

FOR LEASE

217 Roberts Ave.
Santa Rosa, CA



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NAI Northgate

LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE:
± 7,236 SF



LEASE TERMS:
Negotiable



LEASE TYPE:
NNN



PROPERTY HIGHLIGHTS

- Centrally located serving greater Santa Rosa
- Excellent access to Hwy 101 and Hwy 12
- Stand alone building with high ceilings and roll up door
- Successful Kelly Moore Paints store with \$3.4M in sales (2022)

PROPERTY INFO

ADDRESS	217 Roberts Ave. Santa Rosa, CA
LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	± 7,236 SF
ZONING:	MMU – Maker Mixed Use in the Commercial District
LEASE TYPE:	NNN
TRAFFIC:	State Route 12: ± 83k ADT W Third St: ± 11k ADT Dutton Ave: ± 26k ADT

AERIAL VIEW



AERIAL VIEW - Northeast View



AERIAL VIEW - Southern View

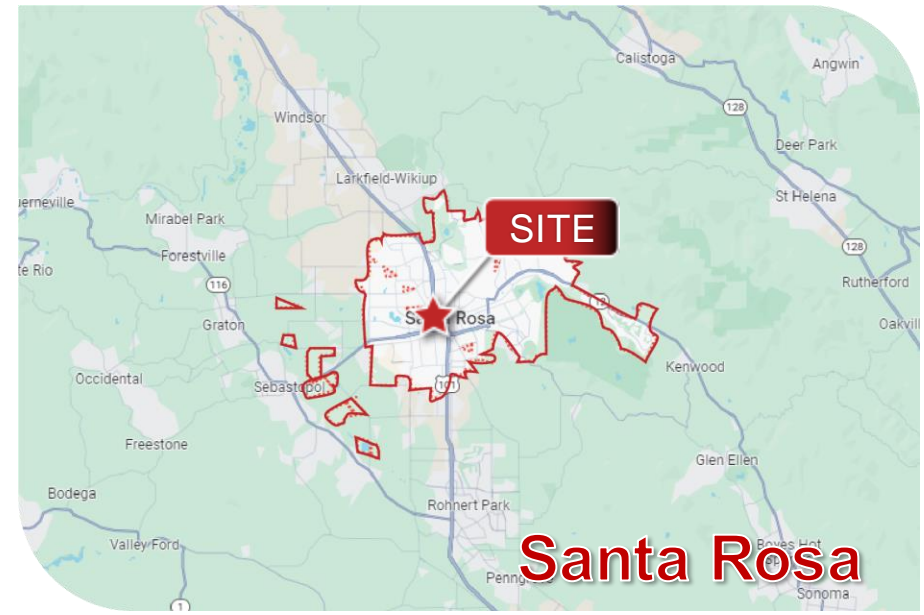


AREA OVERVIEW

SANTA ROSA - CALIFORNIA

- Santa Rosa, the hub of economic activity in northern California's wine country, welcomes artists of all ages, as well as young people, retirees, professionals and those especially interested in wine and high-tech manufacturing.
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- Approximately 55 miles north of San Francisco, Santa Rosa offers a metropolitan wine country lifestyle experience, with gourmet restaurants and high-end shops.
- The region is home to about 500,000 residents, many of whom work in unincorporated rural areas or small towns north, east and west of the city.
- Institutions of higher education draw college students to the area. Santa Rosa's relaxed lifestyle and easy access to senior medical care attracts many retirees.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	24,751	192,669	322,354	
2028 Projected Population	24,751	200,448	326,967	
2023 Median Age	38	41	42	
INCOME				
2023 Estimated Average Household Income	\$81,228	\$107,963	\$113,019	
DIVERSITY				
2023 Estimated White	20,449	165,169	275,780	
2023 Estimated African American/Black	833	6,257	8,315	
2023 Estimated Asian or Pacific Islander	1,277	13,325	19,351	
2023 Estimated Hispanic	13,228	68,275	95,745	



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217 ROBERTS AVENUE | SANTA ROSA, CA



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