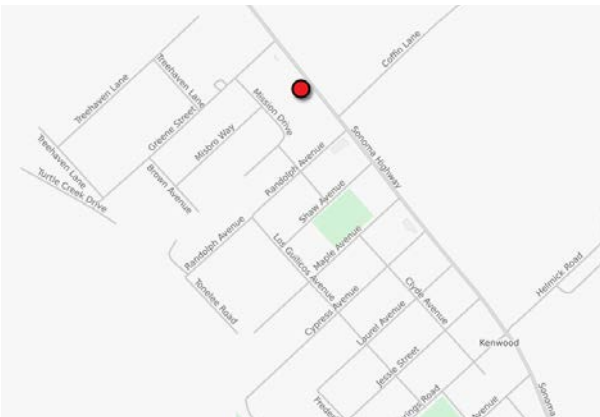


Retail, Personal Services, or Winery Tasting Space for Lease

Kenwood Marketplace, 8910 Sonoma Highway, Kenwood CA



Vicinity Map

FEATURES

- ◆ 1,900± sf Space
- ◆ Destination, Retail Space of 1,200± sf for Lease
- ◆ Located in the “Heart of Sonoma Valley”
- ◆ Adjacent to Manzanita Creek Winery, Ty Caton Wines, Spann Winery, & Palooza Gastropub
- ◆ Prime Wine Country Location
- ◆ Next to U.S. Post Office, Kenwood Market, and 3 Other Winery Tasting Rooms
- ◆ Abundant On-Site Parking
- ◆ Excellent signage & Visibility on Highway 12
- ◆ Zoned LC - Commercial/County
- ◆ Traffic Count at 40,000± Cars/Day
- ◆ Possible Patio Seating for Events

LEASE RATE

\$2.50 psf Gross



**KEEGAN & COPPIN
COMPANY, INC.**

ONCOR INTERNATIONAL

**Dino D’Argenzio, Partner
Erlina Othman, Agent**

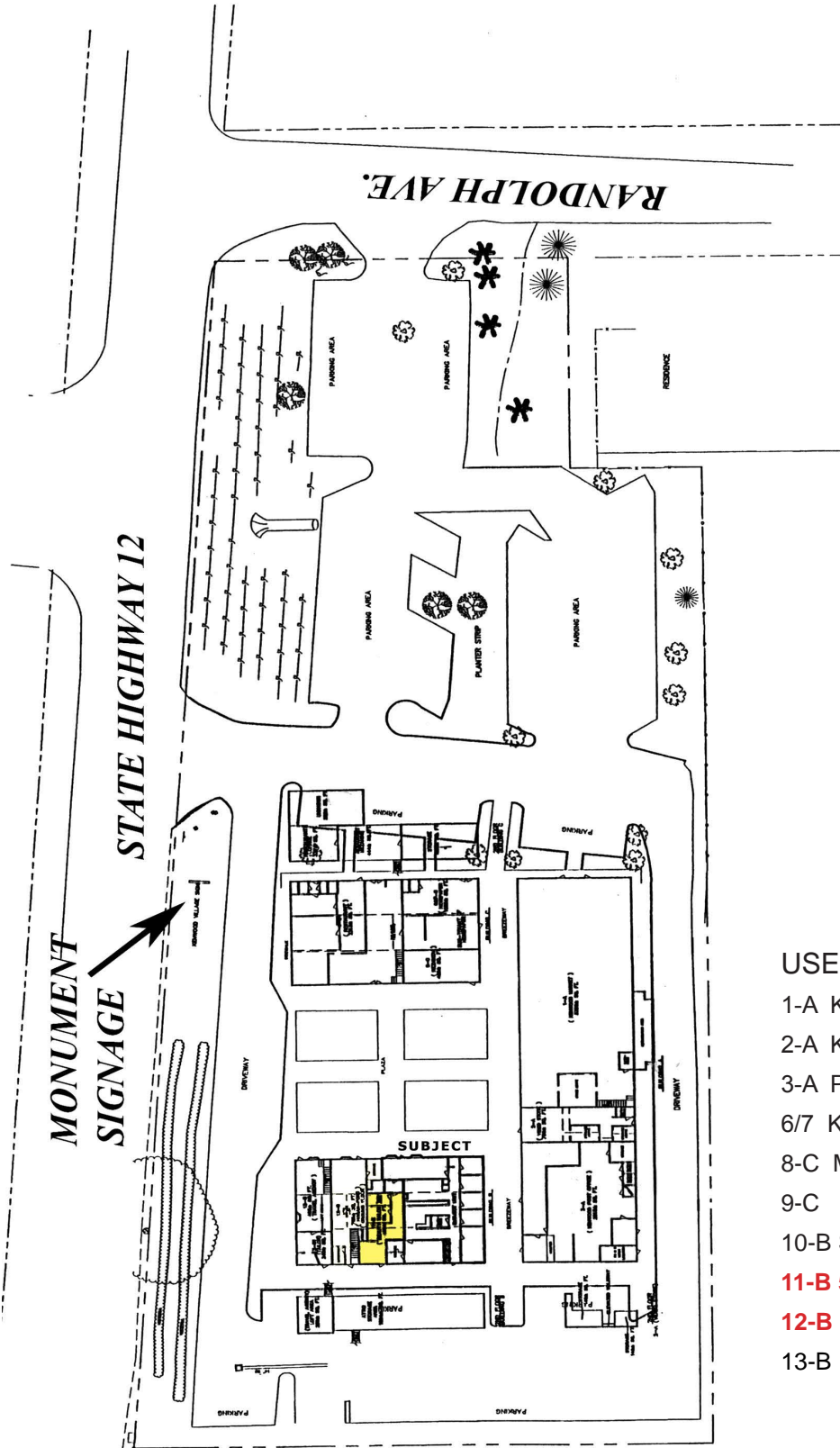
1355 N Dutton Ave., Santa Rosa, CA 95401
(707) 483-4783 ♦ Fax: (707) 536-9115
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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USES/LEGEND

