



Keegan & Coppin
COMPANY, INC.

FOR LEASE

150 STEELE LANE
SANTA ROSA, CA

**PRIME RETAIL/OFFICE
SPACE AVAILABLE
ADJACENT TO PARIS BAGUETTE**

Go beyond broker.

PRESENTED BY:

MARSHALL KELLY
BROKER ASSOCIATE
LIC # 00801883 (707) 528-1400, EXT 277
MKELLY@KEEGANCOPPIN.COM



PROPERTY DETAILS



150 STEELE LANE
SANTA ROSA, CA

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SPACE FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- 2,000+/- SF Former European spa with partitioned area, can be converted to a larger vanilla shell for retail
- Steele Lane at Mendocino Ave
- New Auto Zone anchor tenant

DESCRIPTION OF PREMISES

Next door to Paris Baguette.

Parking

328 stalls additional parking near former European Spa.

LEASE TERMS

Rate

Contact Agent

Terms

Triple Net

5 year lease term preferred



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AREA DESCRIPTION

DESCRIPTION OF AREA

Located near the intersection at S/W corner of Steele Lane and Mendocino Ave.

NEARBY AMENITIES

- Co-tenants include CVS, Bag O' Crab and other restaurant tenants
- Near junior college with 35,000 day students and over 20,000 night students

TRANSPORTATION ACCESS

- Easy access to Highway 101

TRAFFIC COUNTS

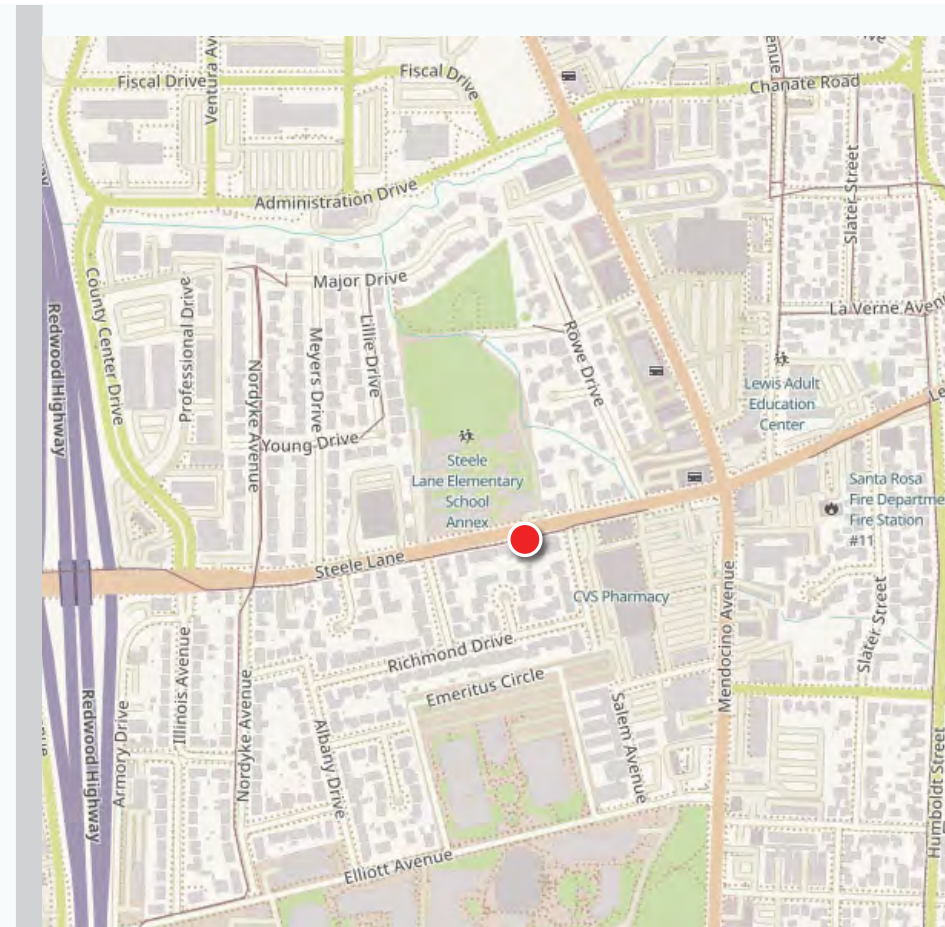
Mendocino Ave @
Steele Ln 59,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,862	120,666	200,175
Est. Avg. HH Income	\$83,000	\$88,552	\$91,747



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PROPERTY PHOTOS



150 STEELE LANE
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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.



