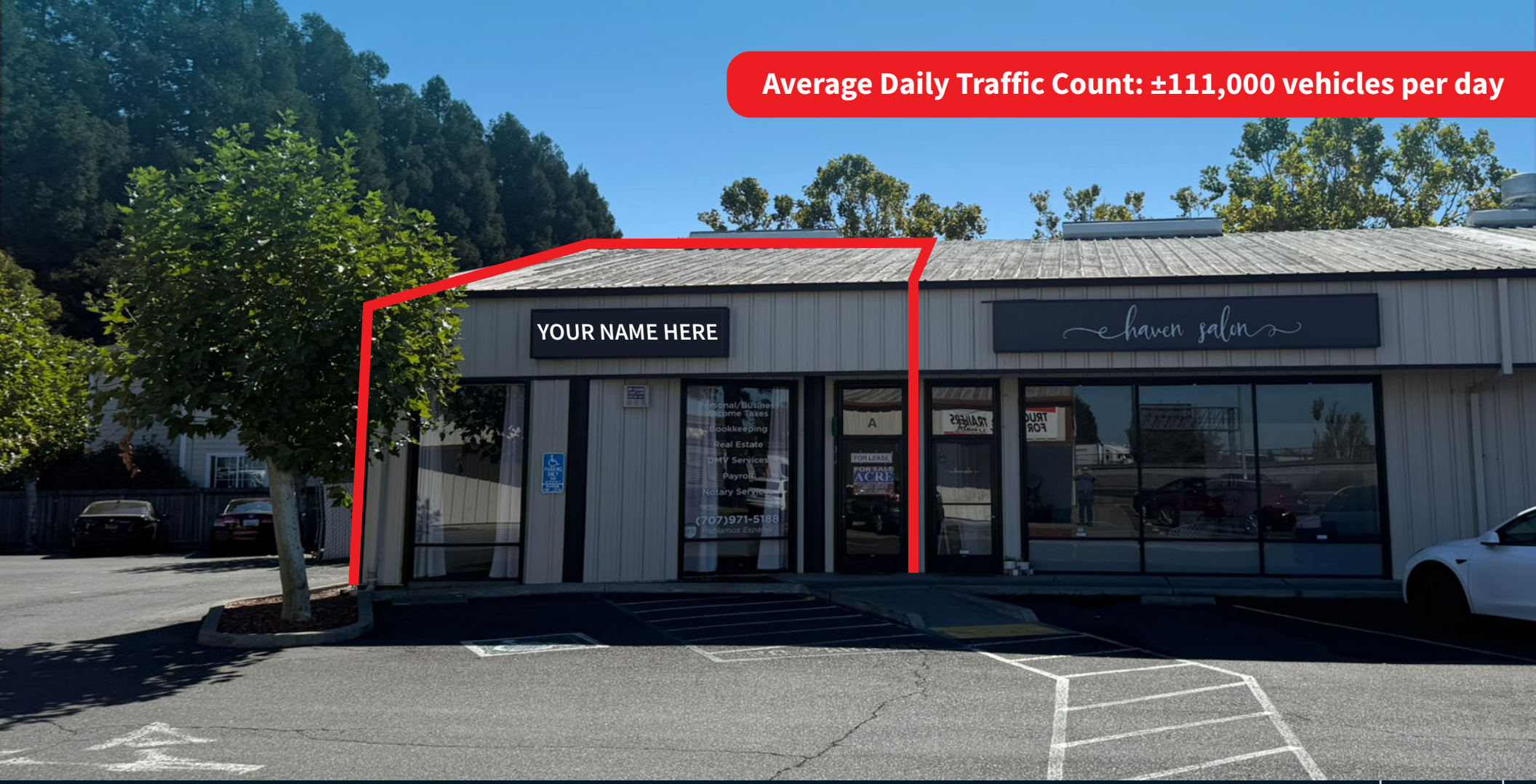

Average Daily Traffic Count: ±111,000 vehicles per day

For Lease

Cotati Oaks Plaza - 7530 Commerce Blvd, Suite A

±1,330 SF Retail / Office Space Available

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

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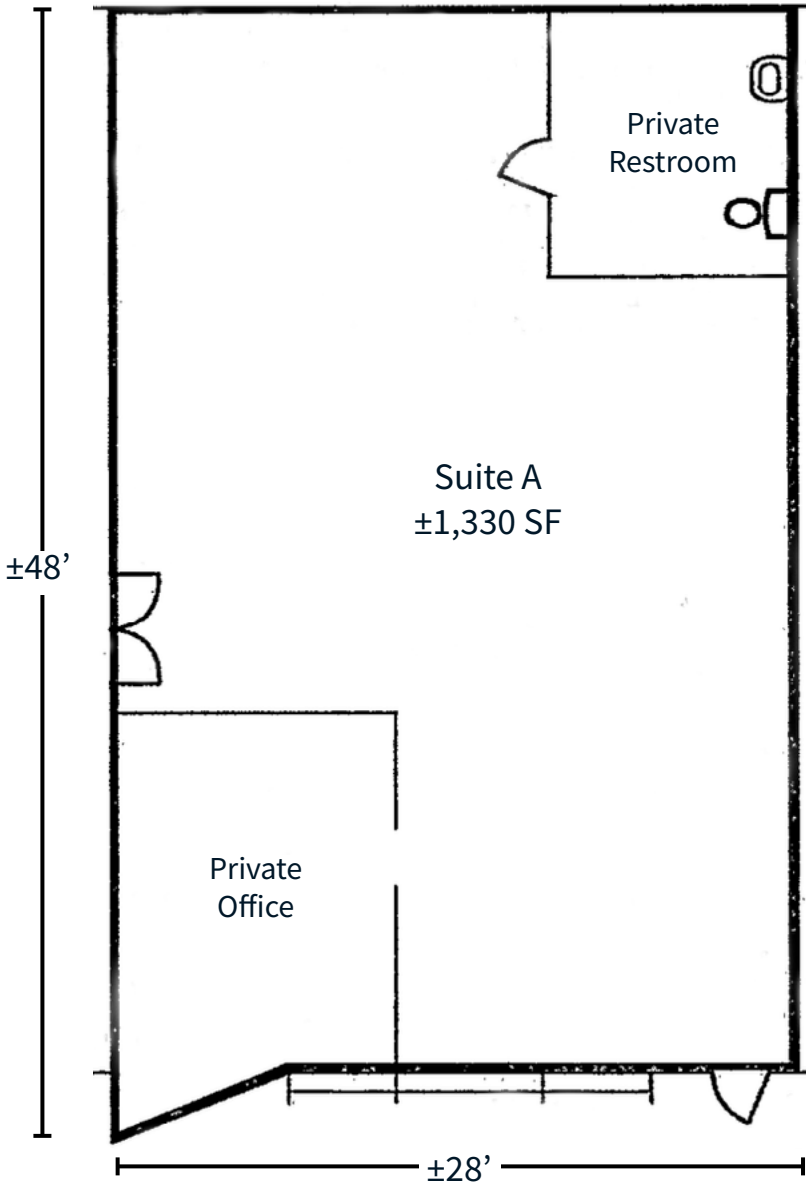
