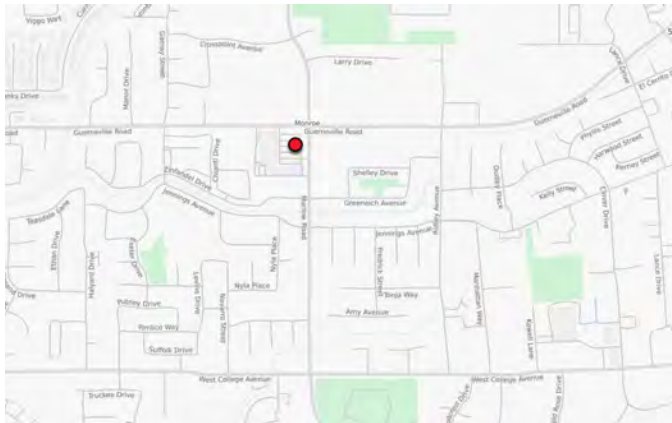


Prime Retail Space in Safeway Marlow Center for Lease

1791 Marlow Road #1C, Santa Rosa, CA



Vicinity Map

FEATURES

- ◆ 66,000± Cars/Day - At Intersection
- ◆ 150,000 Customers/Month - Shop at Safeway
- ◆ 55,000 Business & Residential Customers Within 1-1/2 Miles
- ◆ 110,000 Residential Customers Within 2 Miles of Site
- ◆ Co-tenancy with Safeway, Round Table, Rite Aid, Citi Financial, and H&R Block
- ◆ Highly Improved Food Service Space; Walk-In Refrigerator; Tile Floors

LEASE RATE

**1,450± sf @ \$1.85 psf NNN
(Plus CAM Cost \$.65psf/Month)**



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Prime Retail Space in Safeway Marlow Center for Lease

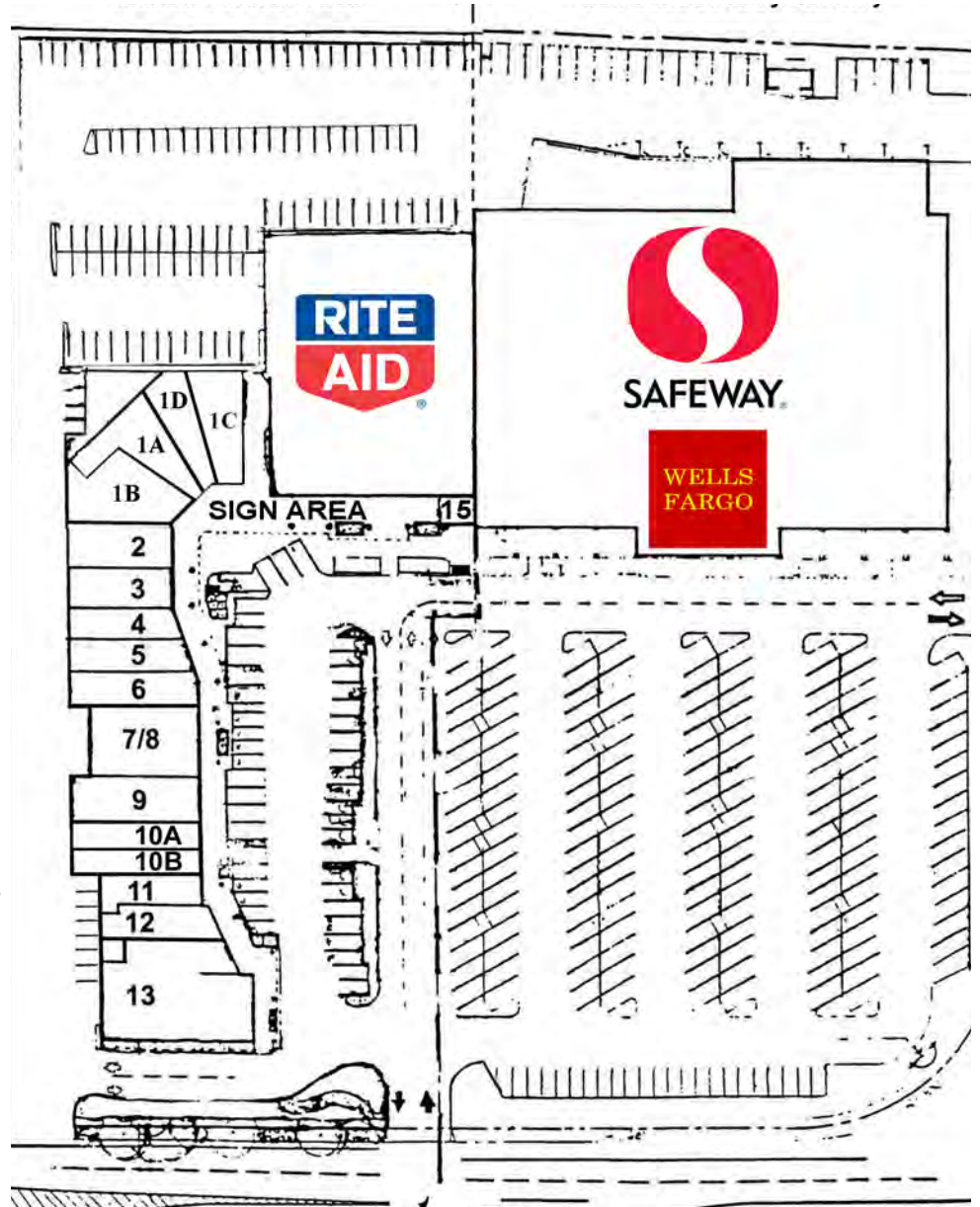
1791 Marlow Road #1C, Santa Rosa, CA

SITE MAP



Tenant Legend:

- 1A - Marlow Nails
- 1B - One Main
- 1C - **SUBJECT**
- 1D - Dentist
- 2 - Cell Phone Repair
- 3 - Island Tanning
- 4 - Go Go Wok
- 5 - H&R Block
- 6 - Los Arcos Restaurant
- 7/8 - Cafe des Croissant
- 9 - Orthodontist
- 9/10 - Orthodontist
- 11 - Simply Sacred Books & Gifts
- 12 - Hot Cuts Salon
- 13 - Round Table Pizza
- 15 - Lemus Insurance



Total Center:	82,000± sf
Safeway:	44,000± sf

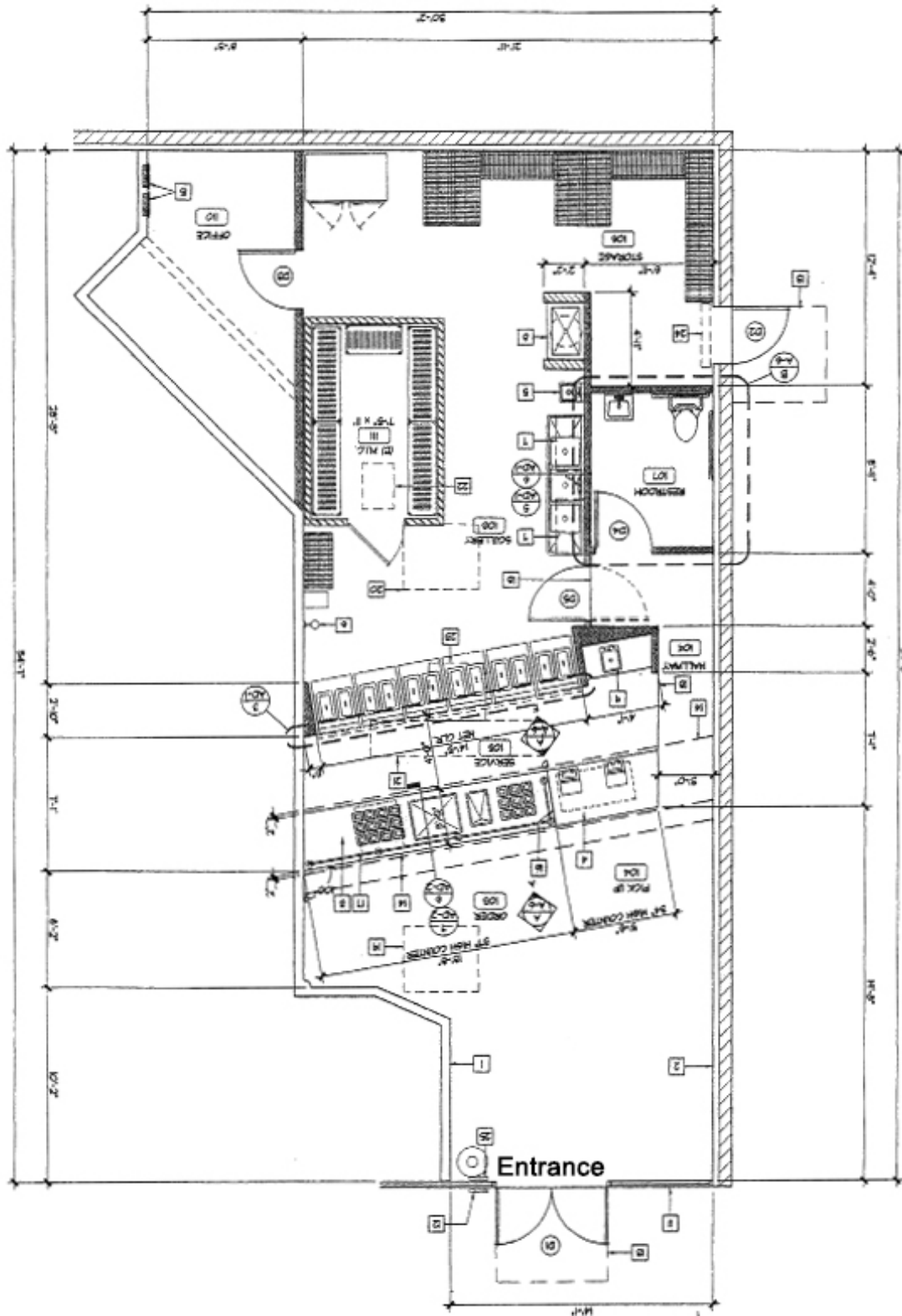
1791 - 1793 Marlow Road Shops:	37,250± sf	
Parking on-site:	330 cars	(4/1,000 s.f.)



