



# BIG BOX OPPORTUNITY

4601 Redwood Drive, Rohnert Park, CA

## Features

- Nearby draws include Graton Resort & Casino, Scandia Entertainment, Double Tree Hotel, Outback Steak House, Walmart, Home Depot and Pep Boys.
- Great freeway visibility from Highway 101 and close proximity to on and off ramps.

## Brief Description:

This ±40,000 square feet offering is the only big box retail opportunity in Rohnert Park. Adjacent to Hwy 101, this location is in an area featuring a healthy mix of restaurant, entertainment and retail.



Demographics	1 Mile	3 Mile	5 Mile
Population	13,252	61,243	114,319
Avg. HH Income	\$77,895	\$74,089	\$75,984
Traffic Counts			
118,000	Hwy 101 at Redwood Drive (ADT)		

## Broker:

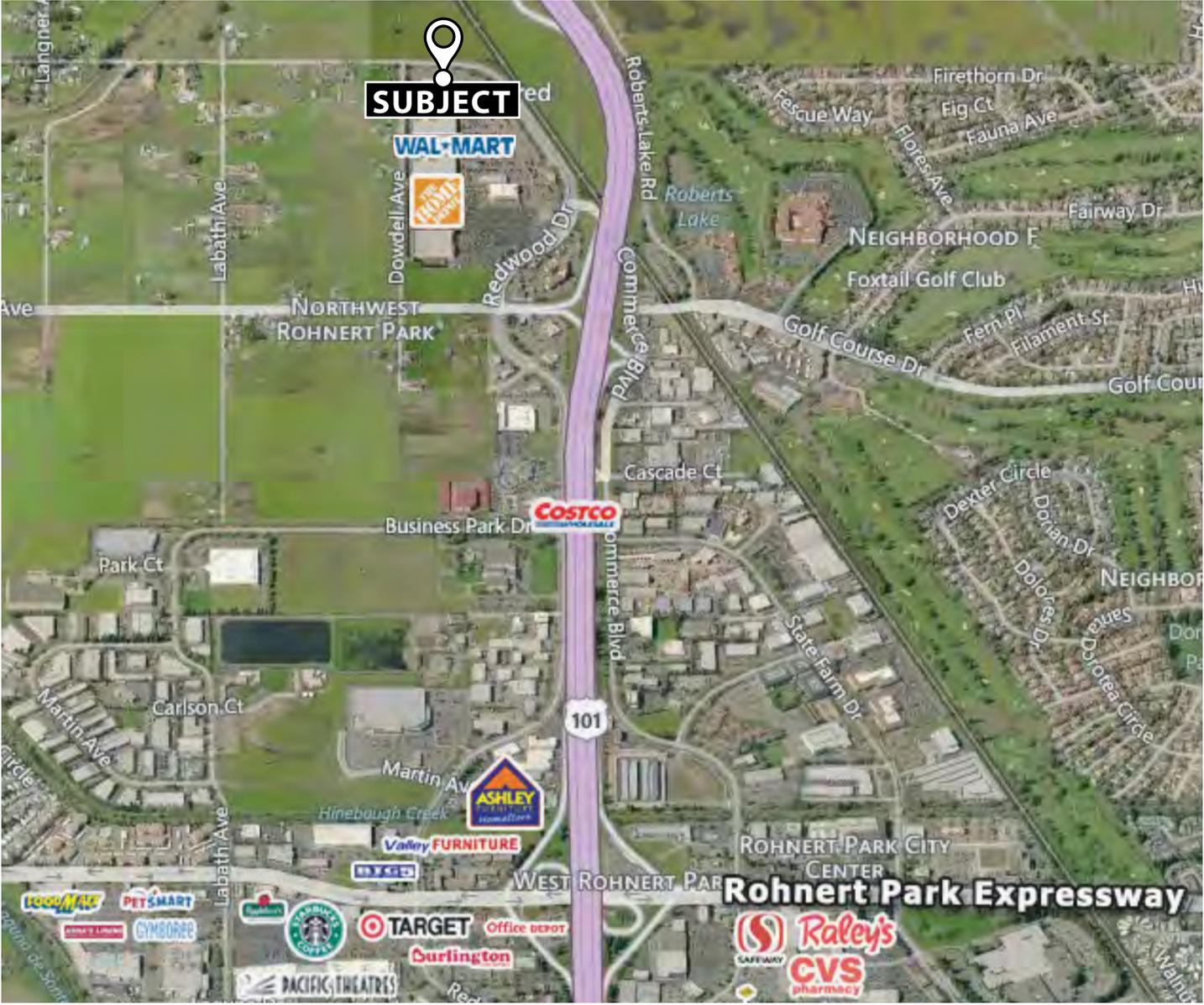


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