Suite A Highlights:

- ±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: $2,660.00/mo NNN



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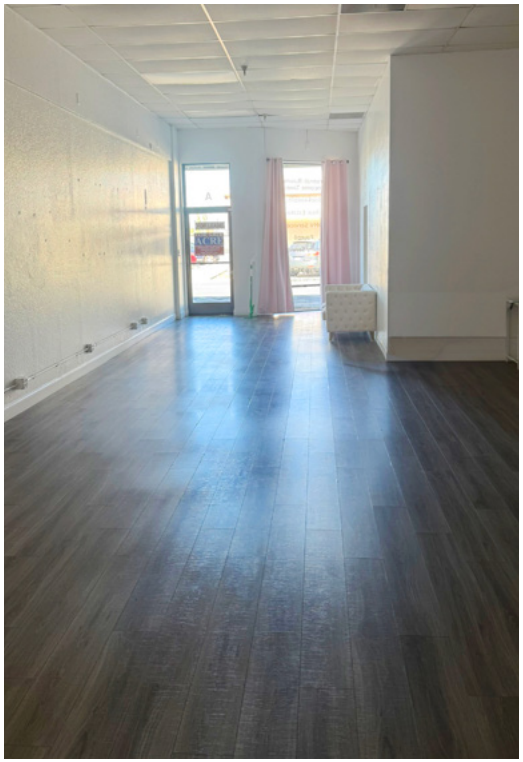
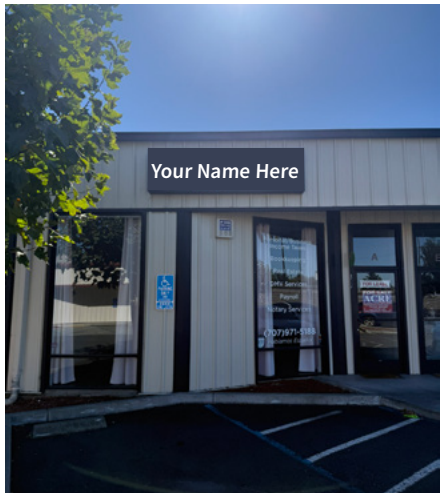
7530 Commerce Blvd, Suite A / Cotati, CA





