

FOR LEASE
RANCHO COTATI

SHOPPING CENTER

Cotati, CA

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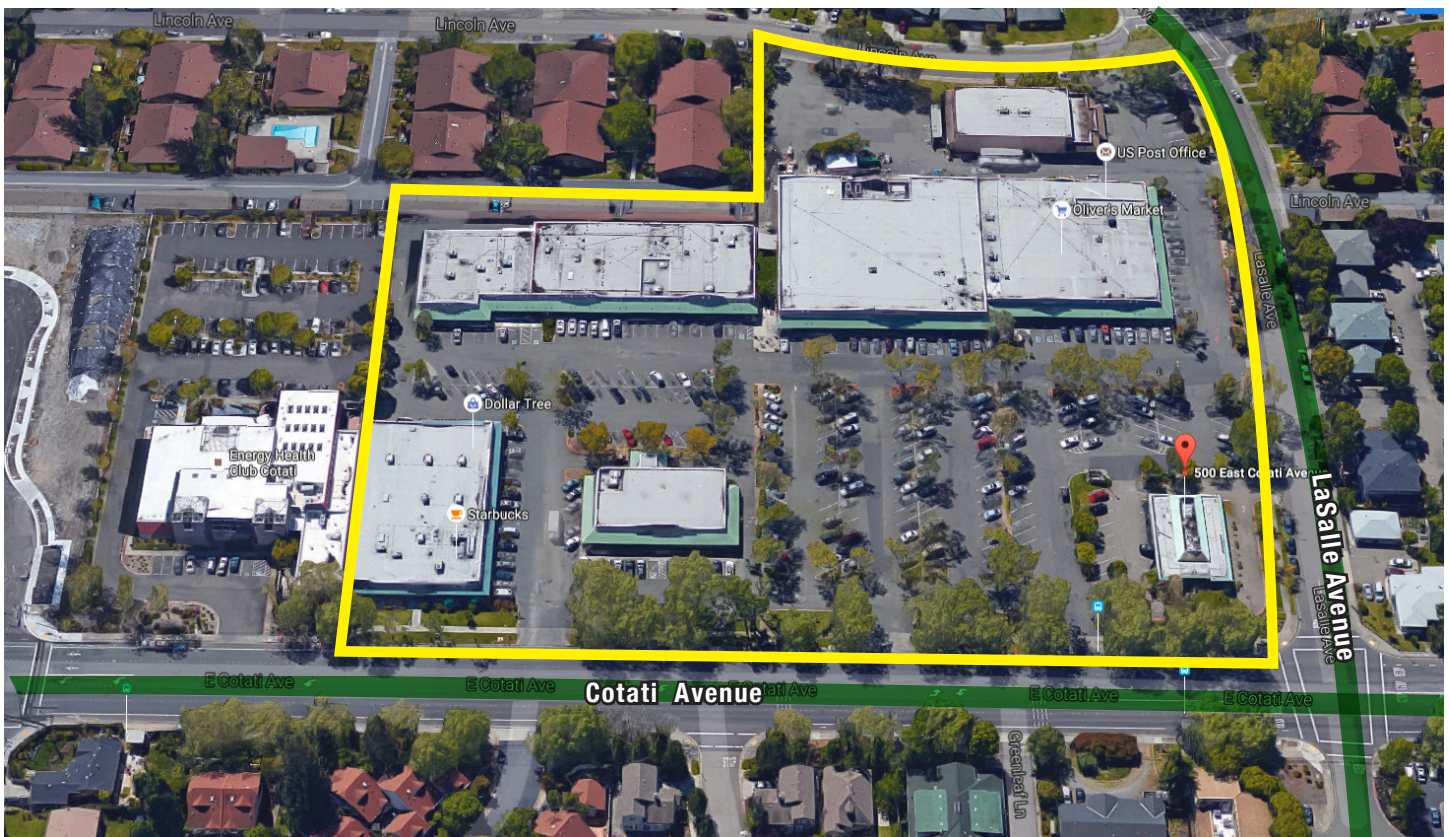
STARBOARD TCN
WORLDWIDE COMMERCIAL REAL ESTATE
LOCAL FOCUS. GLOBAL REACH

