



Annadel Center

2700 YULUPA AVENUE
SANTA ROSA | CA

FOR INFORMATION, CONTACT:

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SUITE	SF	RENT	NNN
11	900	Inquire	\$7.62
25	1,424	Inquire	\$7.62
10	1,560	Inquire	\$7.62

- Combined spaces (Suite 10+11) approximately 2,460 SF of restaurant space with large patio potential
- Suite 10 - Second gen. restaurant



Annadel Center

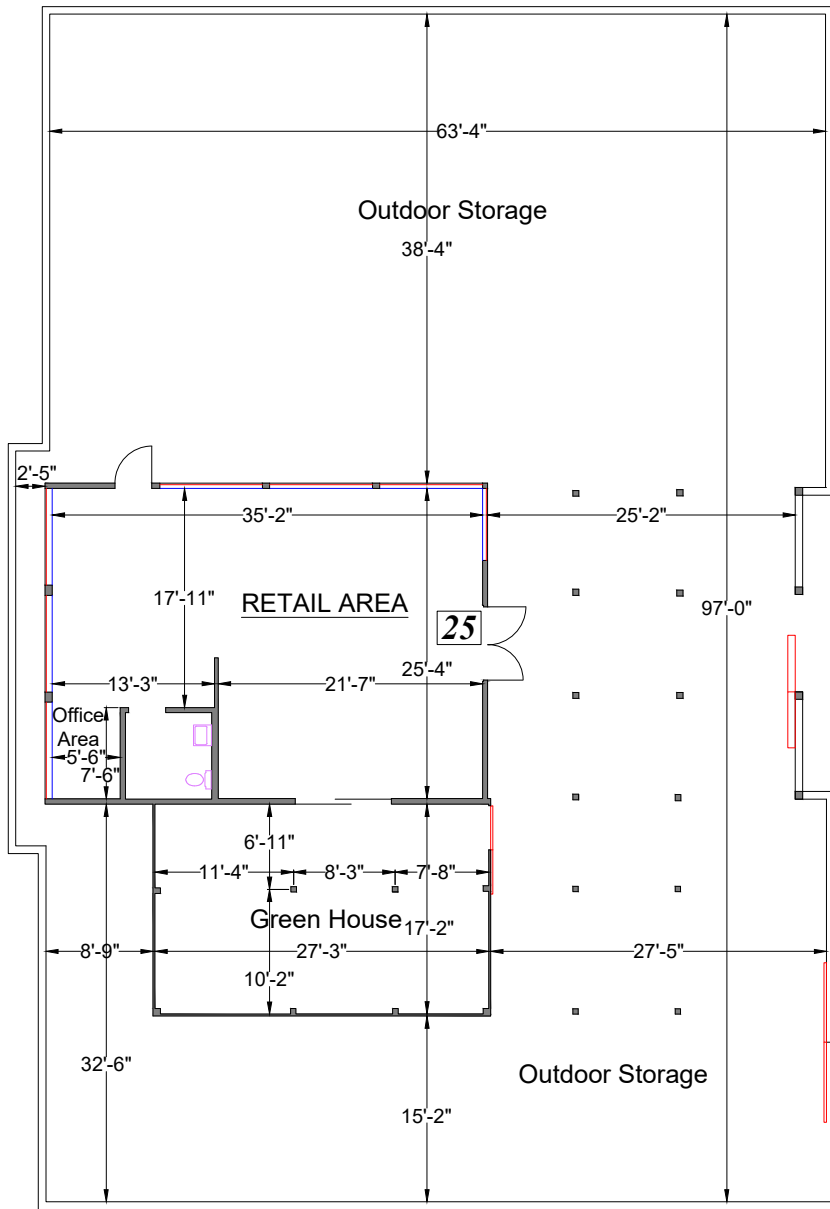


SUITE	TENANT
1	7-11
2	Total Revue
3	Kirin
5	Gio's Pizza
5A	Cheryl Teaches Music
6	Brow Bliss
7	Ricard's Bar & Grill
8	Taqueria Los Altos
9	Barber's II
10	1,560 SF AVAILABLE
11	900 SF AVAILABLE
12	Good Dawg Training
15	Studio Fitness
16	Exchange Bank
17	Café des Croissants
18	BV Jewelers
19	Ms. Sabrina's Dance Academy
20	Great Clips
21/22	Beauty Connection
23	Blue Fish Tuna
24	CVS
25	1,424 SF AVAILABLE

= AVAILABLE



YULUPA AVE. 5,732 ADT



**AVAILABLE
SUITE 25
1,424 SF**

- Suite 25 -- 1,424 SF + 4,700 SF Open Yard/Nursery
- Second Generation Nursery with Outdoor Patio
- Pad located off of Yulupa Ave. (5,732 ADT)