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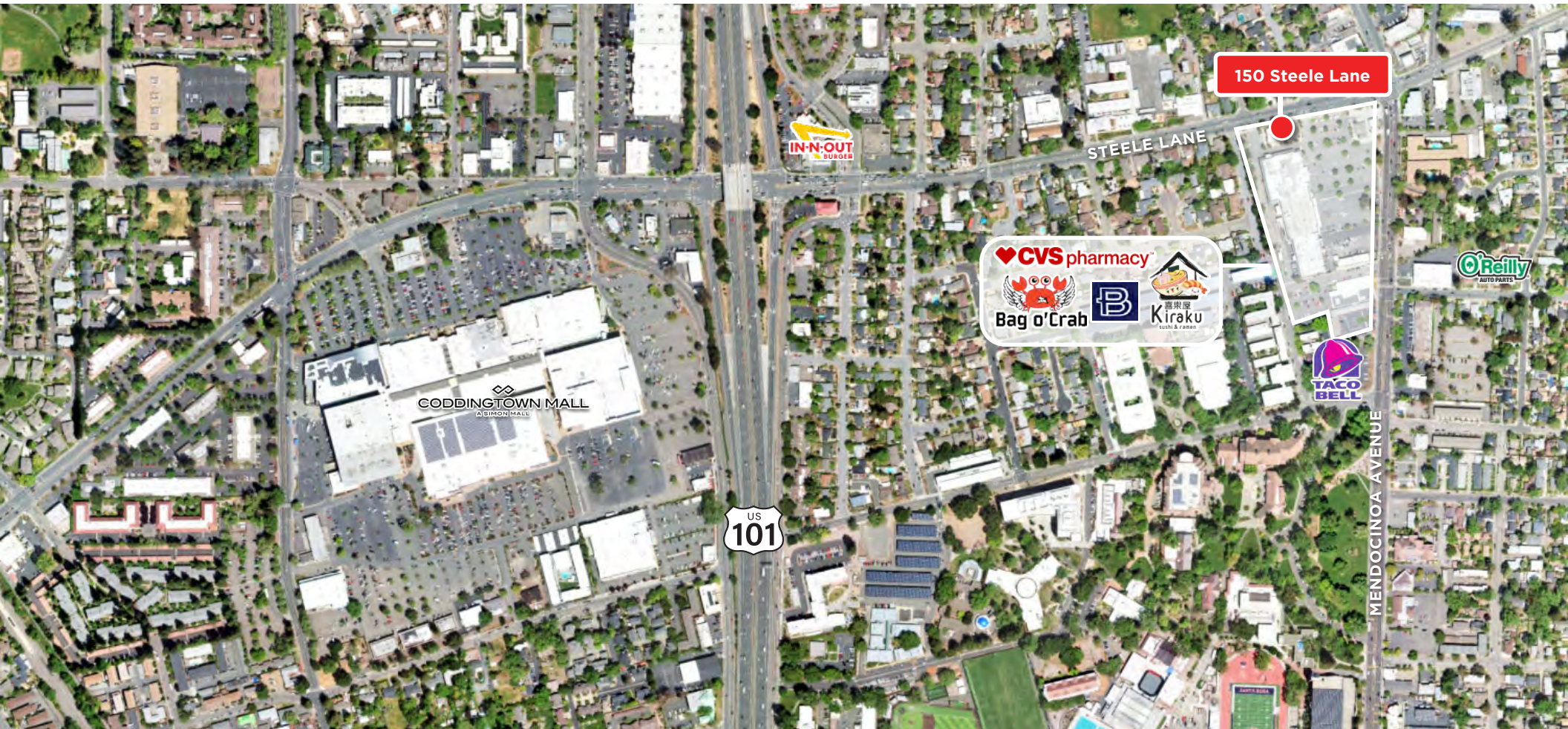


LOCATION MAP



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Keegan & Coppin Co., Inc.
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Santa Rosa, CA 95401
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