



Mission Plaza Retail Center

52 & 56 Mission Circle, Santa Rosa CA

RENTABLE 28,587± SF | LAND 3.1 ACRES | 84% OCCUPIED



NORTH BAY™
PROPERTY ADVISORS

56 MISSION CIRCLE



HIGHWAY 12

MISSION BLVD

52 MISSION CIRCLE



ONE-TO-ONE LEARNING

MISSION CIRCLE

 [CLICK HERE TO SEE A VIDEO OF THIS PROPERTY](#)

Mission Plaza is a unique investment opportunity, ideally situated in the expanding community of Santa Rosa, California. It is a **value-add, mixed-use property** located at the high profile intersection of Highway 12 and Mission Blvd, with an average of **65,000 vehicles per day**. The plaza occupies approximately 3.1 acres of land on a corner parcel, anchored by **Burger King** and shadow-anchored by **McDonald's**—both of which feature drive-through service.

This prominent plaza offers easy in-and-out access, abundant parking and many well-placed monument signs. The mix of **internet-resistant, regional and local retail tenants** caters to the community's daily needs. The surrounding area is a dense, well-established residential neighborhood with parks, schools and local services.

Mission Plaza is located directly on Highway 12, the east-west state highway that crosses the **Sonoma-Napa wine country**, connecting Santa Rosa to the Central Valley to the east and Sebastopol to the west. Santa Rosa is experiencing steady economic growth, a **low unemployment rate of 2.6%** and a robust tourism industry.

Notable nearby businesses in this heavily trafficked area, include Starbucks, Mission Car Wash, Union Hotel Restaurant, Valero, Walgreens and many professional offices.

William M. Severi

CCIM, CPM

BRE# 01000344

Cell **707.291.2722**
707.523.2700

William@NorthBayProp.com



Nick Abbott

BRE# 01357548

Cell **707.529.1722**
707.523.2700

NAbbott@NorthBayProp.com

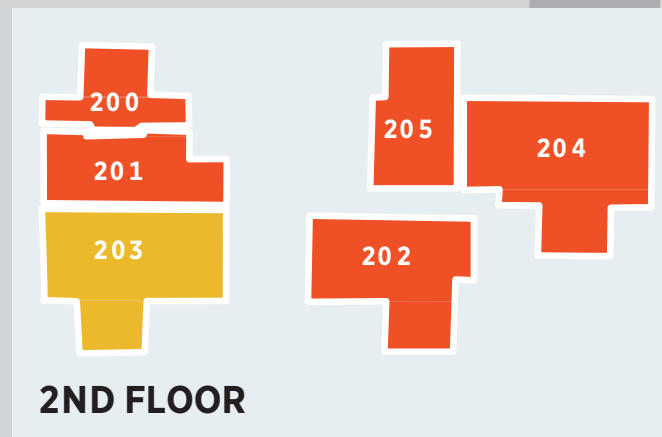


NORTH BAY™
PROPERTY ADVISORS

BRE Lic. # 01525482

2777 Cleveland Ave., Suite 110, Santa Rosa, CA 95403

NorthBayProp.com | 707.523.2700



SONOMA HIGHWAY 12 (41,000 VPD)

MISSION BOULEVARD (24,000 VPD)



MISSION CIRCLE

SUITE#	TENANT
110	CIELITO LINDO RESTAURANT
111 / 122	MISSION KITCHEN + BAR
112 / 113	SARMENTINE BAKERY
114	VACANT
115	HALO SALON
116	FRU-TA
117	FINEST NAILS
119	VACANT
120	FAMILY CLEANERS
121	NEW DAY MASSAGE
124 / 125	DAILEY METHOD*
126	VACANT
200	FUSION HEALING
201	OPERANT SOLAR
202	SWALLOWTAIL GARDEN SEEDS
203	VACANT
204	ONE-TO-ONE LEARNING
205	McMINN CONSTRUCTION
A	BURGER KING
B	COOKIE CUTTERS
C	VERIZON – VICTRA
NAP	McDONALDS

* LEASED TO DAILEY METHOD, BUT TENANT HAS VACATED AND IS TRYING TO SUBLEASE.



