

For Lease: Retail Office Suite

7351 Camino Colegio, Rohnert Park, CA

- 6 blocks from Sonoma State (5,000+ students)
- Storefront on East Cotati Ave.
- New Construction
- Fire Sprinklers
- Food Service Permitted

Offering Summary

Total Available Sq Ft:	**1,344 +/- sf**
Initial Base Rent:	**$1.85 psf**
Lease Type:	**NNN**
Min. Lease Term:	**3 Years**
Date Space Available:	**Now**

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information. 7/10/26

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7351 Camino Colegio, Rohnert Park, CA 94928

Building/Space Description:

7351 Camino Colegio is a newly built space at Edgeway Plaza in Rohnert Park. The suite is approximately 1,542 square feet and comes in warm shell condition, making it well-suited for buildout across a wide range of retail uses. The location is in close proximity to Sonoma State University and surrounded by a dense mix of apartments and single-family homes, which brings steady foot traffic and a strong local customer base. The space has strong storefront visibility along East Cotati Avenue and is well positioned for uses including cafés, restaurants, or retail shops seeking a newer center in a growing market.

Location Description:

The property is located just off East Cotati Avenue, one of Rohnert Park's primary thoroughfares connecting Highway 101 to Sonoma State University, an area that benefits from consistent daily traffic driven by commuters, students, and nearby residential neighborhoods. Surrounded by a mix of established retail, dining, and service-oriented businesses, the location offers strong visibility and convenient access, making it well positioned for a wide range of commercial uses.

Space Information/Features:

Total Available Square Feet:	1,344 +/- sq. ft.
Divisible/Can Add:	No
Number of Parking Spaces:	13 unassigned/unreserved + 5 reserved

Building Information/Features:

Total Building Square Feet:	1,344 +/- sq. ft.
Year Constructed:	2021
Zoning/Permitted Uses:	C-N (Neighborhood-Commercial) (Food Service Permitted)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Information:

Minimum Lease Term:	3 Years
Initial Base Rent:	$1.85 psf ($2,486.40/mo.)
Base Rent Increases:	3% per annum
Lease Type:	NNN

Tenant Expenses:

The estimated NNN charges for calendar year 2026 are $.51/sf/mo ($685.44/mo), and include only tenant's pro-rata share of real property taxes and property hazard insurance. The estimated NNN charges are reconciled at the end of each calendar year. Additionally, the landlord also will bill tenant monthly for water & garbage based on consumption. Tenant pays for gas, electricity, interior maintenance, HVAC maintenance, janitorial service and phone and internet directly to the service provider.

