

# Santa Rosa Center

2230 Cleveland Avenue  
NWC Highway 101 & West Steel Lane

Santa Rosa, California



- Anchor Space Available (35,563 SF)
- Pad Building Opportunity (Build to Suit or Ground Lease)
- Excellent Visibility to Highway 101
- Abundant Parking

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**RED MOUNTAIN**  
GROUP

ANYTHING IS POSSIBLE

# PROPERTY HIGHLIGHTS

## Availability

- **Anchor Space Available- 35,563 SF**
- **Divisible Pad Available-5,000 SF**

## Features

- Directly Across the Street from Coddington Mall, a 857,000 SF Mall Anchored by Whole Foods, Macy's, JC Penney, Old Navy and Big 5
- Located in the Northern Section of Santa Rosa with Strong Demographics
- Excellent Visibility to Highway 101
- Abundant Parking

## Major Tenants



## Traffic Counts

Steel Lane at Cleveland Avenue 58,000

Source: SitesUSA

## Demographics

	1 mile	3 mile	5 mile
Estimated Population (2021)	21,139	125,295	206,274
Estimated Average Household Income (2021)	\$78,072	\$101,687	\$107,925

Source: Applied Geographic Solutions 2021



This information is provided without warranty or representation to its accuracy.

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1234 E. 17th Street, Santa Ana, California 92701  
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# SITE PLAN



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# AERIAL



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