SUITE 110

Cielito Lindo Mexican Restaurant

Family owned restaurant bringing the best authentic Mexican food to Santa Rosa.



SUITE 111 / 122

MISSION KITCHEN + BAR

Local sports bar recently rebranded and remodeled, offering beers on tap and food at great prices.



SUITE 112 / 113

SARMENTINE BAKERY

Aslice of France in Sonoma County – goods made from scratch daily using organic ingredients.



SUITE 115

HALO SALON

A premium, fashion-forward boutique salon providing excellent service to clients.



SUITE 116

FRU-TA

All American artisan ice cream shop with 36 original flavors of preservative-free & additive-free ice cream, yogurts and sorbets.

SUITE 120

FAMILY CLEANERS

Dry cleaning and laundry services.



SUITE 124 / 125

THE DAILEY METHOD*

Fitness studio combining ballet barre work, core conditioning, and strengthening through yoga, Pilates and orthopedic exercise.



SUITE 200

FUSION HEALING

Holistic healing practice that blends different therapeutic techniques to attain optimum bodily function and quality of life.



SUITE 201

OPERANT SOLAR

Technology company that offers a practical approach to lowering the cost and increasing the efficiency of residential solar.



SUITE 202

SWALLOWTAIL GARDEN SEEDS

Seed company that offers over 1,700 varieties of flower, vegetable and herb seeds.



SUITE 204

ONE-TO-ONE LEARNING

Educational center focused on helping children of all ages & learning types to develop the skills to succeed academically.



SUITE 205

McMINN CONSTRUCTION

A trusted partner for owners, development companies and investors for unique residential and commercial construction management.



SUITE A

BURGER KING

Second largest fast food hamburger chain in the world committed to premium ingredients, signature recipes, and family-friendly dining.



SUITE B

COOKIE CUTTERS

Children's hair salon that provides families with an amazing haircut experience in a caring environment.



SUITE C

VERIZON WIRELESS

One of the largest communication technology companies in the world offering wireless products and services.

** Leased to Dailey Method, but tenant has vacated and is trying to sublease.*

*LEASE PENDING



56

Cookie Cutters
HAIRCUTS FOR KIDS



McDonald's

MISSION PLAZA

PAMPOSH
Indian
Restaurant

Cleaners

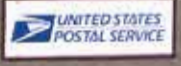
Winding Rose
Florist

Finest Nails

MISSION
KITCHEN
+ BAR

Kenwood
Hearing Solutions

State Farm



HALO salon

One-to-One
Learning Center

THE
DAILEY
METHOD

NEW DAY
MASSAGE

Muffin
Street
Cafe

PROPERTY HIGHLIGHTS

- ▶ High profile, mixed-use property in the heart of Sonoma County
- ▶ National tenants including Burger King, Verizon Wireless, and McDonald's (NAP)
- ▶ Located at the signalized intersection of Highway 12 and Mission Blvd
- ▶ High traffic counts: 65,000 vehicles per day
- ▶ Value-add opportunity
- ▶ E-Commerce resistant tenants
- ▶ Easy access: Ingress / egress from Highway 12 and Mission Blvd
- ▶ Abundant parking: 171 stalls (including McDonald's)
- ▶ Immediate neighbors around intersection include Starbucks, Walgreens and Valero
- ▶ 47% tenants have been at location for 5+ years

PARCEL NUMBER (APN)	LOT SQUARE FOOTAGE	RENTABLE SQUARE FOOTAGE
032-010-048	20,038±	5,749 ±
032-010-049	27,834±	22,838±
032-010-050	65,732±	Common Parking and Landscaping
032-010-051	21,780±	Mission Circle access road
TOTAL	135,384 ± SF	(3.1 acres)



