



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

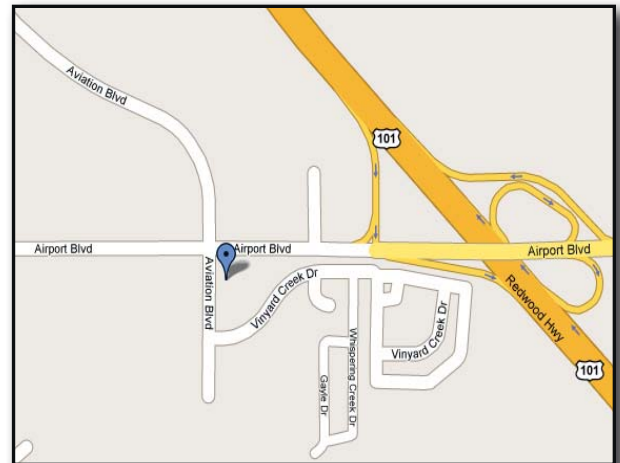
Commercial Real Estate Services

RETAIL SPACE FOR LEASE VINEYARD CREEK CORNER AIRPORT BUSINESS CENTER



**269 Aviation Boulevard
Santa Rosa, California**

- 1,403± sf End-Cap Retail Space Available in New Corner Retail Project
- Located at the High Traffic Corner of Airport and Aviation Boulevard
- Current Tenants: Starbucks, Subway, Chevron Gas Station, Vineyard Market with Car Wash
- Immediate access to Highway 101 and Minutes to Downtown Santa Rosa
- **\$3.50 psf NNN**



Vicinity Map

Contact:

Shawn Johnson, Managing Partner/ SIOR and Ruben Mejia, Agent

**KEEGAN & COPPIN COMPANY, INC.
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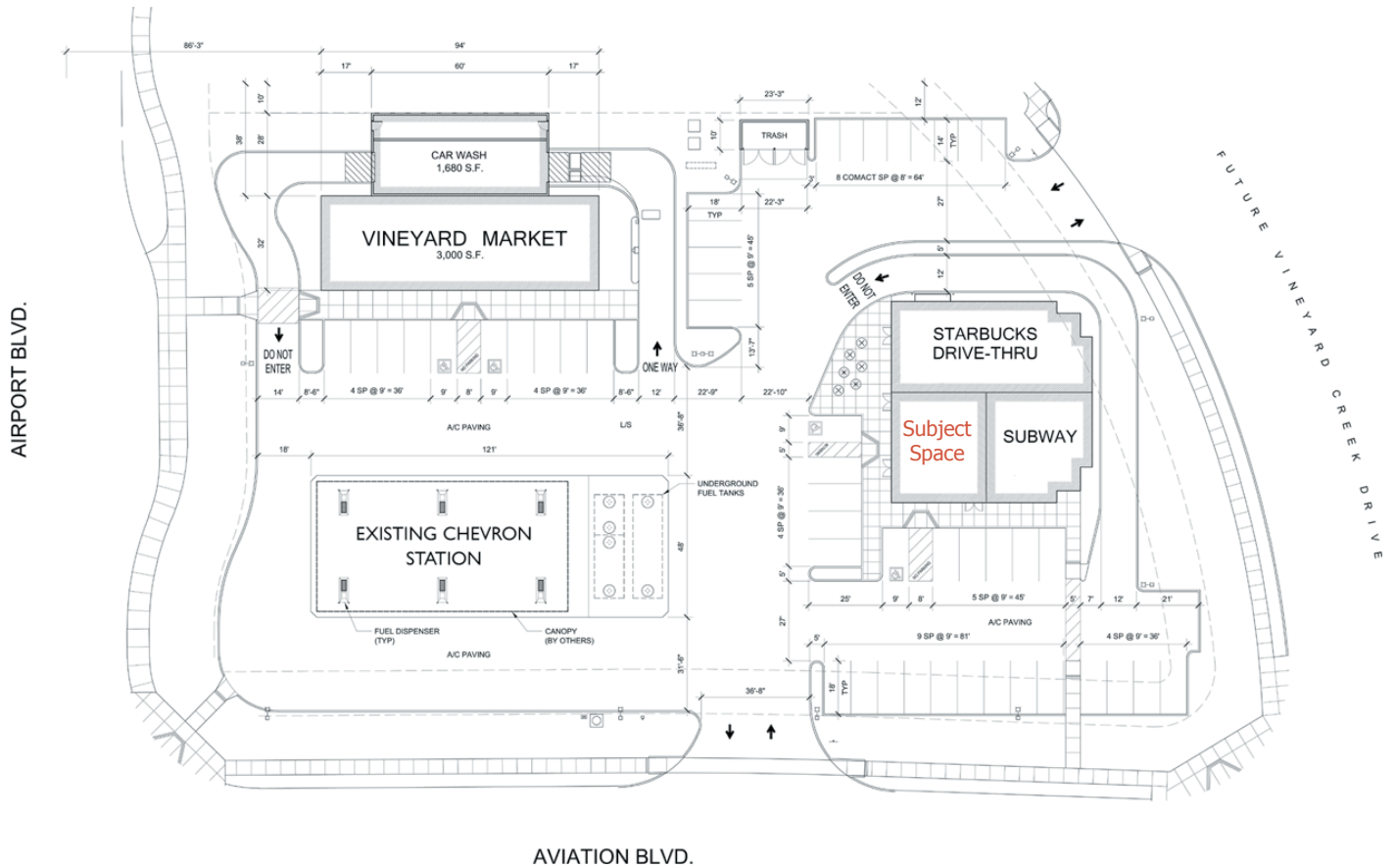
ONCOR INTERNATIONAL

