



KEEGAN & COPPIN COMPANY, INC.

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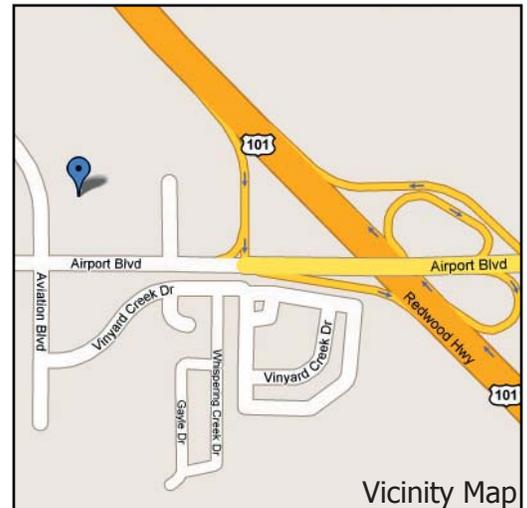
Commercial Real Estate Services

RETAIL SPACE FOR LEASE The Vineyards Plaza at the Airport Business Center



385 Aviation Boulevard
Santa Rosa, California

- 1,392± sf Retail Space Available
- Vineyard Setting with Abundant Parking
- High Visibility, Convenient Access to Highway 101
- Adjacent to Quizno's Subs, My Ha Fine Vietnamese Cuisine and Mi Burrito Mexican Restaurant & Bar
- Part of the 465-Acre Master-Planned Airport Business Center
- \$2.25 psf NNN



Contact:

Shawn Johnson, Managing Partner/SIOR or Ruben Mejia, Agent

**KEEGAN & COPPIN COMPANY, INC.
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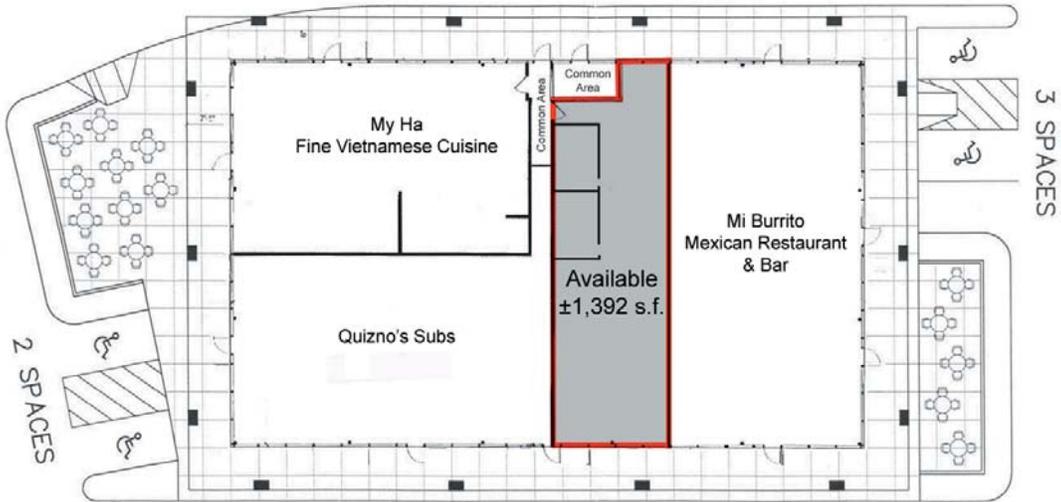
ONCOR INTERNATIONAL

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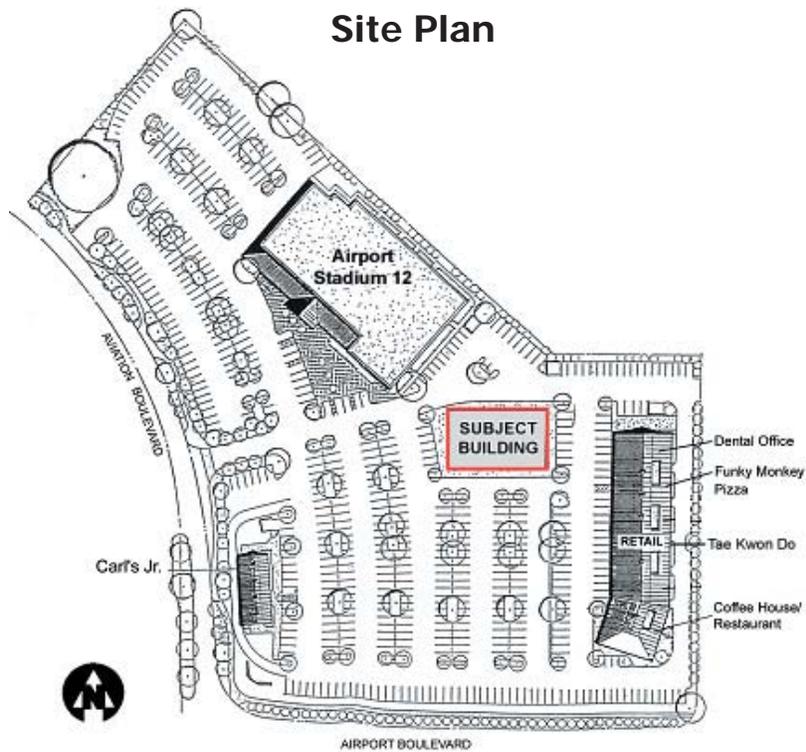
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385 Aviation Boulevard
Santa Rosa, California
County of Sonoma

Floor Plan



Site Plan



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Aerial Map



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COMMERCIAL REAL ESTATE

User Space:	Retail	Rentable Space:	1,392± sf
Address:	385 AVIATION BOULEVARD THE VINEYARDS PLAZA	Rent:	\$2.25 NNN
City:	Santa Rosa, California	Total Building:	8,000± sf
Business Park:	AIRPORT BUSINESS CENTER	Size Range:	1,392 sf
Use:	Restaurant / Retail Services	Parking:	5:1,000 sf

Description of Premises - Features:

The Vineyards Plaza is a retail center located just minutes north of downtown Santa Rosa on Highway 101. This suite has 1,392± sf of space ideal for retail or restaurant uses and is immediately adjacent to Quizno's Subs, My Ha Fine Vietnamese Cuisine, and Mi Burrito Mexican Restaurant and Bar. It offers high visibility, convenient access to Highway 101 and is enhanced by a vineyard setting with abundant on-site parking.

Lease Terms:

\$2.25 psf NNN. Lease terms from 3-5 plus years with annual CPI increases.

Description of Location - Area

The Airport Business Center is already headquarters for several leading companies, such as Cierra Photonics (35,000 sf); Westwave Communications (80,000 sf); True Time (70,000 sf); Korbel Champagne Cellars (134,000 sf); Agilent Technologies (292,000 sf); Allied Domecq Wines, USA (405,000 sf); Kendall Jackson (700,000 sf). All were attracted to its excellent facilities for corporate offices, research and development, manufacturing and distribution.

The project is part of a master planned development of 437 acres owned by Airport Business Center in the heart of the California Wine Country and has over 65 buildings totaling over 3,230,000 sf. Its buildings are handsomely designed and nestled in graciously landscaped open space, with convenient freeway and airport access. Available space in the Vineyards Plaza development totals 53,796 sf including a fully leased 14,789 sf retail strip building. Anchoring the retail center is Airport Stadium 12, a 28,436 sf state-of-the-art, 2,000 seat, eight-plex movie theater.

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