



5000 COMMERCE BLVD - ROHNERT PARK, CA
 FREEWAY VISIBLE DRIVE-THRU OPPORTUNITY OFF HIGHWAY 101

MARKET AERIAL

SUTTER & PIERCE EPC, LLC

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OVERVIEW

Sutter & Pierce, EPC is pleased to present this build-to-suit opportunity in Rohnert Park, California. The 25,112 SF lot is zoned for regional commercial, and is strategically located off Highway 101, a major commuter highway to San Francisco. The site benefits from being located 1/2 mile from The Graton Casino, a 340,000 SF casino with 200 room hotel, 20,000 SF of convention/concert space, which opened Fall of 2016.

HIGHLIGHTS

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AVAILABLE FOR GROUND LEASE/BTS
.....

.....
+/- 25,112 SF LOT ZONED REGIONAL COMMERCIAL
.....

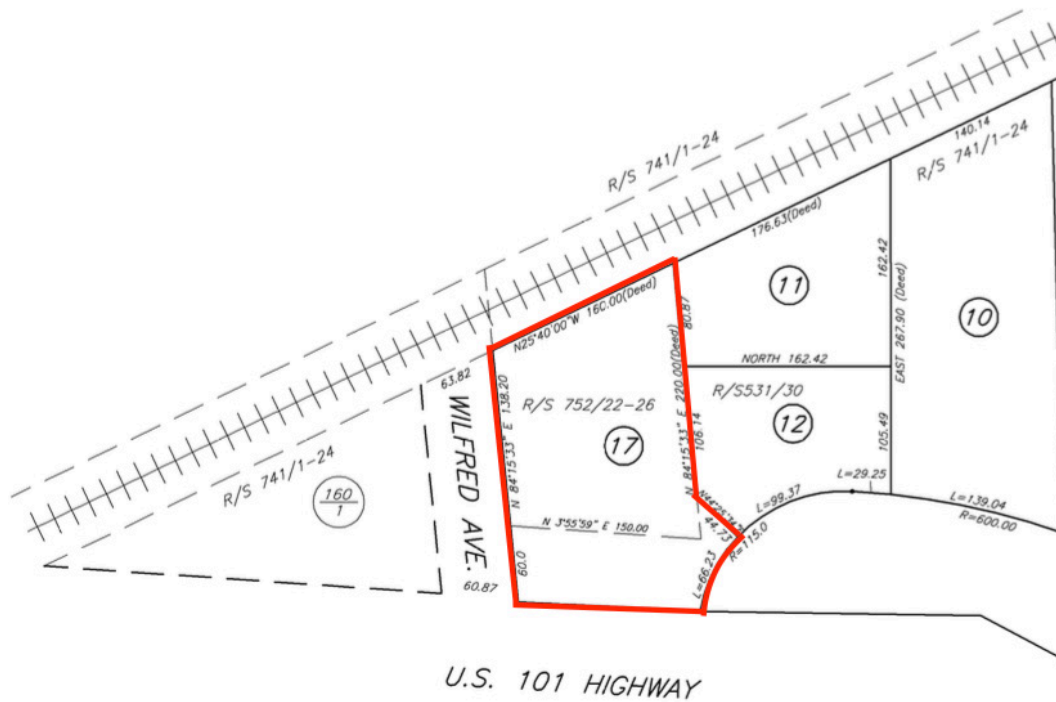
.....
HARD CORNER LOCATION WITH OVER 35K CARS PER DAY
.....

.....
CLEAR VIABILITY FROM US 101
.....

.....
1/2 MILE FROM NEWLY OPENED 340,000 SF CASINO WITH AN
ADDITIONAL 200 ROOM HOTEL AND 20K SF OF
CONVENTION/CONCERT SPACE (OPENED FALL 2016)
.....

.....
AREA RETAILERS INCLUDE: SPORTSMAN'S WAREHOUSE
(OPENED 2016), TACO BELL, BURGER KING, IN-N-OUT, EL
POLLO LOCO, HOME DEPOT, WALMART, CHILI'S, CHICK-FIL-A,
AMY'S KITCHEN (FIRST DRIVE-THRU PROTOTYPE)
.....