PROPERTY OVERVIEW

500 E. Cotati Avenue, Cotati, CA 94931

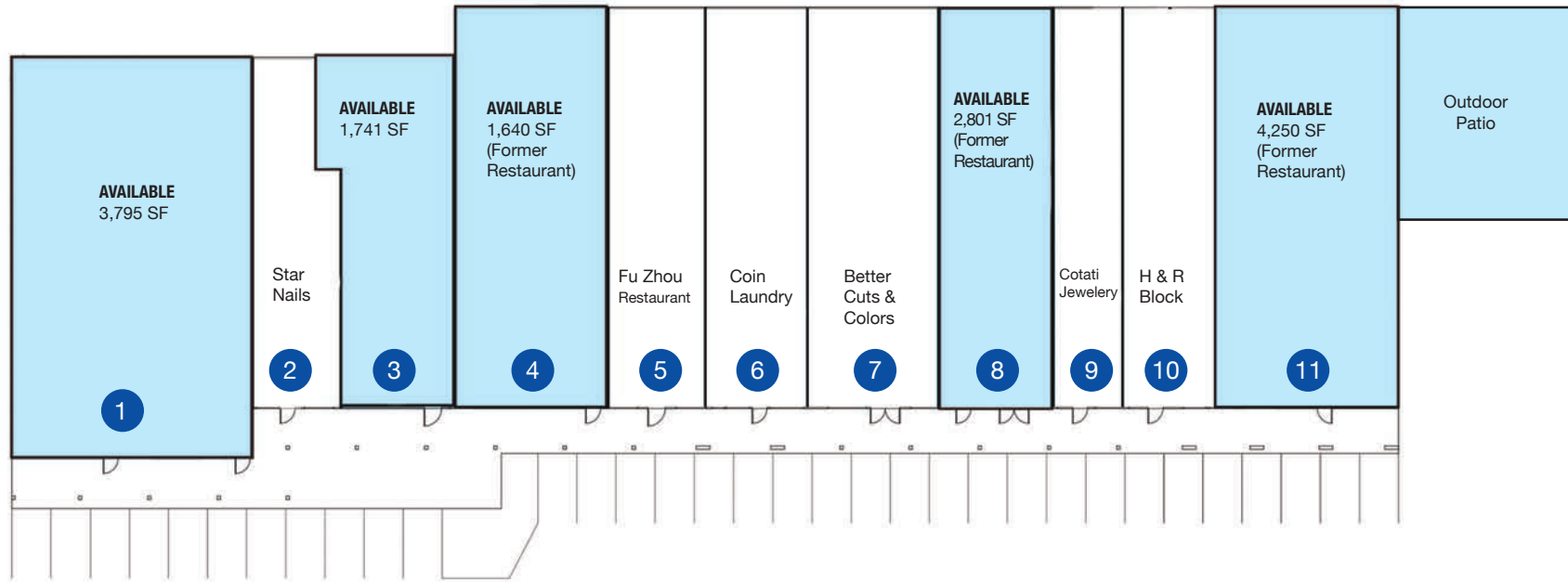
Site Title:	Rancho Cotati Shopping Center
Official Address:	574 E. Cotati Avenue, Cotati, CA 94931
Zoning:	CE: Commercial, East Cotati Corridor
Spaces Available:	Seven (7) total ranging from 1,640 RSF to 7,088 RSF.

The Rancho Cotati Shopping Center is well situated between HWY 101 and Sonoma State University providing convenient access near a strong demographic of students and working class residential housing. Anchored by Oliver's Market, this shopping center attracts a diversity of potential customers who are also tending to needs in one centralized location.

