

# ROSEWOOD SHOPPING CENTER

FOR LEASE

±1,200 SF  
to  
±6,500 SF  
DIVISIBLE



UNDER NEW OWNERSHIP - HELPING TO SUPPORT THE REBUILD

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# ROSEWOOD SHOPPING CENTER



Rosewood Center is an approximate 50,000 sq foot neighborhood center. Located in the North West Quadrant of Santa Rosa. The neighborhood is in full recovery mode and all the tenants are back to or exceeding pre-fire sales levels. Now under new ownership work has commenced on new roofing, HVAC, landscaping and ADA access. Located at the corner of Piner Rd and Marlow Rd. Santa Rosa.

Please contact agent for lease rates.

The center is anchored by Dollar Tree, with other tenants such as; Mary's Pizza Shack, Jack in the Box, T Mobile, Cleaners, Dentistry, Specialty Asian Market, Day Spa, Nail Salon, Mailbox Business Center, Fruta natural fruit desserts, and Martial Arts School. The food line up is outstanding, with Mexican, Japanese, Chinese, and Pub Grub. The majority of the e-commerce resistant tenants have been in the center for many years.





The wildfires that devastated Sonoma County in 2017 have had a lingering effect on the market, yet there are strong signs that a recovery is underway. Valuable housing stock is being replaced: 182 units have been completed, 841 units are under construction, and another 275 units are undergoing the permit process.

Just a year later, 60 percent of homes in Coffey Park are in some stage of the rebuilding process. In Fountaingrove, 25 percent of the 1,399 homes destroyed are in the process of rebuilding.

“I don’t think anybody has any idea what Coffey Park is going to look like when this is all rebuilt. There are 1,500 homes and 1,500 different ideas and desires all built together.” - David Guhin, Director of planning for the city of Santa Rosa.

No matter what Coffey Park looks like when construction is complete, one thing is certain — the community bond will be stronger and more welcoming than ever.





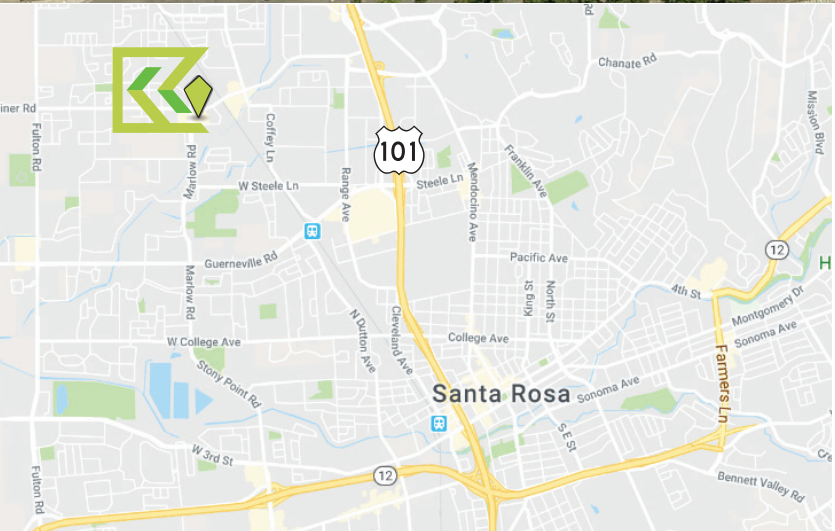
# AMENITIES MAP





OVERVIEW

- Jack in the Box
- Mary's Pizza Shack
- Shotokan Karate
- Toyo Shushi Grill
- Royal China Restaurant
- The Best Day Spa
- West Side Grill
- My Lovely Nails
- Fru-ta Natural Ice Cream
- Tip Top Cleaners
- Metro by T-Mobile
- Ochoa Mexican Restaurant
- Dollar Tree
- Asian Food Market
- Wally's Liquor & Deli



**Demographics 2019**

	1 Mile	3 Mile	5 Mile
Population	23,684	98,878	189,590
Avg. Income	\$68,620	\$66,571	\$69,514

**Traffic Counts**

Piner @ Marlow:	±17,034
Marlow @ Piner:	±14,248
ADT:	±31,282



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