PARKING STALLS	171 / 5.1 PER 1,000 SF
VACANT SF	4,516± SF
TRAFFIC COUNT	65,000 VPD

BUILDING PARCEL MAPS



APN: 032-010-048

56 MISSION CIRCLE

GBA: 5,9843

Rentable: 5,7493

Lot Square Footage: 20,0383



APN: 032-010-049

52 MISSION CIRCLE

GBA: 25,1923

Rentable: 22,8383

Lot Square Footage: 27,8343

COMMON PARCEL MAPS



APN: 032-010-050

COMMON AREA
Parking/Access/Landscaping

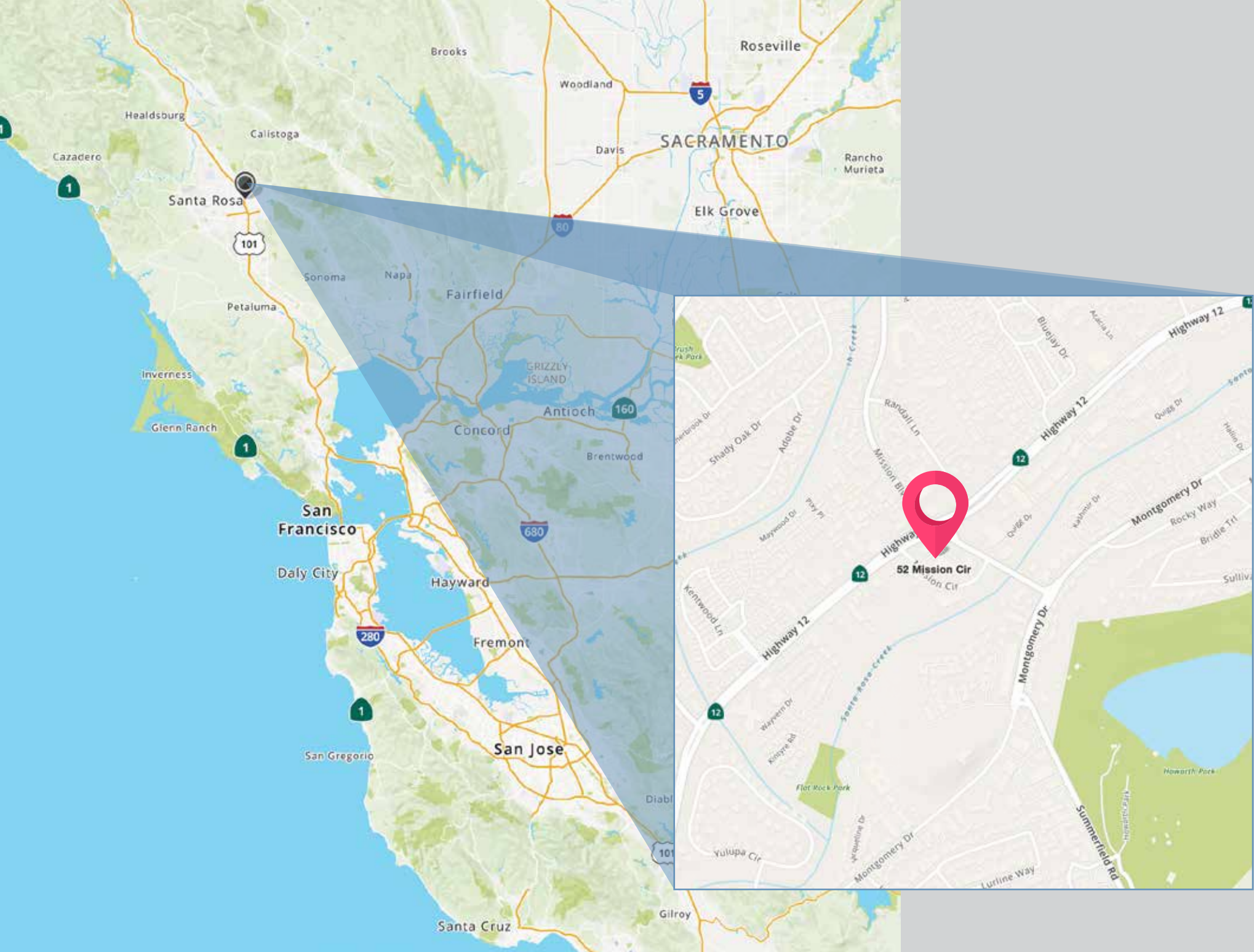
Lot Square Footage: 65,7323



APN: 032-010-051

MISSION CIRCLE
Access Road

Lot Square Footage: 21,7803



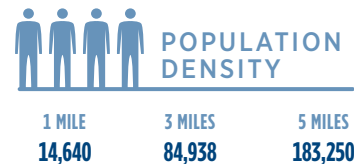
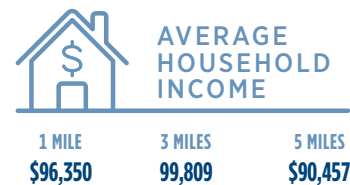
LOCATION HIGHLIGHTS

SONOMA COUNTY

- 425+ wineries comprising over 60,000 acres of vineyards
- In addition to vineyards and wine tasting, Sonoma County offers many attractions, including the Russian River, Bodega Bay, Graton Resort & Casino, 60 regional and state parks, acclaimed golf courses, spas, ecotourism, festival and events all year long
- Nearly 500,000 people reside in Sonoma County, one third of which live in Santa Rosa
- Population increased by 7.6% between 2000 and 2010
- Annual tourism spending is \$1.93 billion, bringing in \$158 million a year in tax revenue
- Millions of visitors come every year, 90% are domestic and 10% international
- Housing market has experienced a strong recovery and prices are just below prerecession peaks

SANTA ROSA

- Largest city in California’s North Coast, Wine Country and the North Bay
- 5th most populous city in the Bay Area after San Jose, San Francisco, Oakland and Fremont
- Close proximity to the heart of the Bay Area — located just one hour north of San Francisco
- Early hub of the farm-to-table movement — local produce, livestock, beer and wine draw tourists from around the world
- Offers the most metropolitan of the wine country lifestyle experiences, with gourmet restaurants and high-end shops