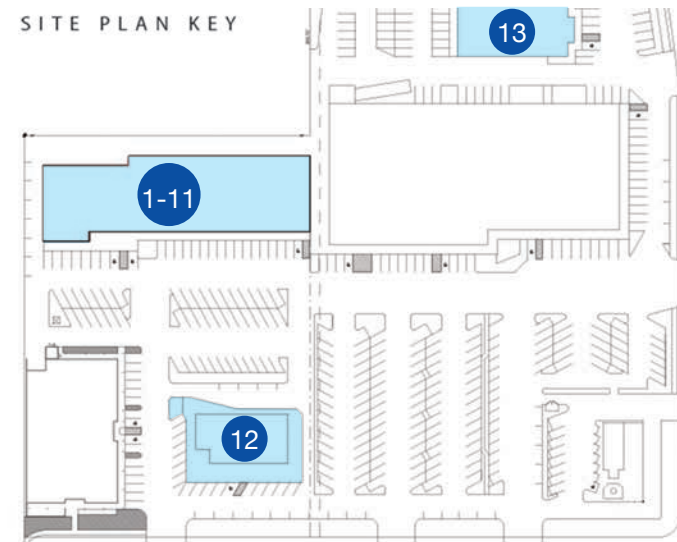


AVAILABILITY ON SITE MAP

500 E. Cotati Avenue, Cotati, CA 94931

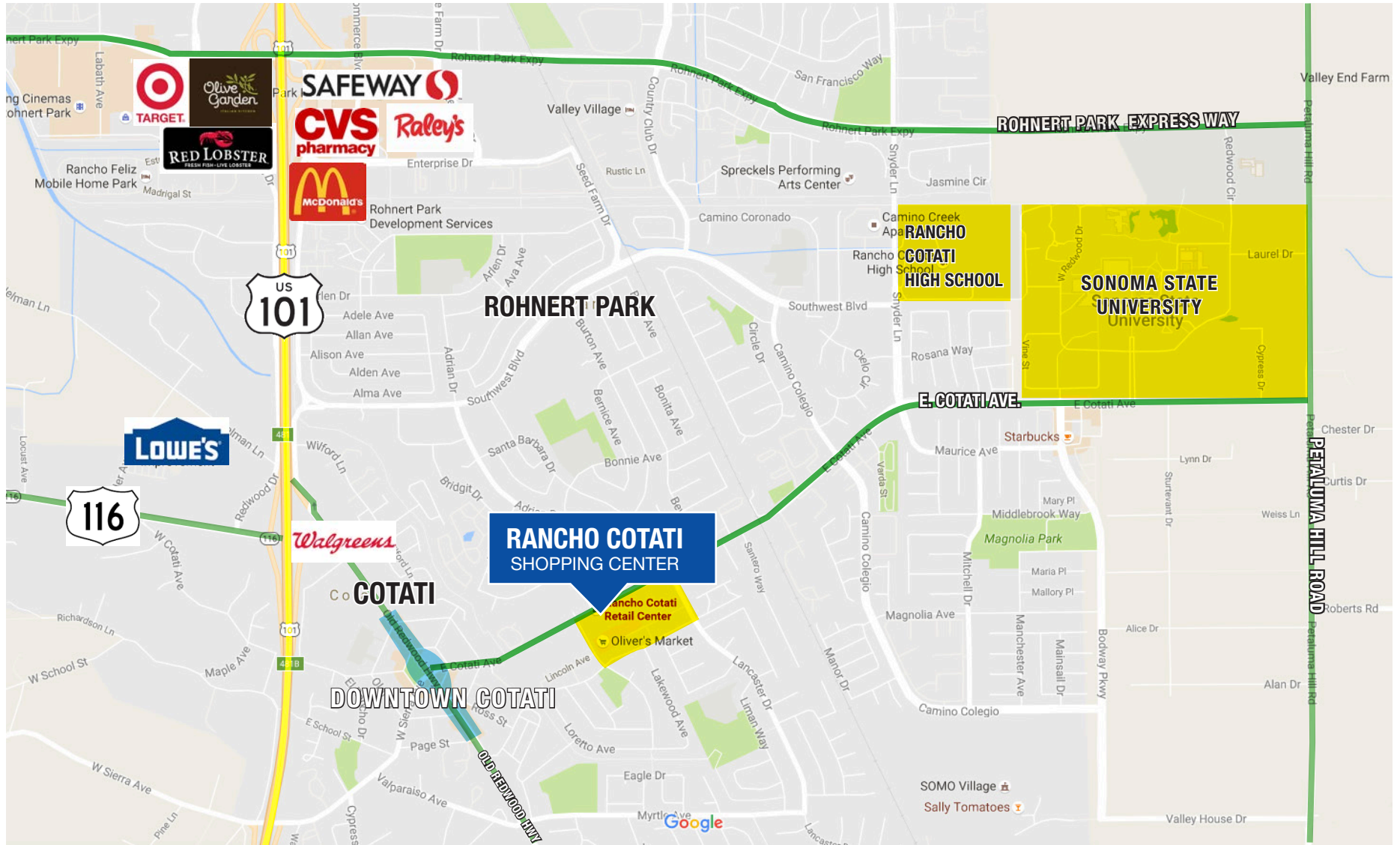


SITE PLAN KEY



MAP OVERVIEW

500 E. Cotati Avenue, Cotati, CA 94931



SUITE 1

Rentable Square Feet:	± 3,795
Rate:	Negotiable
Type:	NNN
Term:	3 - 7 Years

- End cap space
- Prior use was Veterinary Clinic
- Reception/Check in area
- Multiple private rooms
- Plumbing in place



SUITE 3

Rentable Square Feet:	± 1,741
Rate:	Negotiable
Type:	Industrial Gross
Term:	3 - 7 Years

- Former Market
- Large open space
- Refrigeration in place
- Tile floors
- Food prep area



SUITE 4

Rentable Square Feet:	± 1,640
Rate:	Negotiable
Type:	NNN
Term:	3 - 7 Years

- Former Mexican Restaurant
- Open space for seating
- Hood ventilation



SUITE 8

Rentable Square Feet:	± 2,801
Rate:	Negotiable
Type:	NNN
Term:	3 - 7 Years

- Former restaurant
- Large open area for seating
- Two (2) hoods for cooking
- Serving window
- Walk-in refrigerator
- Plumbing and floor drains



SUITE 11

Rentable Square Feet:	± 4,250
Rate:	Negotiable
Type:	NNN
Term:	3 - 7 Years

- Former restaurant
- Open seating
- Restrooms
- Hood ventilation in place
- Food prep area
- Walk-in refrigerator
- Outdoor patio seating area



SUITE 12

Rentable Square Feet:	± 2,760
Rate:	Negotiable
Type:	NNN
Term:	3 - 7 Years

- Prior bank use
- Large Steel Safe, can be removed
- Drive-up window
- Open space for office/seating
- Visibility on E. Cotati Avenue
- High ceilings
- Tenant Improvements available

SUITE 13 - Not shown in photos

Rentable Square Feet:	± 7,088
Rate:	Negotiable
Type:	NNN
Term:	3 - 7 Years

- Prior Movie Theatre and storage facility
- Single identity building with signage
- Soaring high ceilings
- Store front windows
- Tenant Improvements available along with substantial Rent Abatement

**SUITE 12**