



ANCHOR SPACE FOR LEASE

375 Southwest Blvd
Rohnert Park, CA

**17,400 SF SPACE
AVAILABLE FOR LEASE**



THE
**EDWARDS
COMPANY**
commercial real estate services

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TRADE AREA AERIAL

Rohnert Park, CA



GRATON
RESORT & CASINO™

Walmart
HOME DEPOT
DOLLAR TREE

COSTCO

SAFeway
CVS

Proposed
32 Acre Mixed-Use
Redevelopment

ROHNERT PARK EXPY

REDWOOD DR

BIG LOTS!
REBOUNDZ!
PET SMART
FOOD MAX
READING CINEMA

Office DEPOT
JOANN
experience the creativity™
TARGET
Burlington 99¢

24 HOUR
planet fitness
GROCERY OUTLET
bargain market

Raley's
ROSS
DRESS FOR LESS
UNITED STATES POSTAL SERVICE

LOWE'S

US
101

SOUTHWEST BLVD 13,064 ADT

ADRIAN DR

3,875 ADT

LOT REVEY'S
SMOKIN BOWLS
Rotten Robbie

GRAVINSTEIN HWY

OLD REDWOOD HWY

Walgreens
Peet's Coffee & Tea

Cotati Downtown Plaza

SITE PLAN



Rohnert Park, CA



ROHNERT PARK FAST FACTS



Rohnert Park, CA

POPULATION 42k

MEDIAN HOUSEHOLD INCOME \$58k

Source: US Census Bureau, 2/5/2016

HOLD COLLEGE DEGREES 38%

MEDIAN AGE 33

Source: US Census Bureau, 1/23/2016

good schools
raise a family
educated workforce
thriving business
ease of commute
affordable rents

Wages are 28% less than San Francisco

Source: U.S. Census Bureau, 1/23/2016

Cost of Doing Business in Rohnert Park vs. San Francisco

Category	Rohnert Park Rate	Comparison
Average Business Rents	61% less than San Francisco	73% Less than San Francisco
Office	\$1.54/SQ. FT.	54% Less than San Francisco
Industrial	\$1.05/SQ. FT.	57% Less than San Francisco
Retail	\$17.95/SQ. FT.	

Source: DTZ Market Reports, and LoopNet Market Trend for San Francisco 1/23/2016

Apartment Rents

Bedroom Type	Rohnert Park Median	San Francisco Median
1-Bedroom	\$1,630	\$3,535
2-Bedroom	\$2,130	\$4,800
3-Bedroom	\$2,495	\$5,605

Source: Rent Jungle, 1/22/2016

Renting in Rohnert Park is 55% less than San Francisco

"If business friendliness was an Olympic sport, Rohnert Park would win the gold medal."

- Bruce Orr, 356 Advisors

53% of homes in Rohnert Park are owner occupied

Source: Core Logic Report, 1/22/2016

Housing Prices

Come get settled in Rohnert Park where median single family home and condo purchase prices are

60% lower

than our neighbor, San Francisco

Rohnert Park \$459,000

San Francisco \$1,140,750

Rohnert Park
THE PERFECT CLIMATE
(for growing businesses)

