



Sonoma State University  
Students Enrolled: 9,223

Mountain Shadows Plaza  
Petaluma Hill Rd

Walmart

Starbucks Coffee

Anytime Fitness  
Get to a healthier place.

SATELLITE HEALTHCARE

Starbucks Coffee

Burger King

Black Bear Prew

Proposed mixed-use project  
"Station Avenue." Rohnert  
Park's newest Downtown and  
SmartTrain hub.

SMART  
WALK • BIKE • RIDE

Raley's Towne Center

ROSS Dress for Less

Raley's

O'Reilly Auto Parts

Round Table Pizza

Orange Theory Fitness

Wells Fargo

The UPS Store

CVS Pharmacy

North Bay Shopping Center

24 Hour Fitness

Chipotle Mexican Grill

Grocery Outlet

Starbucks Coffee

Arby's

In-N-Out Burger

Amy's

Dollar Tree

The Home Depot

Walmart

GameStop

Chili's

Outback Steakhouse

Target

AT&T

Office Depot

Burlington

99¢

Expressway Market Place

Food Maxx

Big Lots

PetSmart

Costco Wholesale

Ashley Homestore

Scandia

GRATON  
RESORT & CASINO



Big Box Retail Opportunity 40,000 SF  
4601 Redwood Drive  
Rohnert Park, CA

John Schaefer  
Executive Vice President  
415-299-6855  
John.Schaefer@am.jll.com  
RE Lic. #02036712



# Join The Friendly City 40,000 Square Feet

## 4601 Redwood Drive Rohnert Park, Ca



### PROPERTY PROFILE

- Location** 4601 Redwood Blvd., Rohnert Park
- Space Available** ±40,000 SF - Only big box available in Rohnert Park
- Property Highlights**
- Great freeway visibility
  - Close proximity to HWY 101 on/off ramps
  - Adjacent to Walmart Super Center Site on the border of Santa Rosa County Line (Population of Santa Rosa is 174,972)
  - Tenants include: Walmart, Pep Boys, Game Stop, Verizon, Dollar Tree, Sally Beauty, Outback Steak House

### DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	2,685	54,955	142,476
Avg. HH Income	\$78,531	\$55,035	\$70,972
Daytime Population	2,557	27,529	54,041

### TRAFFIC COUNTS

Hwy 101 @ Redwood Blvd. 118,000 ADT



For more information, contact:

**John Schaefer**  
Executive Vice President  
+1 415 299 6855  
[john.schaefer@am.jll.com](mailto:john.schaefer@am.jll.com)  
LIC #01251740

1000 Fourth Street Suite 400,  
San Rafael, CA 94901

T: +1 415 299 6855  
F: +1 415 235 8115

[Jllretail.com](http://Jllretail.com)