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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.

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	255,053	488,959
within 5 mins	within 15 mins	within 30 mins

Households

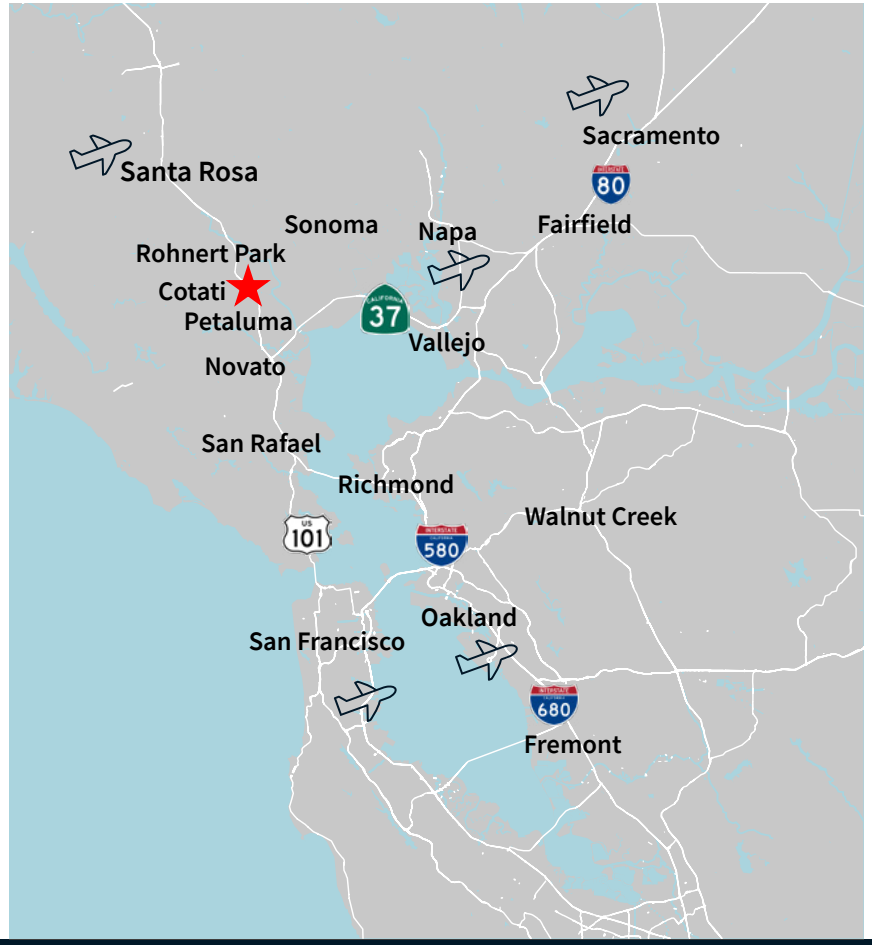
6,680	92,929	184,680
within 5 mins	within 15 mins	within 30 mins

Average Income

$109,607	$136,928	$156,997
within 5 mins	within 15 mins	within 30 mins

Median Income

$89,232	$104,339	$115,698
within 5 mins	within 15 mins	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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