Prime Retail Space in Safeway Marlow Center for Lease

1791 Marlow Road #1C, Santa Rosa, CA

FLOOR PLAN



Prime Retail Space in Safeway Marlow Center for Lease

1791 Marlow Road #1C, Santa Rosa, CA

PHOTOS



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Revised 11/19/15

**RETAIL LEASE COMPS
SONOMA COUNTY
2010-2015**

LOCATION & BUSINESS	APPROX. SPACE SIZE	EFFECTIVE RATE/S.F./MO	LEASE DATE
1199 Yulupa Avenue Whole Foods / Subway (in line space)	1,100 s.f.	\$2.65 psf/NNN	2011
2300 Mendocino Ave/Safeway Center to Boathouse Sushi	2,200 s.f.	\$3.15 psf/NNN plus \$1.10 psf CAM	2010
Lakeville Hwy x S. McDowell Starbucks	1,720 s.f.	\$3.15 psf/NNN (\$.85 psf/CAM)	2010
Shiloh Center Lease to High Tech Burrito	1,600 s.f.	\$3.00 psf/NNN	2009
Santa Rosa Market Place to Chubby's	1,300 s.f.	\$3.91 psf/NNN	2010
1175 Yulupa Avenue Petco (in-line)	5,500 s.f.	\$1.85 psf (in-line)	August 2012
Steele Ln & Mendocino Avenue Panera Bread	3,800 s.f.	\$3.20 psf/NNN	Jan.2012
Montgomery Village Boudin Bakery	4,000 s.f.	\$2.75 psf/NNN	May 2012
Steele Ln. European Facial	1,800 s.f.	\$2.95 psf/NNN	August 2012
2340 Mendocino Ave. (Safeway Center) 5 Guys Burgers	2,000 s.f.	\$2.75 psf/NNN	2011
Habit Burger, Napa	2,000 s.f.	\$3.90 psf/NNN	2012
925 Corporate Ctr. Pkwy. to St. Joseph Emergency Health	3,200 s.f.	\$3.25 psf/NNN	May 2009

Revised 11/19/15

1950 Santa Rosa Ave. Pet Smart	16,000 s.f.	\$2.28 psf/NNN	July 2011
1311-A Guerneville Rd. Kwik Stop	2,100 s.f.	\$2.73 psf/NNN	November 2012
2064 Santa Rosa Avenue (Santa Rosa Marketplace) Jimmy John's Gourmet Sandwiches	1,320 s.f.	\$4.50 psf / NNN	July 2014
2182 Santa Rosa Avenue (Santa Rosa Marketplace) Chipotle	2,245 s.f.	\$4.00 psf / NNN	June 2014
2188 Santa Rosa Avenue (Santa Rosa Marketplace) Menchie's Yogurt	1,400 s.f.	\$4.00 psf / NNN	March 2014
2180 Mendocino Ave. Lease to AAA (Auto Association)	4,720 s.f.	\$2.95 psf / NNN	November 2015
2550 Guerneville Road Tan's Donuts	1,391 s.f.	\$2.63 psf / NNN	June 2014
6356 Commerce Boulevard Himalayan Beanz	1,393 s.f.	\$2.75 psf / NNN	March 2013
Park Plaza Partners Jimmy John's Gourmet Sandwiches	1,393 s.f.	\$2.50 psf / NNN	February 2015
6305 Commerce Boulevard (North Bay Center) Chipotle	2,200 s.f.	\$3.75 psf / NNN	2014
6305 Commerce Boulevard (North Bay Center) Coffee Shop	575 s.f.	\$2.50 psf / NNN	2015
2300 Mendocino Avenue Pieology Pizza	1,850 s.f.	\$3.50 psf / NNN	January 2015
<i>(Note: In most cases, NNN cost equal approx. \$.65 to \$1.05 psf/month in addition to stated base rents above)</i>			

SANTA ROSA RETAIL CENTER LOCATIONS



Santa Rosa North & Center	
1	Kohl's / Applebee's
2	KMart / Northside Marketplace
3	Home Depot / Lucky
4	T.J. Maxx / Staples / Orchard Supply Hardware
5	Safeway Marketplace
6	Redwood Plaza / CVS Plaza
7	Coddington Mall
8	Raley's Fulton Marketplace
9	Safeway Marlow Center
10	West College Safeway Shopping Center
11	Safeway 4th & Farmers Lane
12	Montgomery Village
13	Santa Rosa Plaza

Santa Rosa South	
14	Farmers Lane Plaza
15	Oliver's Stony Point Center
16	Stony Point Plaza
17	Stony Point Plaza
18	Santa Rosa Marketplace
19	Santa Rosa Southside
20	Santa Rosa Town Center



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