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163 ROOM OXFORD SUITES HOTEL (UNDER CONSTRUCTION)
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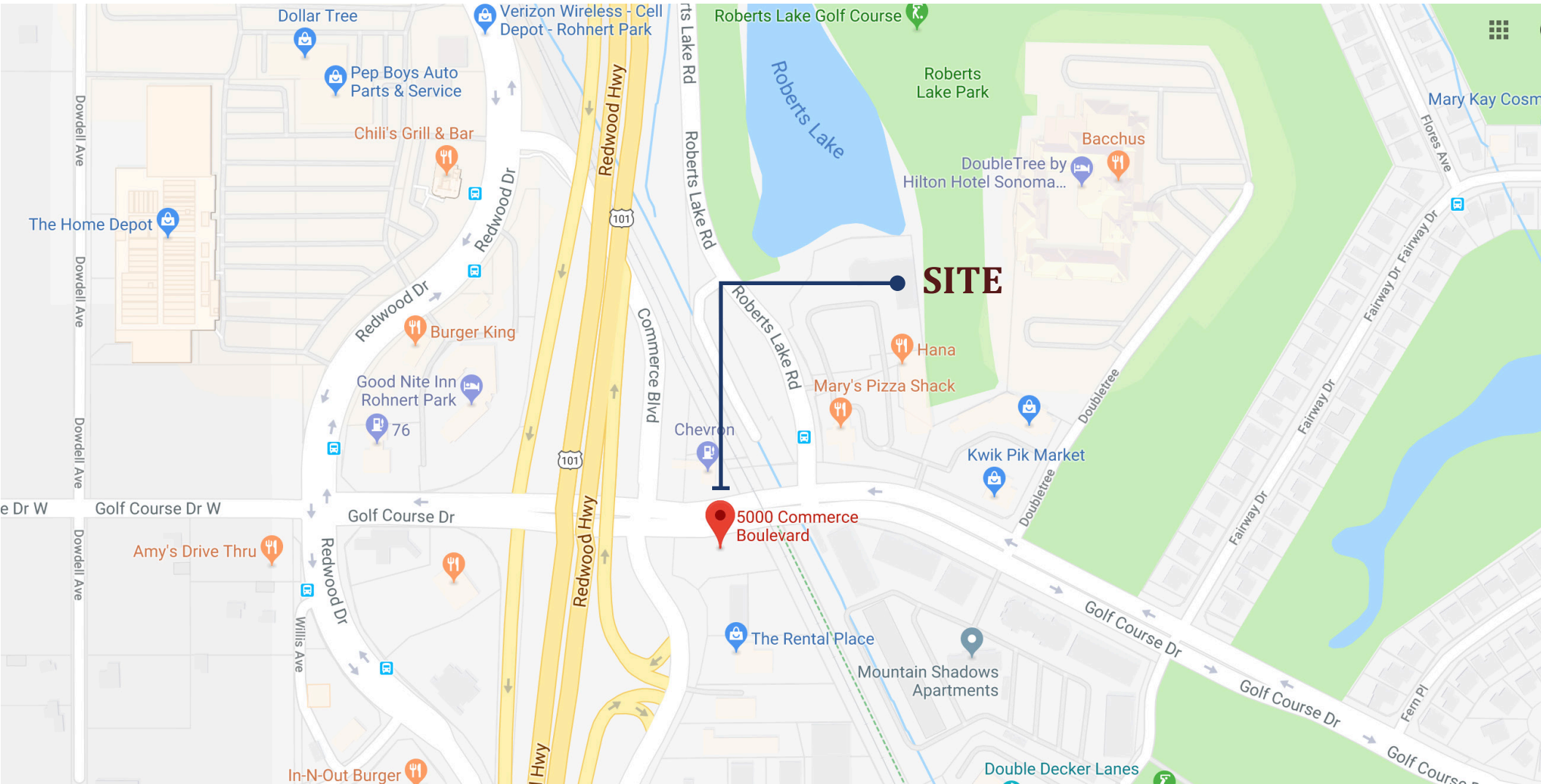
PARCEL MAP

LOCATION AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,922	62,482	118,836
TOTAL HOUSEHOLDS	1,852	22,800	41,154
AVERAGE HOUSEHOLD INCOME	\$100,948	\$75,459	\$77,816
AVERAGE AGE	40.10	36.70	36.50



AREA OVERVIEW

ROHNERT PARK, CALIFORNIA

Rohnert Park is a city in Sonoma County, California, located approximately 50 miles north of San Francisco. The population at the 2010 United States Census was 40,971. It is an early planned city and is the sister city of Hashimoto in Japan. Sonoma State University, part of the California State University system, is located nearby.

Located in central Sonoma County and laid out in the 1950s, family-friendly Rohnert Park was one of the first planned communities nationwide.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,852	22,800	41,154
TOTAL POPULATION	4,922	62,482	118,836
PERSONS PER HOUSEHOLD	2.70	2.60	2.80
AVERAGE HOUSEHOLD INCOME	\$100,948	\$75,459	\$77,816
AVERAGE HOUSE VALUE	\$467,688	\$399,608	\$414,538
AVERAGE AGE	40.10	36.70	36.50
WHITE	4,212	52,860	99,123
BLACK	88	1,487	3,256
AM. INDIAN & ALASKAN	54	1,281	3,279
ASIAN	315	3,502	7,109
HAWAIIAN & PACIFIC ISLAND	24	274	507
OTHER	229	3,078	5,561



ROHNERT PARK | CALIFORNIA

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