AVAILABLE
SUITE 10
1,560 SF

AVAILABLE
SUITE 11
900 SF

Annadel Center

FREE PEOPLE

MONTGOMERY HIGH
1,433 students

SONOMA COUNTY FAIRGROUNDS
~500,000 VISITORS/ ANNUALLY

Annadel Center

BENNETT VALLEY GOLF COURSE



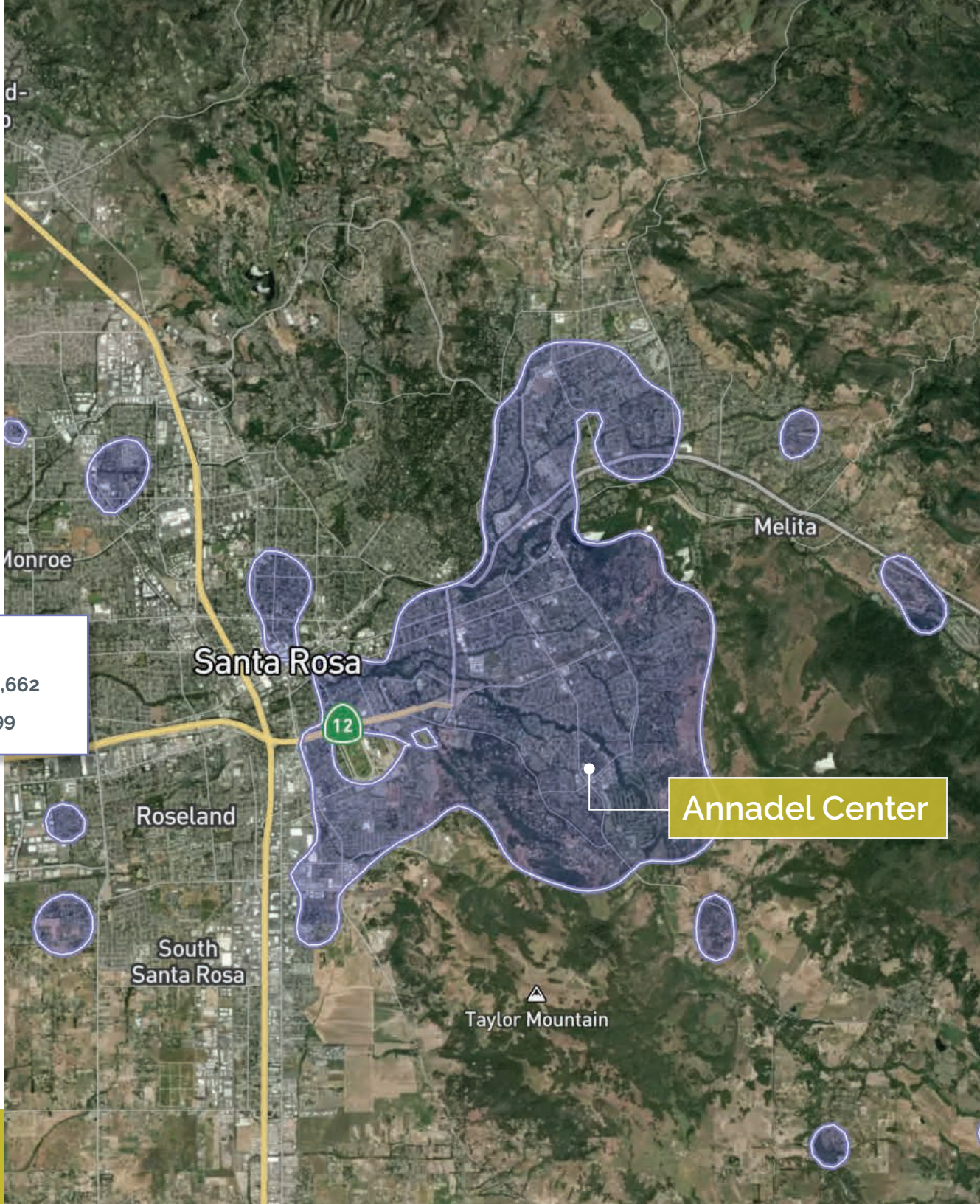
PRINCIPAL TRADE AREA

Highlights

Annadel Center is a ~49,000 SF neighborhood shopping center serving the surrounding residential community in Bennett Valley.

- The center is designed for everyday convenience and a neighborhood hub

PRINCIPAL TRADE AREA	
AVG. HH INCOME	\$121,662
POPULATION	57,799





CROSSPOINT REALTY SERVICES, INC.

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