- 1-A Kenwood Market
- 2-A Kenwood Press
- 3-A Post Office
- 6/7 Kenwood Press
- 8-C Manzanita Creek Winery
- 9-C Palooza Gastropub
- 10-B Spann Winery
- 11-B 540± sf SUBJECT SPACE**
- 12-B 1,900± SF SUBJECT SPACE**
- 13-B Ty Caton Winery (Tasting Rooms)



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RENTABLE SPACE

1,200± sf

TOTALING SF

17,205± sf Center

LEASE RATE

\$2.50 psf Gross

PARKING

5/1,000 (85± on site)

PROPERTY DESCRIPTION

Last space remaining in this property!

Kenwood Market Place Center is well-located along the main "Wine-Tasting Route" of the Sonoma Valley and close to many Wineries and high end Lodging (Kenwood Inn). The Kenwood Village Market Place is anchored by U.S. Post Office, Kenwood Market (±5,000 sft), and Palooza Gastropub. The site offers easy and safe access from side streets on Sonoma Hwy and abundant on site parking. Newest Businesses at the center include Spann Winery, Ty Caton Wines, and Palooza Gastropub.

Landlord pays for Base year cost of real estate taxes, insurance, common utilities (irrigation water & sewer), outside maintenance, general trash, HVAC maintenance, and roof services. Common utilities uses of water and trash are additional cost. Gas & Electric utility costs specific to each space are in addition to the Base rent.

DESCRIPTION OF LOCATION - AREA

Centrally located in Valley of the Moon, and on route to Santa Rosa, Oakmont Retirement Community, Sonoma and many nearby resorts, wineries, lodging and regional interests:

- St Francis Winery
- Sunce Winery Tasting Room
- Caffe Citi
- Chateau St Jean
- Kenwood Inn Lodging
- Sugar Loaf State Park
- Ledson Winery
- Kenwood Restaurant
- Vacation Lodging
- VJB Tasting Room
- Landmark Winery
- Spann Winery