Join The Friendly City  
340,000 Square Feet

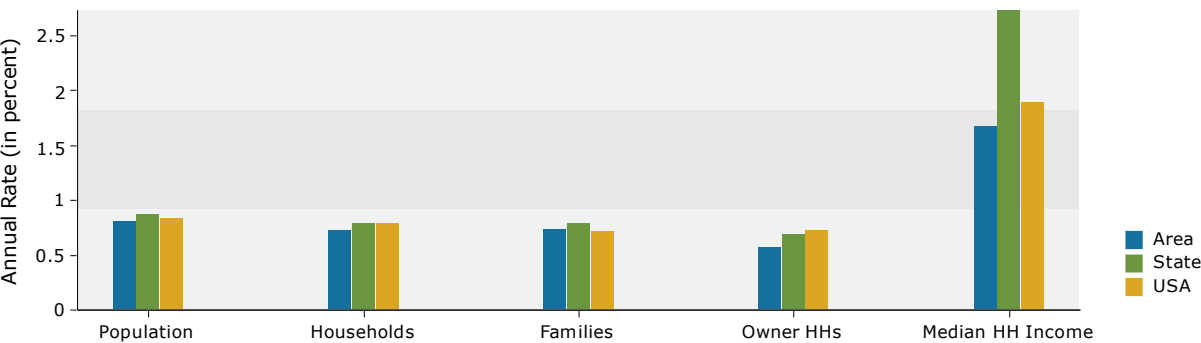
4601 Redwood Drive  
Rohnert Park, Ca



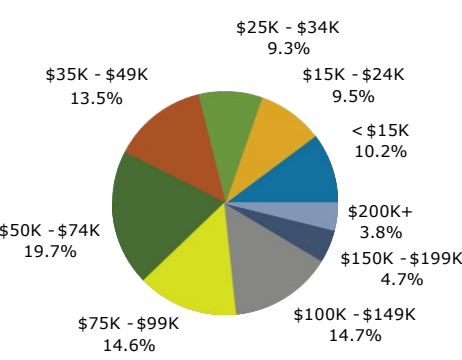
	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	2,640	52,369	130,850
Households	973	19,296	45,800
Families	675	11,754	28,555
Average Household Size	2.71	2.65	2.77
Owner Occupied Housing Units	683	10,310	24,270
Renter Occupied Housing Units	290	8,986	21,530
Median Age	39.7	32.7	32.8
<b>2016 Summary</b>			
Population	2,685	54,955	136,848
Households	983	20,059	47,388
Families	684	12,209	29,562
Average Household Size	2.73	2.68	2.80
Owner Occupied Housing Units	675	10,318	24,333
Renter Occupied Housing Units	308	9,742	23,055
Median Age	40.1	33.7	33.7
Median Household Income	\$78,531	\$55,035	\$57,136
Average Household Income	\$99,027	\$71,570	\$73,839
<b>2021 Summary</b>			
Population	2,752	57,330	142,476
Households	1,005	20,850	49,142
Families	701	12,686	30,671
Average Household Size	2.73	2.69	2.81
Owner Occupied Housing Units	693	10,586	25,031
Renter Occupied Housing Units	312	10,264	24,111
Median Age	39.9	34.6	34.7
Median Household Income	\$92,007	\$57,192	\$62,072
Average Household Income	\$109,424	\$76,619	\$80,075
<b>Trends: 2016-2021 Annual Rate</b>			
Population	0.49%	0.85%	0.81%
Households	0.44%	0.78%	0.73%
Families	0.49%	0.77%	0.74%
Owner Households	0.53%	0.51%	0.57%
Median Household Income	3.22%	0.77%	1.67%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	201	2,850	6,003
Total Employees:	2,557	27,529	54,041
Total Residential Population:	2,685	54,955	136,848
Employee/Residential Population Ratio:	0.95:1	0.5:1	0.39:1

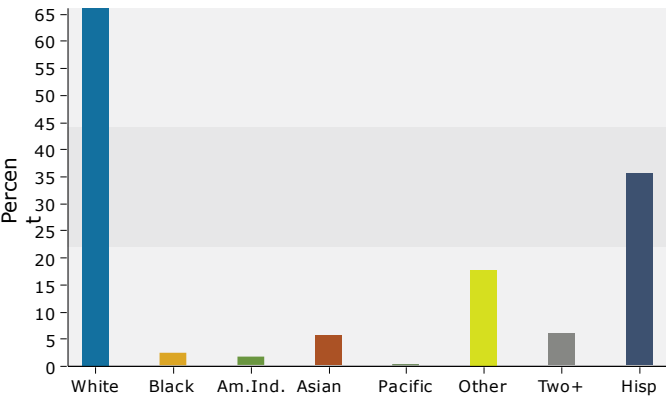
5 miles  
Trends 2016-2021



2016 Household Income



2016 Population by Race



For more information, contact:

**John Schaefer**  
Executive Vice President  
+1 415 299 6855  
[john.schaefer@am.jll.com](mailto:john.schaefer@am.jll.com)  
LIC #01251740

1000 Fourth Street Suite 400,  
San Rafael, CA 94901  
T: +1 415 299 6855  
F: +1 415 235 8115  
[Jllretail.com](http://Jllretail.com)