



FOREVER 21



MICHAEL KORS



SANTA ROSA PLAZA

47,610 SF Anchor Opportunity in Sonoma County

Located In Downtown Santa Rosa at Santa Rosa Plaza

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600 Santa Rosa Plaza, Santa Rosa, CA 95401

THE OPPORTUNITY



- **47,610 SF** anchor opportunity in Downtown Santa Rosa at Santa Rosa Plaza with visible from HWY 101
- Subject Site has **TWO ENTRANCES**; an interior mall entrance and an entrance from the second floor parking lot; space can be demised up to 20,000 SF
- Santa Rosa Plaza has **DIRECT ACCESS TO HWY 101** on/off ramps
- Co-tenants include: Macy, Sears, Forever 21, Michael Kors, Lush, Victoria Secret, Bath and Body Works, Swarovski, Foot Locker, Brookstone, PLAYlive Nation
- **OVER 2,500+ PARKING SPACES** located in the adjacent parking garages
- Less than 1.5 miles from Santa Rosa Junior College, approx. **36,679 STUDENTS** are enrolled

SITE MAP



NEIGHBORHOOD HIGHLIGHTS



SMART Train Station is a 10-minute walk (0.5 miles) from subject site located in Historic Downtown Santa Rosa



Santa Ross Plaza consist of 700,000sf of retail on two floors generating over \$600 per square foot in sales



Approximately 45,000 visitors to wine country walk-in to the Santa Rosa Visitor Center on a monthly bases, steps to the subject site



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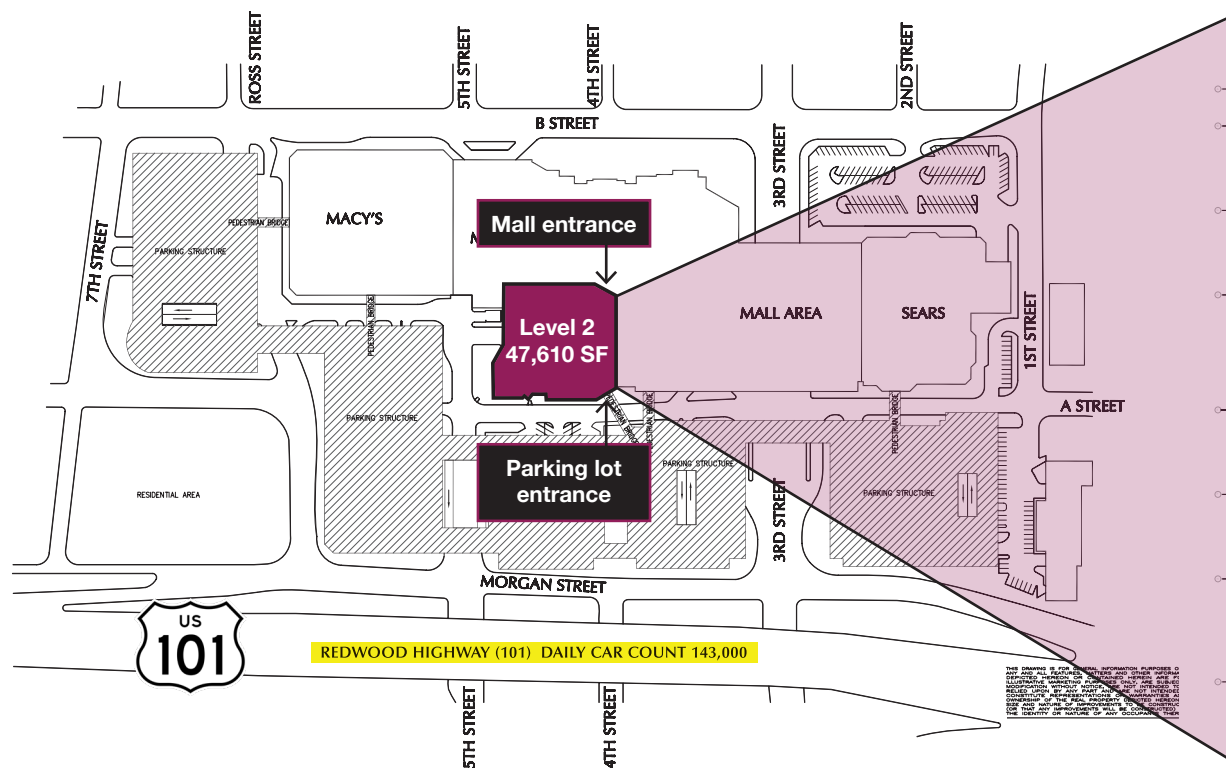




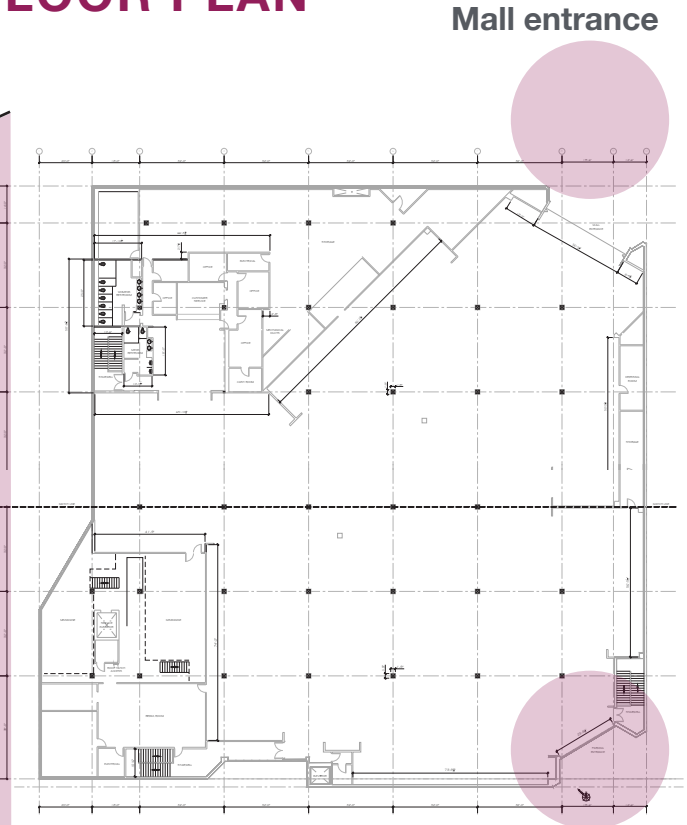
DEMOGRAPHICS

Radius (drive times)	5 min	10 min	20 min
Trade area population	16,643	149,064	326,319
Daytime population	28,889	158,022	319,421
Avg. household income	\$62,533	\$79,401	\$90,317
Average spent on fitness and health	\$3,986.00	\$5,197.30	\$6,032.29
Average spent on entertainment	\$2,369.69	\$3,014.19	\$3,441.24
Average spent on apparel	\$1,715.53	\$2,125.93	\$2,368.75

SITE MAP



FLOOR PLAN



Mall entrance

Parking garage entrance





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