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.

269 Aviation Boulevard
Santa Rosa, California
County of Sonoma

Site Plan



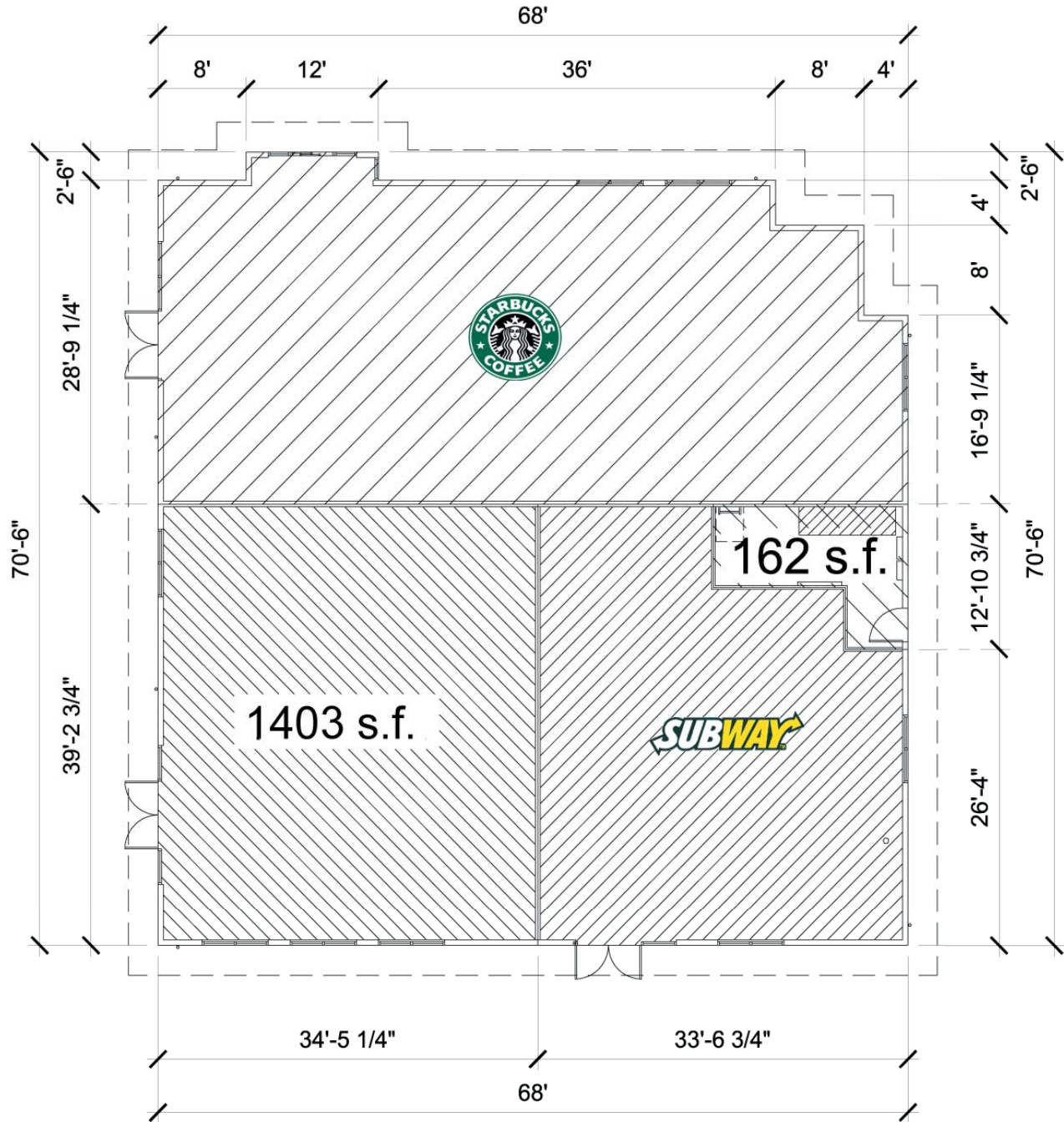
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SUBJECT SITE
269 Aviation Boulevard
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SUBJECT SITE
269 Aviation Boulevard
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Aerial Map