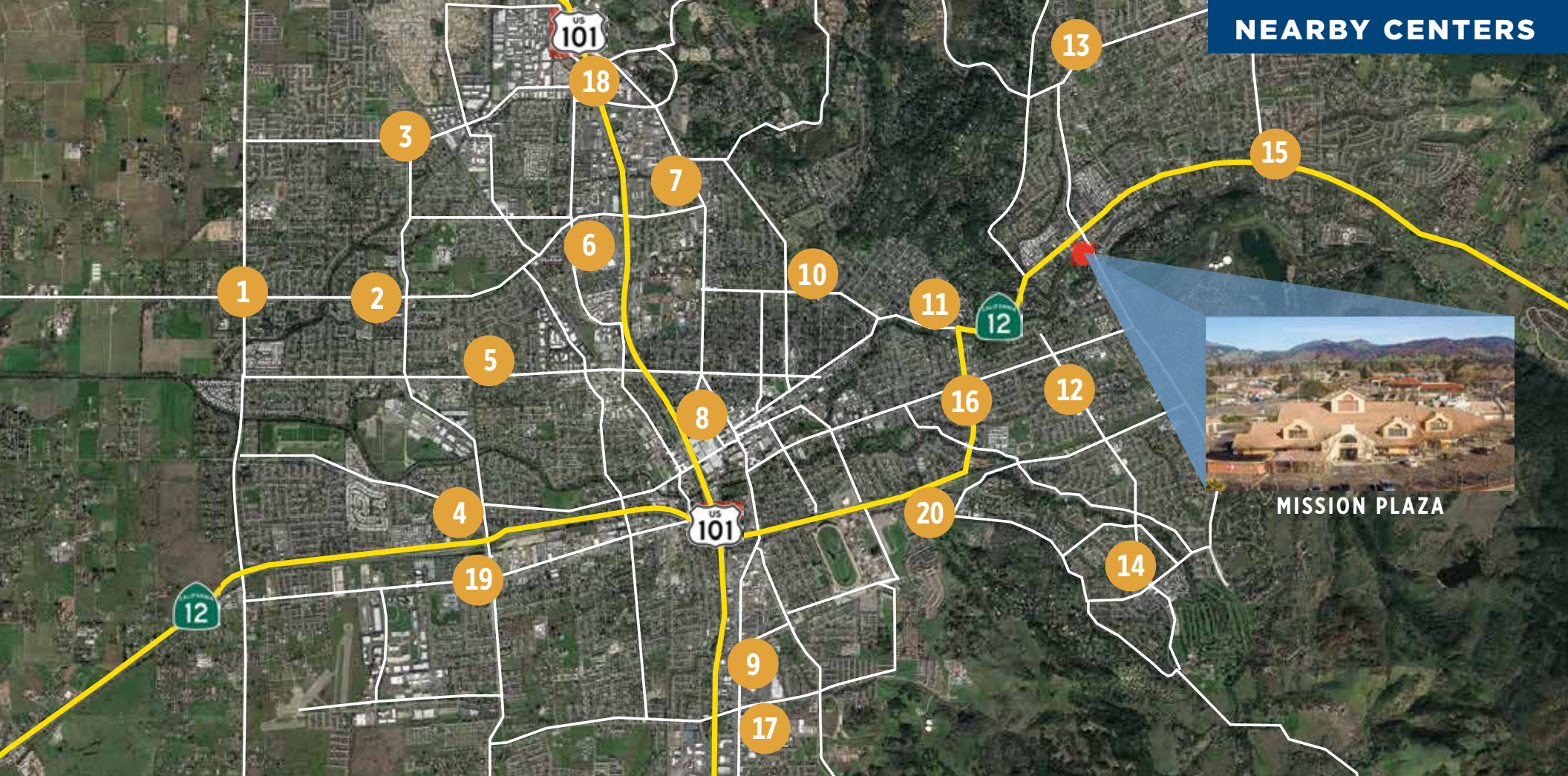
SONOMA COUNTY EMPLOYERS

Company	Full-Time Employees
Kaiser Permanente	3,508
St. Joseph Health, Sonoma County	2,500
Graton Resort & Casino	2,000*
Keysight Technologies	1,300
Jackson Family Wines	1,152
Sutter Santa Rosa Regional Hospital	1,050
Medtronic	1,000*
Amy’s Kitchen	988
Oliver’s Market	760
Hansel Auto Group	675
AT&T	600*
River Rock Casino	500*
Exchange Bank	392
Redwood Credit Union	382*
Korbel	311
Ghilotti Construction Co.	300
Mary’s Pizza Shack	300*
Sonoma Media Investments	297
La Tortilla Factory	250
Bear Republic Brewing Co.	214
Epicenter Sports and Entertainment	200
Hyatt Vineyard Creek Hotel & Spa	108*
Empire College	70

* Information provided by the North Bay Business Journal 2018 Book of Lists with 2017 inclusions

Source: santarosametrochamber.com/workmetro/leading-employers/

NEARBY CENTERS



MISSION PLAZA

1. FULTON MARKETPLACE	2. MARLOW CENTER	3. ROSEWOOD SHOPPING CENTER	4. STONY POINT CENTER	5. G&C CENTER
6. CODDINGTOWN MALL	7. MENDOCINO MARKETPLACE	8. SANTA ROSA PLAZA	9. SANTA ROSA MARKETPLACE	10. TOWN COUNTRY SHOPPING CENTER
11. FLAMINGO CENTER	12. MAYETTE SHOPPING CENTER	13. MONTECITO	14. BENNETT VALLEY SHOPPING CENTER	15. ST. FRANCIS SHOPPING CENTER
16. MONTGOMERY VILLAGE	17. SANTA ROSA SOUTHSIDE CENTER	18. HOME DEPOT AND LUCKY	19. STONY POINT PLAZA	20. FARMERS LANE PLAZA



To learn more about Mission Plaza Retail Center, please call:

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NOVATO
SACRAMENTO
SANTA ROSA
SONOMA/NAPA
WALNUT CREEK

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