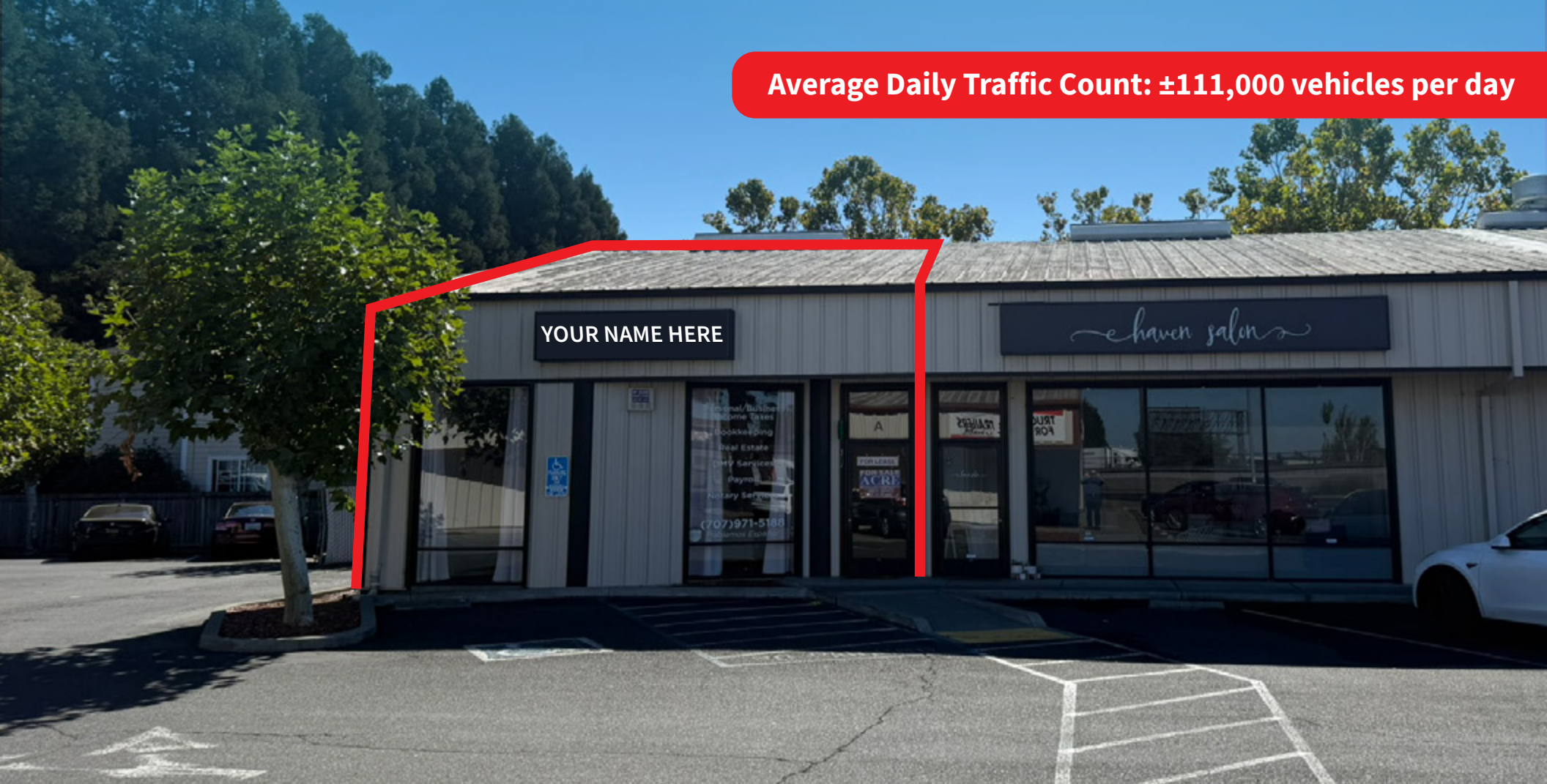


Average Daily Traffic Count: $\pm 111,000$ vehicles per day



For Lease

Cotati Oaks Plaza - 7530 Commerce Blvd, Suite A

$\pm 1,330$ SF Retail / Office Space Available

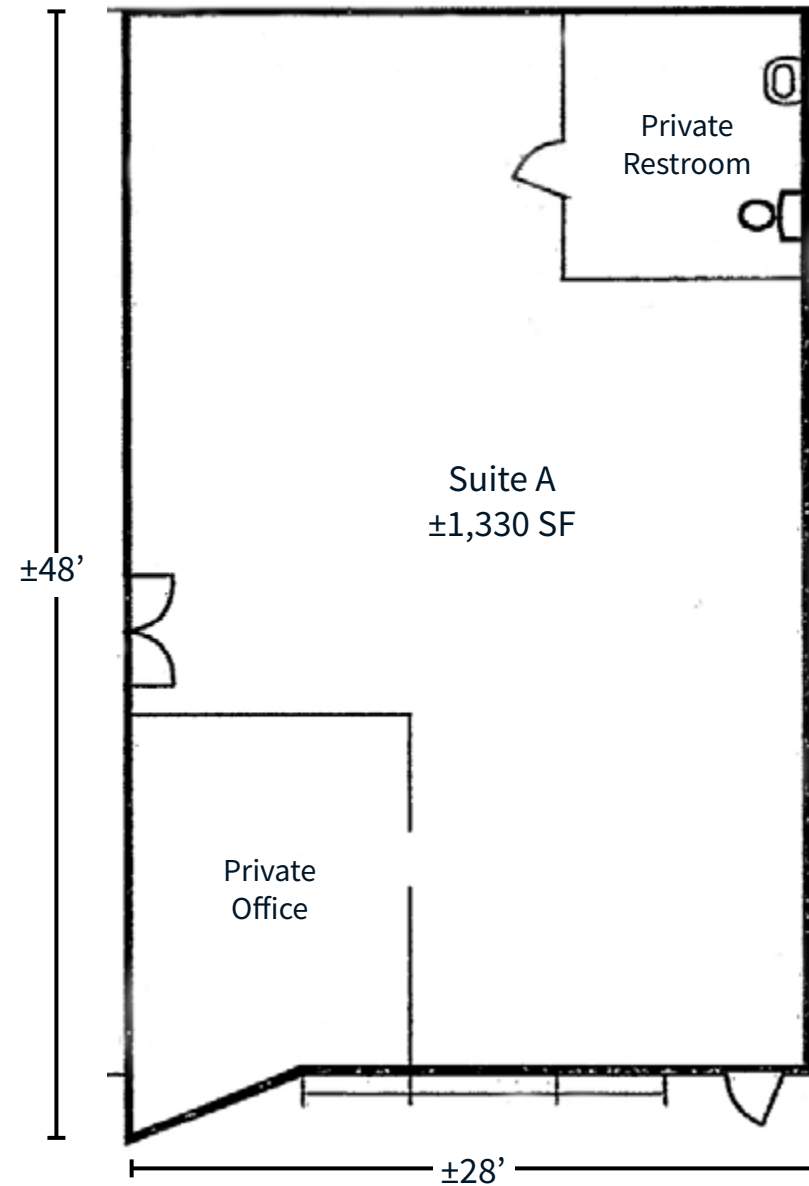
Direct access to Hwy 101 & Hwy 116 | Excellent Visibility & Signage Opportunities

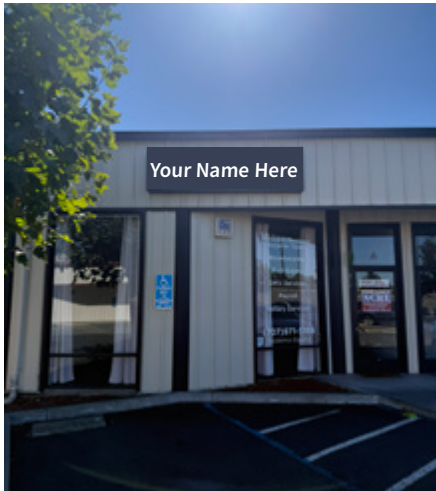


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Suite A Highlights:

- ±1,330 SF retail / office space
- Space features 1 private office
- En suite private restroom
- Newly renovated LVT flooring
- Excellent signage opportunities
- Located in Cotati Oaks Plaza
- Direct access to Hwy 101 and Hwy 116
- ADT count: ±111,000 vehicles per day
- Available immediately
- Asking Rent: \$2.00 psf/mo NNN





Nearby Amenities

Cotati Oaks Plaza is situated within an established commercial corridor surrounded by diverse business operations. The location combines operational functionality with convenient access to nearby amenities, including dining options and retail shops in Downtown Cotati as well as Rohnert Park with Target, Costco, Safeway, Raley's, Mi Pueblo, Starbucks, Planet Fitness, and 24 Hour Fitness just minutes away. The site offers direct access to Highway 101 and Highway 116.



