

THE SHOPS AT CODDINGTOWN

NEW RETAIL SPACE AVAILABLE AT CODDINGTOWN



JOHN SCHAEFER

Principal
Keystone Real Estate Advisors, Inc.
CA License #01251740
M (415) 235-8155



KEYSTONE REAL ESTATE ADVISORS, INC.

1129 Industrial Avenue, #205
Petaluma, CA 94952
CA BRE#: 02117431
www.keystonerea.com

CODDINGTOWN HIGHLIGHTS

- Located less than 2-miles North from downtown Santa Rosa just on the west side of Hwy. 101 (**149,000 ADT**), Coddington is highly visible to Hwy. 101 with easy access to several on/off ramps. The shopping center offers ample, open-air, free parking and faces busy Guerneville Rd. (**45,892 ADT**).
- Due to growing changes within the market, trade area, and consumer demands, Coddington has gone through an extensive transformation.
- The North exterior of Coddington has been completely refaced with restaurants, junior anchors (Old Navy & ULTA Beauty), and services (dental, vision, banks, gas station, library).
- Fitness has become an added lifestyle component with tenants Crunch Fitness, Orange Theory Fitness & YogaSix as part of Coddington's lifestyle mix.
- The Center offers convenient pedestrian, bicycle, auto, and transit connections. It's within safe walking distance to the Santa Rosa North SMART Train Station (2 blocks west) and offers on-site access to a Bus Transit Mall adjacent to the JCPenney building serving both Santa Rosa City and Sonoma County Transit buses.



THE OPPORTUNITY AT CODDINGTOWN

Renovation of single level, free-standing buildings

- Four free standing buildings available:
 - **Building 1300: 6,000 SF**
 - **Building 1250: 7,200 SF**
 - **Building 1150: 4,800 SF**
 - **Building 1100: 4,800 SF**
- Each building design will be incorporated with the tenant's signature storefront
- Tenant can control their own, consistent hours of operation.
- Direct pathway connectivity to Coddington proper, Crunch Fitness, and Target.
- Ample surface parking through out including parking directly in front of Tenants' spaces;
- Monument signage availability.

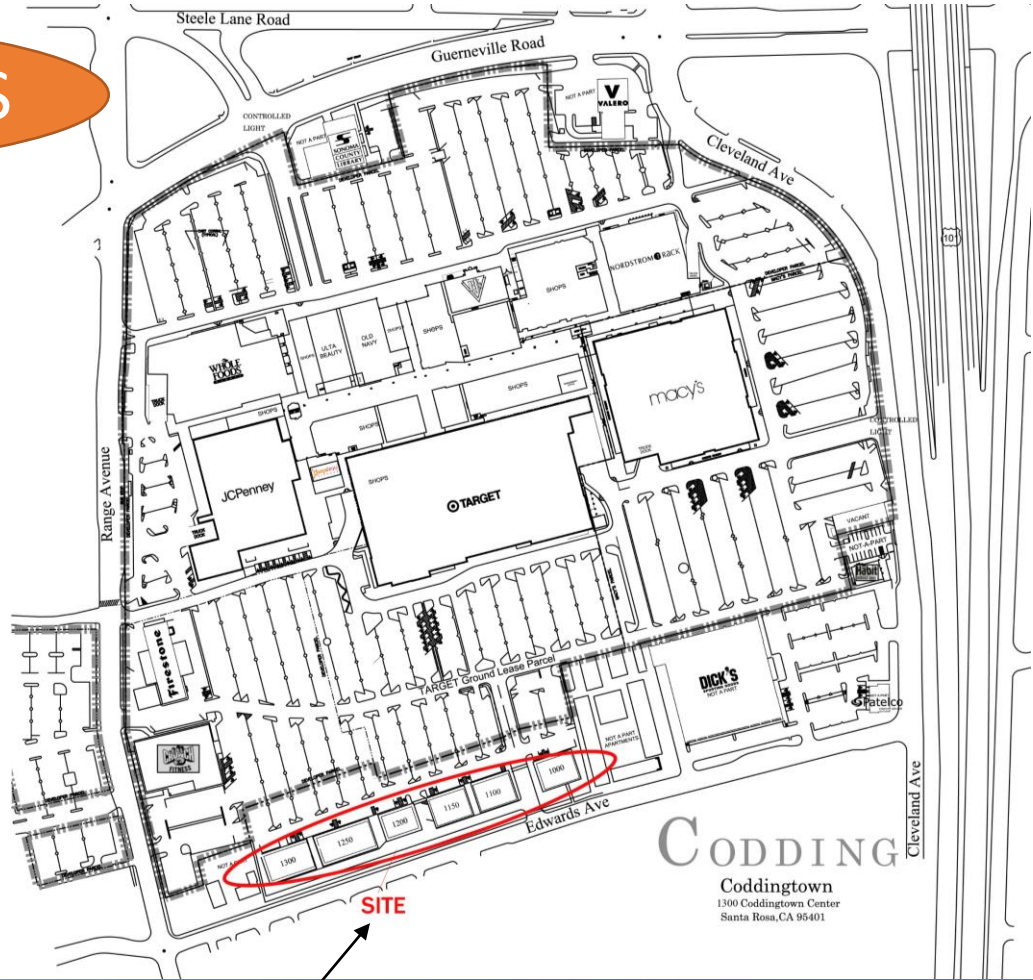


JOHN SCHAEFER

Principal
Keystone Real Estate Advisors, Inc.
CA License #01251740
M (415) 235-8155



SITE PLAN & RENDERINGS



CODDINGTOWN



Building 1300: 6,000 SF
Building 1250: 7,200 SF

Building 1150: 4,800 SF
Building 1100: 4,800 SF

CODDINGTOWN



US 101

US 101

US 101

US 101

US 101

149,000 ADT

45,892 ADT

Fire's tone

FITNESS



WHOLE FOODS MARKET

JCPenney

ULTA

OLD NAVY

BJ's RESTAURANT & BREWERY

VALERO

rack

macys

TARGET

The Habit BURGER GRILL

DICK'S SPORTING GOODS

Patelco

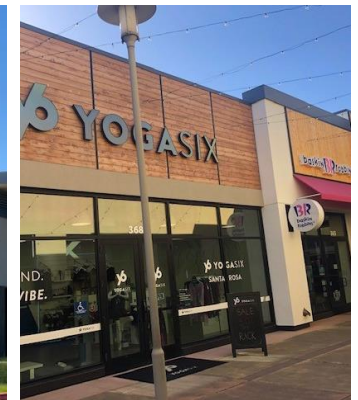
LIBRARY

CODDINGTON

Established 1962



Radius (drive times)	5 mins	10 mins	20 mins
Trade area population	195,308	327,184	501,316
Daytime population	203,422	328,890	498,173
Avg. household income	\$87,016	\$92,012	\$98,369
Average spent on fitness and health	\$5,748.40	\$6,172.30	\$6,615.85
Average spent on entertainment	\$3,305.41	\$3,508.59	\$3,746.03
Average spent on apparel	\$2,302.97	\$2,405.40	\$2,539.93



JOHN SCHAEFER

Principal
 Keystone Real Estate Advisors, Inc.
 CA License #01251740
 M (415) 235-8155



KEYSTONE REAL ESTATE ADVISORS, INC.

1129 Industrial Avenue, #205
 Petaluma, CA 94952
 CA BRE#: 02117431
www.keystonerea.com