RETAIL COMPETITION AERIAL

Rohnert Park, CA



Walmart
THE HOME DEPOT
DOLLAR TREE

GRATON
RESORT & CASINO

Walmart
Neighborhood Market
ANYTIME FITNESS

COSTCO

SAFeway
CVS

BIG LOTS!
READING CENTRAL
FOOD MAX

Office DEPOT
Target
Burlington

24 HOUR
planet fitness
GROCERY OUTLET
Bargain Market

Raley's
ROSS
DRESS FOR LESS

SONOMA
STATE UNIVERSITY
±8,700 students

SITE

LOWE'S

Oliver's
MARKET
DOLLAR TREE

DEMOGRAPHICS

Rohnert Park, CA



POPULATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Total Population	20,454	48,332	58,558	64,570	77,160
2024 Total Population	20,813	49,893	60,388	66,501	79,319
2019 Total Daytime Population	17,775	40,927	48,881	55,065	69,712
2019 Total Employees	43.72%	41.56%	40.42%	40.93%	43.50%
2019 Total Daytime at Home Population	56.28%	58.44%	59.58%	59.07%	56.50%
% 2019 Female population: Adult	42.8%	43.7%	43.4%	43.2%	42.6%
% 2019 Male population: Adult	37.8%	37.7%	38.0%	38.2%	38.3%
RACE AND ETHNICITY	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
White	69.7%	73.5%	74.3%	74.7%	73.0%
Black or African American	2.3%	2.4%	2.3%	2.3%	2.2%
Hispanic	30.4%	24.1%	23.4%	23.4%	26.5%
Asian	4.6%	5.7%	5.7%	5.4%	5.2%
Two or More Races	5.2%	5.2%	5.0%	4.9%	4.8%
OCCUPATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Employed Population 16 years and over	11,033	25,957	31,298	34,225	40,558
White collar	53.57%	57.40%	58.21%	58.29%	57.02%
Blue collar	46.44%	42.60%	41.79%	41.71%	42.98%
EDUCATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Population 25 years and over	13,537	31,415	38,334	42,741	51,536
No High School Diploma	14.2%	10.7%	10.4%	10.6%	12.3%
High school graduate, GED, or alternative	23.4%	22.2%	22.1%	22.3%	23.0%
College No Degree	27.6%	27.3%	27.2%	26.7%	26.2%
College or Advanced Degree	34.8%	39.8%	40.3%	40.3%	38.6%
HOUSEHOLD VALUE	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Home value: Median	\$352,456	\$387,285	\$406,258	\$419,191	\$421,585
2019 Home value: Average	\$371,180	\$420,097	\$442,306	\$465,922	\$473,959

HOUSEHOLD INCOME	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Household Income: Median	\$60,875.99	\$65,435.19	\$69,373.13	\$70,531.93	\$69,675.73
% Median Income Change 2000 to 2010	14.2%	11.3%	11.6%	13.7%	13.1%
% Median Income Change 2000 to 2019	38.8%	28.3%	30.4%	32.9%	33.0%
% Median Income Change 2010 to 2024	36.6%	32.5%	34.8%	35.1%	37.1%
% Median Income Change 2019 to 2024	12.4%	15.0%	15.4%	15.5%	16.5%
2000 Household income: Average	\$51,661.99	\$59,365.61	\$62,592.39	\$62,942.60	\$62,915.95
2019 Household income: Average	\$75,897.41	\$82,389.58	\$86,655.61	\$88,743.84	\$88,072.64
2024 Household income: Average	\$90,462.77	\$96,408.42	\$102,049.07	\$104,607.04	\$104,346.07
up to \$24,999	19.0%	17.0%	15.4%	15.1%	15.8%
\$25,000 to \$49,999	18.9%	18.8%	18.1%	17.9%	18.2%
\$50,000 to \$74,999	24.7%	20.7%	20.3%	20.0%	19.6%
\$75,000 to \$124,999	24.9%	27.0%	28.2%	28.2%	27.5%
\$125,000 to \$199,999	8.6%	12.0%	12.8%	13.2%	13.3%
\$200,000 or more	4.0%	4.4%	5.1%	5.6%	5.5%
HOUSEHOLD TRENDS	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Households	8,005	18,051	21,292	23,560	27,901
2024 Households	8,020	18,375	21,653	23,925	28,283
% Household Change 2000 to 2010	5.1%	5.3%	4.3%	4.3%	5.6%
% Household Change 2000 to 2019	5.3%	9.5%	8.2%	7.8%	8.6%
% Household Change 2010 to 2024	.4%	5.9%	5.4%	4.9%	4.3%
% Household Change 2019 to 2024	.2%	1.8%	1.7%	1.5%	1.4%
Average Household Size	3	3	3	3	3
Owner occupied	45.3%	52.6%	55.2%	55.9%	56.0%
Renter occupied	54.7%	47.4%	44.8%	44.1%	44.0%
% Households with children under 18	27.7%	27.0%	27.6%	27.2%	27.9%
% Households with no children under 18	72.3%	73.0%	72.4%	72.8%	72.1%