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COMMERCIAL REAL ESTATE

User Space:	Retail	Rentable Space:	1,403± sf
Address:	269 Aviation Blvd.	Rent:	\$3.50 psf NNN
City, State, Zip:	Santa Rosa, CA 95403	Total Building s.f.:	4,574± sf
County:	County of Sonoma		
Business Park:	Airport Business Center	Parking:	Pro rata share

Description of Premises - Features:

This new retail project has already committed to a Chevron Gas Station including a convenience store Vineyard Market and car wash. Building 2 comprises of 4,574 square feet and is leased to Starbuck’s and Subway. The remaining suite is approximately 1,403 rentable square feet and the building shell is pre-planned for a grease trap which is still available for use.

Across Airport Boulevard is Vineyards Plaza home to Airport Cinemas, Quizno’s Subs, My Ha Fine Vietnamese Cuisine, Kaffe Mocha, Funky Monkey Pizza Kids Center, Mi Burrito Mexican Restaurant & Bar, Tae Kwon Do, and a Hilton Hotel.

The Business Center is already headquarters for several leading companies, which were attracted to its excellent facilities for corporate offices, research and development, manufacturing and distribution. Airport Business Center is a master-planned complex in the heart of the California Wine Country. Its buildings are handsomely designed, and nestled in graciously landscaped open space, with convenient freeway and airport access.

Among the more appealing amenities offered by the Airport Business Center park is the setting, with lush landscaping that includes mature oaks, meandering streams, and pathways through great lawns. The park is home to the largest health club in Sonoma County, “Airport Health Club,” totaling over 44,000 s.f. A championship 18-hole golf course, a picturesque vineyard, jogging trails and a par course, and two lakes with waterside walkways, picnic areas and comfortable benches enhance the park’s generous ratio of open space.

Lease Terms:

\$3.50 psf NNN with 3-5 year plus lease term. Tenant improvement allowance negotiable.

Description of Location - Area:

Airport Business Center is ideally located in the heart of Sonoma County, one of California’s 10 fastest growing counties. The county combines a dynamic opportunity for business expansion with the amenities of living and working in an area unsurpassed for natural beauty and year-round pleasant climate.

The Airport Business Center is located approximately three miles northwest of the City of Santa Rosa, west of U.S. Highway 101, the major north/ south freeway through Sonoma County. The Center is within the Sonoma County Airport Industrial Area Specific Plan, which will ultimately accommodate 603 acres of industrial development (412 acres of industrial park and 191 acres of heavy industrial) five acres of retail commercial and 140 acres of agricultural and open space. Approximately 220 acres are presently divided into industrial parks.

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