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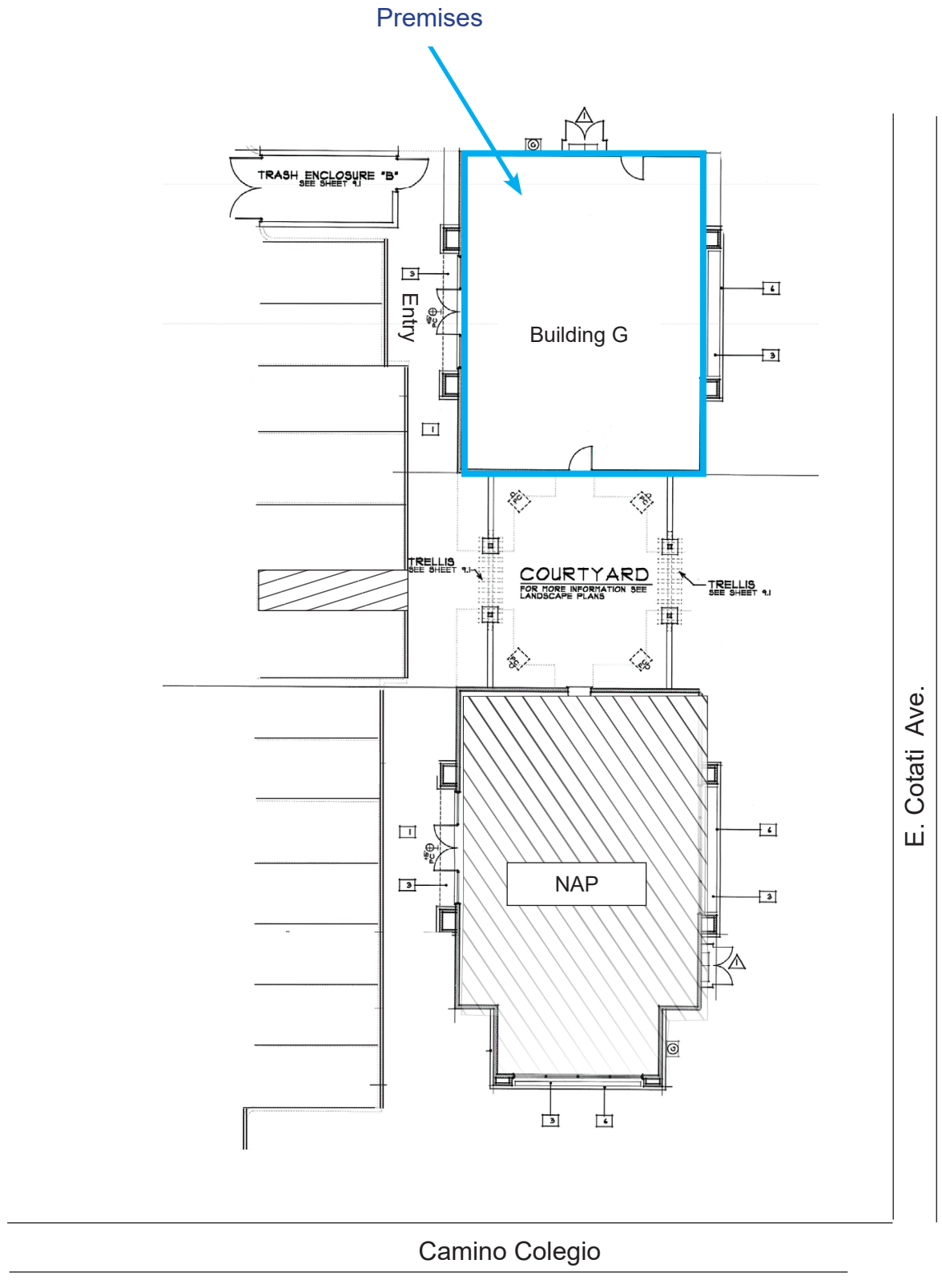

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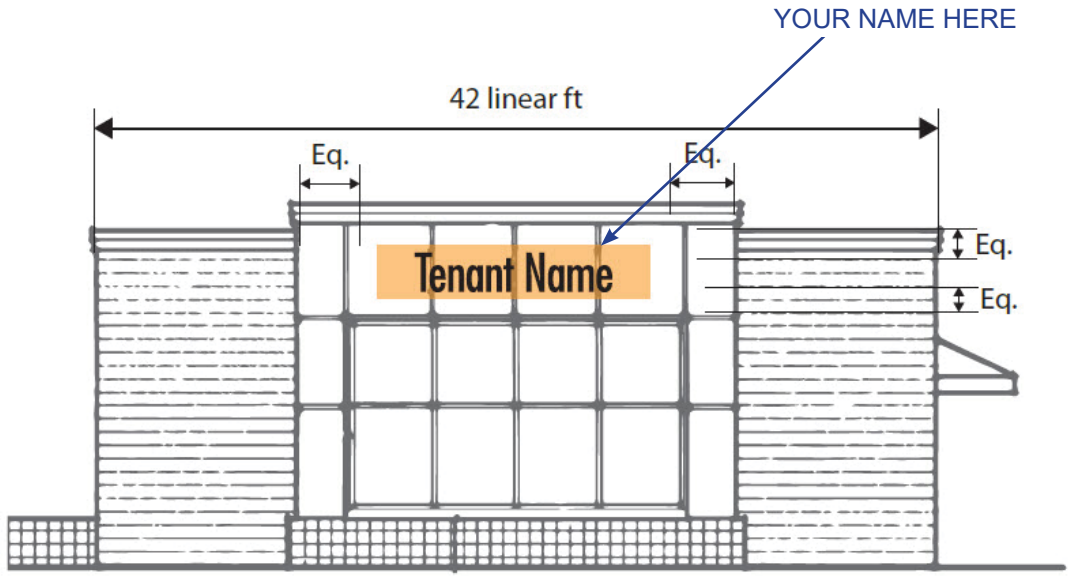

BUILDING G
SOUTH ELEVATION
42-ft linear signage = 21 sq.ft. of signage.

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Our Company

HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

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