



CODDINGTOWN

A WINE COUNTRY LIFESTYLE CENTER

LEASING TEAM

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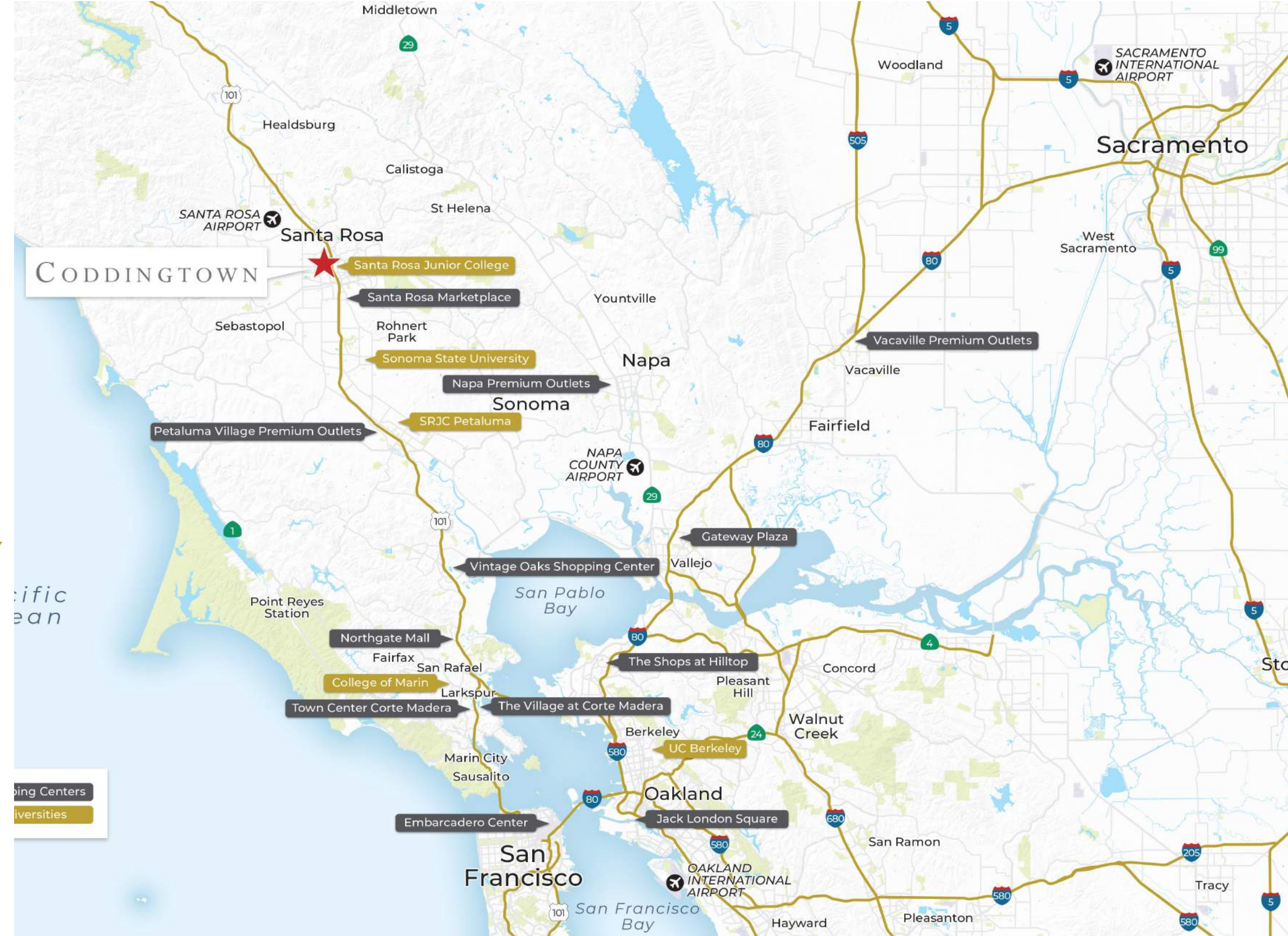
CODDINGTOWN

“Owned by one of the original families of Sonoma County – Shopping at Coddingtontown is more than a shopping experience, it’s a sense of local pride and a tradition for all Sonoma County families to carry on for future generations”

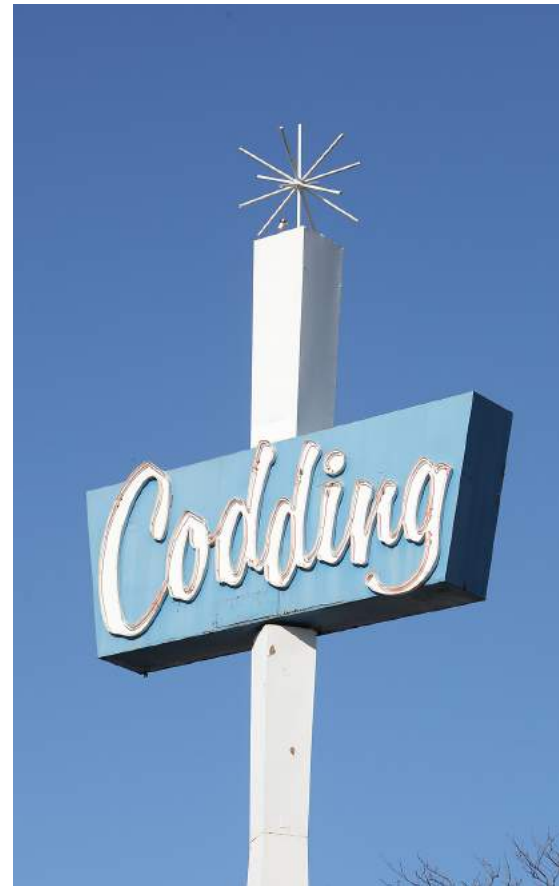
Anchored by Whole Foods, Nordstrom Rack, Target, Macy's, BJ's Restaurant, and JC Penny's Coddington continues to expand completing its Sonoma County lifestyle image along the north exterior and now focused on a major renovation for the interior making it the destination for Sonoma County.

