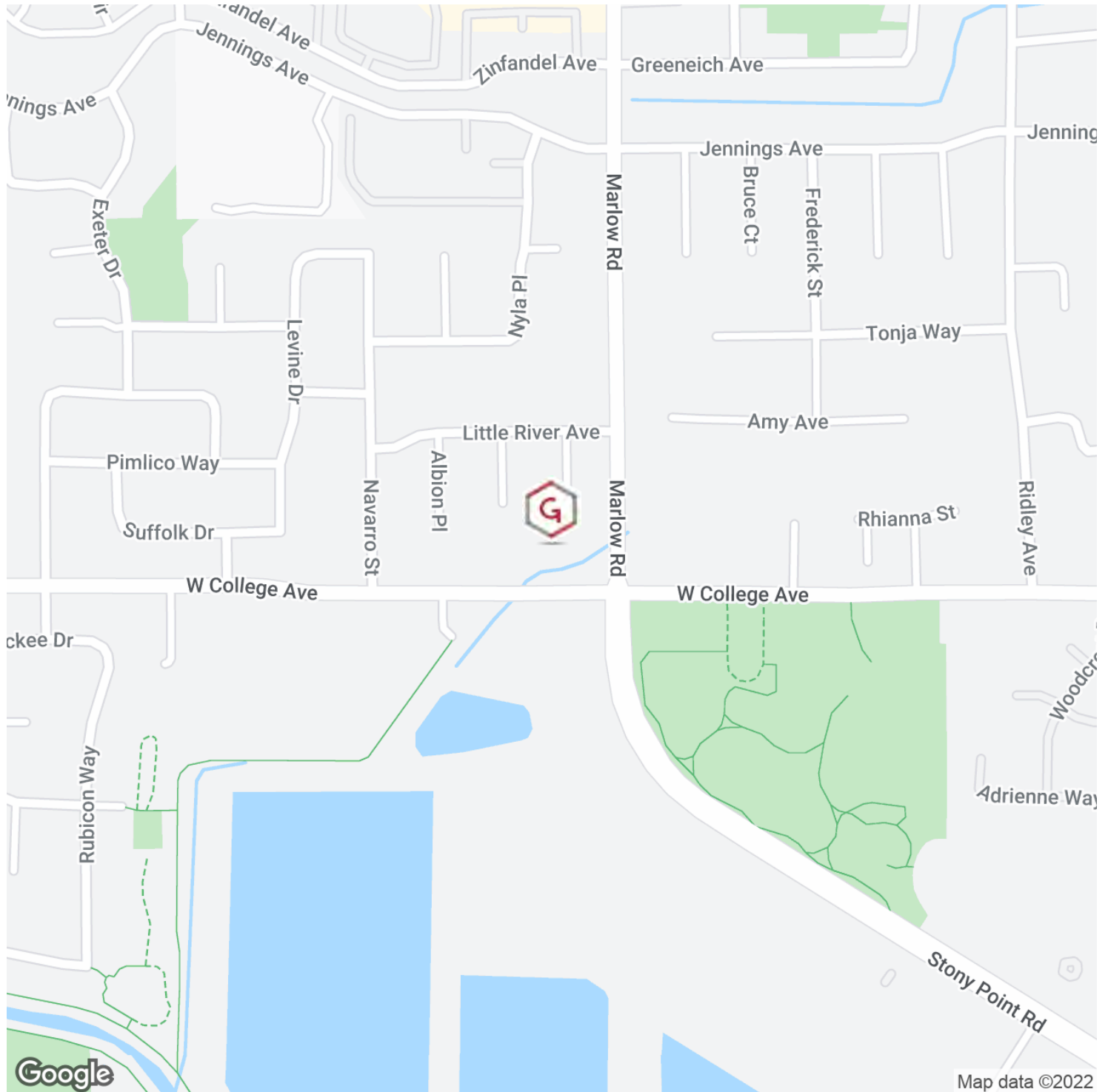
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## LOCATION MAP



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