Cotati Oaks Plaza - Tenants

haven salon
COTATI

NORTHBAY
SOURDOUGH DELI

Tape Toed
taps & chips

THE NAILS
SHOP
101

COTATI MOVES

Location Demographics

Strategically located in Cotati's business corridor, **Cotati Oaks Plaza** offers exceptional accessibility and connectivity within Sonoma County's largest commercial hub. Positioned directly off Highway 101, the property offers convenient access to San Francisco (45 miles south) and Charles M. Schulz Sonoma County Airport (15 miles north).

Population


16,945

within 5 mins

255,053

within 15 mins

488,959

within 30 mins

Households


6,680

within 5 mins

92,929

within 15 mins

184,680

within 30 mins

Average Income


\$109,607

within 5 mins

\$136,928

within 15 mins

\$156,997

within 30 mins

Median Income


\$89,232

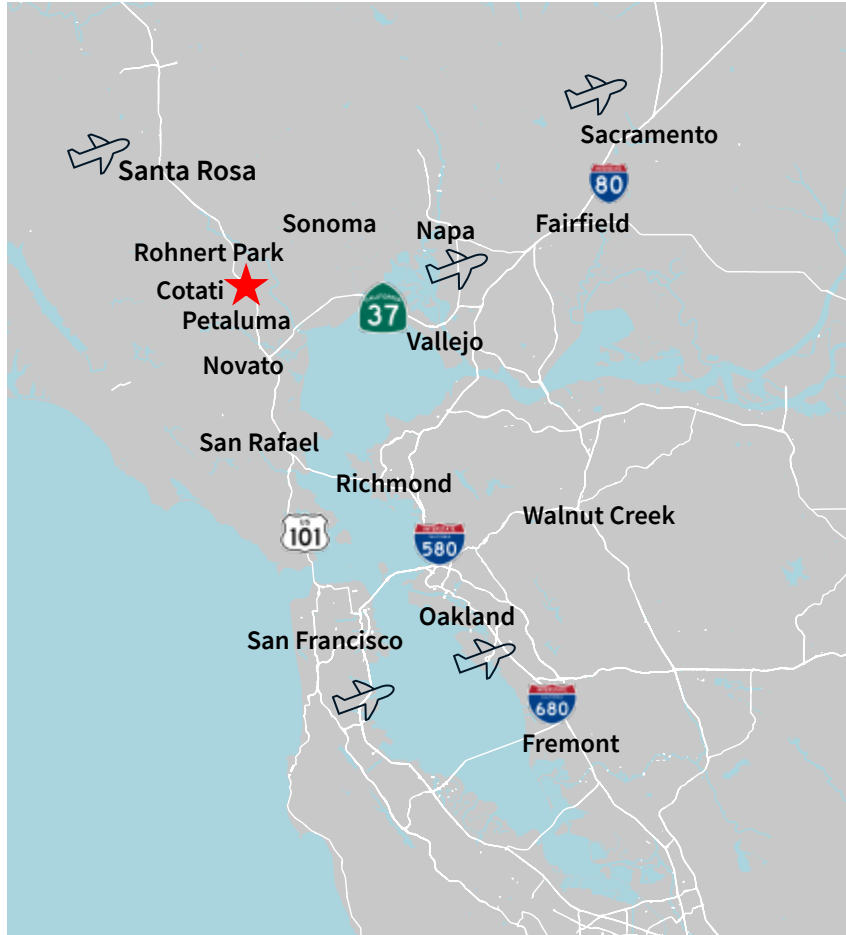
within 5 mins

\$104,339

within 15 mins

\$115,698

within 30 mins



Santa Rosa	7 mins
Petaluma	9 mins
Novato	22 mins
Sonoma	34 mins
Napa	45 mins
Fairfield	58 mins
Richmond	45 mins
Oakland	53 mins
San Francisco	47 mins
Sacramento	97 mins

AIRPORTS

Santa Rosa Airport
Oakland Airport
SFO Airport
Napa Airport
Sacramento Airport



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