ICONIC VISIBILITY

Coddingtontown is nestled along the HWY 101 (ADT 149,000) and the original 1960s themed CODDINGTONTOWN sign is visible from the highway. Coddingtontown is also a 12-minute drive from the Santa Rosa Airport and a 6-minute drive to Santa Rosa Junior College Easy with east access to Highway 101 on/off Ramps; 45,892 ADT on Guerneville Rd.



SANTA ROSA



ONE HOUR FROM THE GOLDEN GATE BRIDGE & YOU'RE IN WINE COUNTRY

Located less than an hour's drive north of San Francisco, Sonoma County enjoys the world-class culture of the San Francisco Bay Area, while still maintaining its agricultural heritage and rustic charm.

Sonoma County consistently ranked very high in lifestyle surveys:

- In the top 40 metropolitan areas for most-educated residents
-
- Santa Rosa named one of the Healthiest Places to Live Microbrew Capital of the US
-
- Top 15 for Happiest Places to Live in America
-
- One of the top 20 Best Places for Job Growth by Forbes Magazine



Ordering Counter



Kitchen



Entrance from Mall



WHOLE
FOODS
MARKET

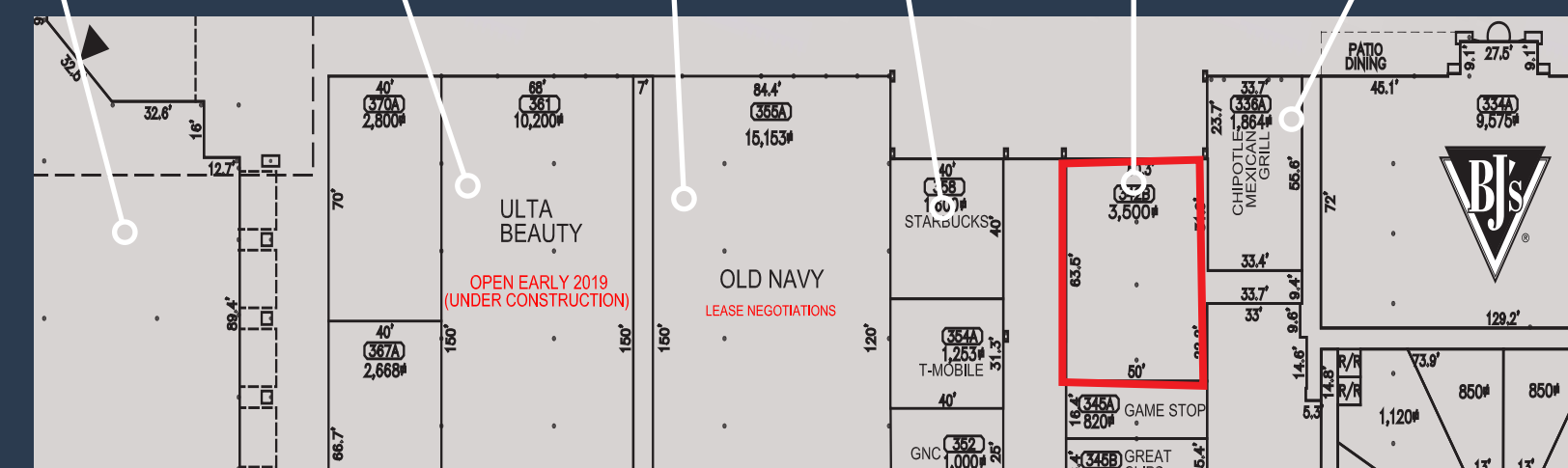
ULTA
BEAUTY

OLD NAVY

STARBUCKS
COFFEE

3,500 SF 2nd Generation
Restaurant Available

CHIPOTLE
MEXICAN GRILL



EXPLORE

THE POSSIBILITIES



5,600 SF Endcap
with Breezeway



LOCALLY OWNED
&
3 GENERATIONS
STRONG



Shopping center receives over 4,000,000 visitors per year



Averages 352,000 shopper visits per month



Median age is 39



Average annual household income is \$85,000



ACTIVE MARKETPLACE

The 2010 population of the Santa Rosa market area is estimated at 672,611. With an average household size of 2.52, total population is anticipated to reach 686,901 by 2015.

Santa Rosa remains a strong retail center during recessionary times. While Santa Rosa is the 30th largest city in California, it is home to the number 1 Best Buy, number 1 Ross Store, number 1 Sleep Train, number 5 Walgreens, number 9 Costco and number 10 Sears in the state of California. Santa Rosa's Benefit Brow Bar, located in the Santa Rosa Plaza Macy's, is the number 1 Benefit in the United States.

TRADE MAP BAY AREA



TRADE AREA DEMOGRAPHICS

DEMOGRAPHICS AND SALES VOLUMES

Radius (Drive Time)	5-minute	10-minute	20-minute
Total Population	195,308	327,184	501,316
Daytime Population	203,422	328,890	498,173
Avg. Household Income	\$87,016	\$92,012	\$98,369
Avg. Annual Spend on Health/Fitness	\$5,748.40	\$6,172.30	\$6,615.85
Avg. Annual Spend on Entertainment	\$3,305.41	\$3,508.59	\$3,746.03
Avg. Annual Spend on Apparel	\$2,302.97	\$2,405.40	\$2,539.93

Source: ESRI, 2019



