



Retail Space For Lease

Cleveland Square Shopping Center

3401 Cleveland Avenue, Santa Rosa

Cornish & Carey Commercial Newmark Knight Frank



±1,932 (divisible to ±1,000sf) & ±1,632 Square Feet Available

We are pleased to offer the following space:

Suite 5: ±1,932sf
(divisible to ±1,000sf)

Suite 9: ±1,632sf

\$1.00/SF Gross First Year

**\$1.00/SF, NNN, After First
Year (Nets are \$0.55/SF)**

- ◆ Highway Fronting Strip Center in North Santa Rosa
- ◆ Suite 9 was a former Subway space with tile floors, drop ceiling, floor drains, ADA restroom. Can be a restaurant.
- ◆ Excellent Street Frontage Identity
- ◆ Easy Access to Highway 101
- ◆ Tenants Include Jeff's Market, Minutemen Press, Wash Plus and Curves
- ◆ Near Trader Joe's

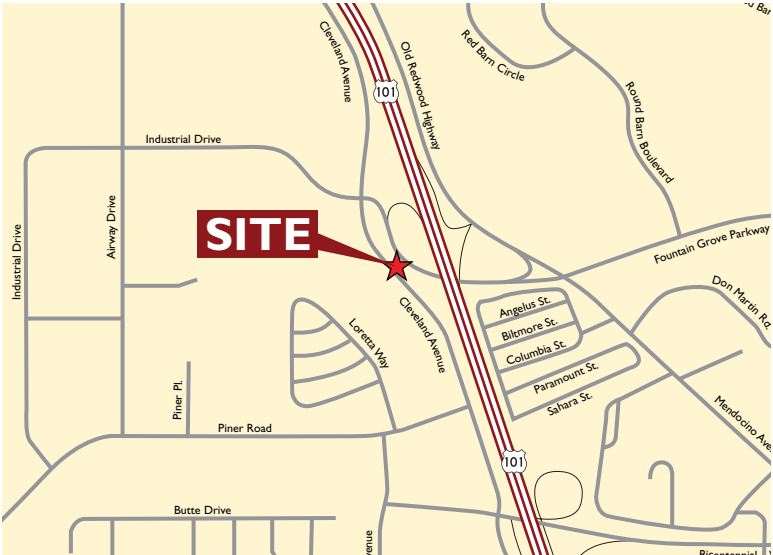
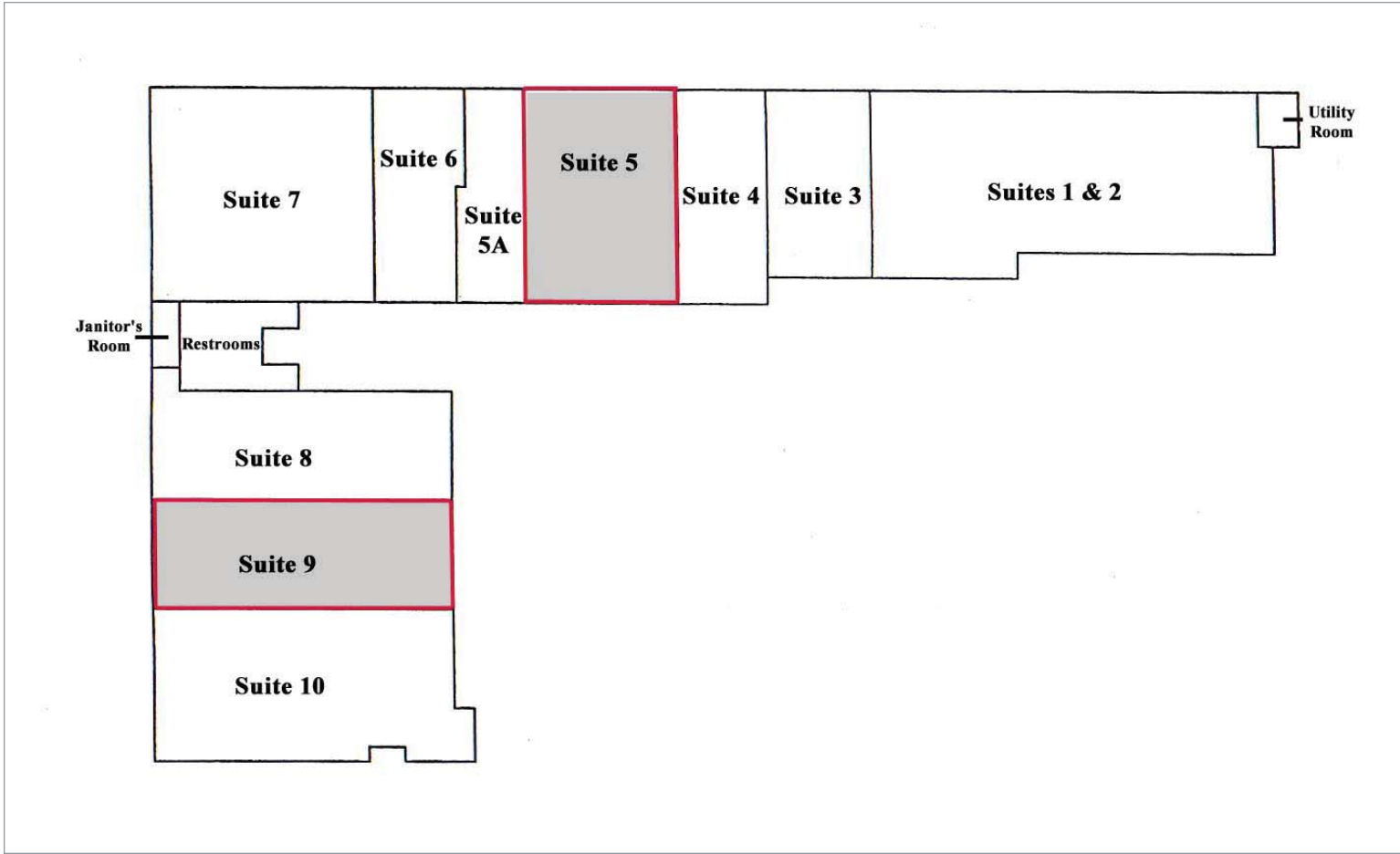
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www.ccareynkf.com

calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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