

FOR SALE

8585 OLD REDWOOD HWY

WINDSOR, CA 95492



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8-UNIT MULTIFAMILY INVESTMENT

WINDSOR CREEK APARTMENTS · WINDSOR, CALIFORNIA

OFFERING SUMMARY



W Commercial Real Estate is pleased to present **8585 Old Redwood Highway** for sale – **Windsor Creek Apartments**, an eight-unit multifamily property in the heart of Windsor. All eight units are two-bedroom, one-bath floor plans, each with a private single-car garage, in-unit washer/dryer hookups and a fenced rear patio, set around a recently improved landscaped courtyard. At **\$268,750 per door** and a **5.75% cap rate** on in-place income, the offering delivers stable, fully occupied cash flow with built-in upside: rent increases already allowable under statewide rent control lift the proforma cap rate to **6.38%** with no capital investment.



SALE PRICE
\$2,150,000



PRICE PER UNIT
\$268,750



NET OPERATING INCOME
\$123,564



CAP RATE
5.75%



PROFORMA CAP RATE
6.38%

PROPERTY HIGHLIGHTS

UNIT MIX

TOTAL UNIT COUNT	8 Units
2 BED - 1 BATH	8 Units
AVERAGE UNIT SIZE	996 SF



Windsor Creek Apartments is a well-maintained eight-unit apartment community located in the heart of Windsor, California. The property consists of two residential buildings — four single-level units and four two-story townhome-style units — plus two four-car garage buildings, arranged around a landscaped central courtyard. Every unit is a two-bedroom, one-bath plan with a full kitchen, living room, fenced private rear patio and in-unit washer/dryer hookups, and every unit has its own private covered garage. Recently improved landscaping with fresh bark and mulch, new plantings and mature shade trees gives the grounds a relaxed, residential feel that is uncommon at this unit count.



LOT SIZE
0.43 Acres



BUILDING SIZE
7,970 SF



BUILT
1985



UNITS
8



ZONING
R-3-18



PARKING
16 Total — 8 Garage, 8 Surface



GARAGES
8



LAUNDRY
In-Unit W/D Hookups



HVAC
Yes



GAS
No



SPRINKLERS
No



RENT RESTRICTIONS
No

CURRENT & PROFORMA RENTS

UNIT	FLOOR PLAN	CURRENT RENT	PROFORMA RENT	TERM REMAINING
A	2 Bed 1 Bath	\$1,895.00	\$2,041.00	Month-to-Month
B	2 Bed 1 Bath	\$1,795.00	\$1,933.00	Month-to-Month
C	2 Bed 1 Bath	\$1,745.00	\$1,879.00	Month-to-Month
D	2 Bed 1 Bath	\$1,705.00	\$1,836.00	Month-to-Month
E	2 Bed 1 Bath	\$1,860.00	\$2,003.00	Month-to-Month
F	2 Bed 1 Bath	\$1,905.00	\$2,051.00	Month-to-Month
G	2 Bed 1 Bath	\$1,895.00	\$2,041.00	Month-to-Month
H	2 Bed 1 Bath	\$1,910.00	\$2,057.00	Month-to-Month
Total	8 Units	\$14,710.00	\$15,841.00	—

\$176,520

ANNUAL SCHEDULED INCOME

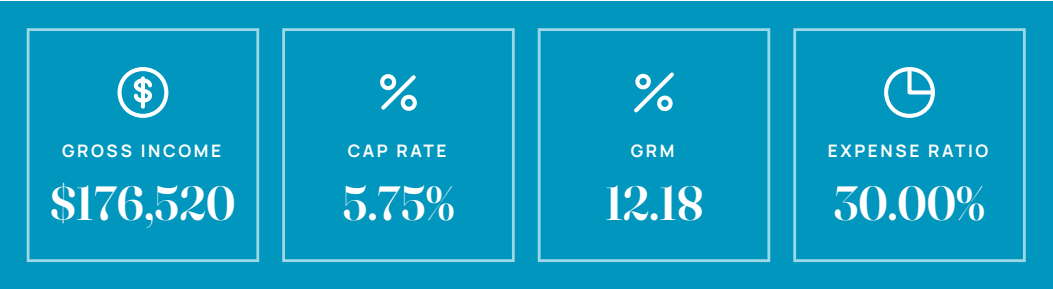
\$190,092

PROFORMA ANNUAL INCOME

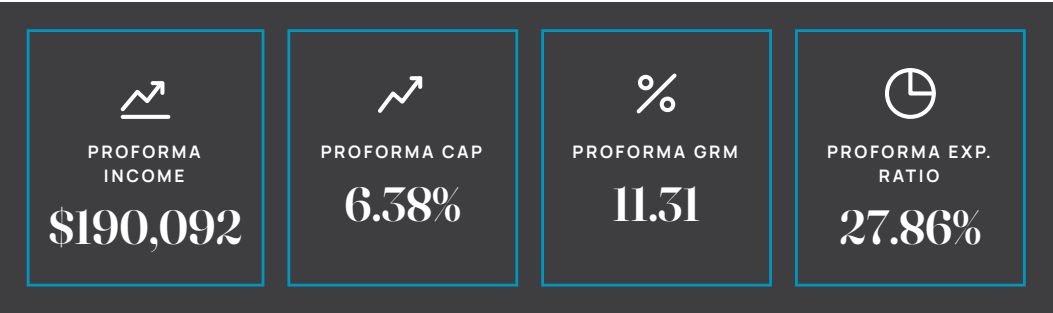
\$1,839

AVERAGE IN-PLACE RENT

CURRENT



PROFORMA



ANNUALIZED OPERATING DATA

EXPENSE	PER YEAR
Property Taxes @ 1.25%	\$26,875.00
Additional Operating Expenses	\$26,081.00
Total Expenses	\$52,956.00

Gross income \$176,520 less expenses \$52,956 = **\$123,564 NOI**, a 5.75% return on the \$2,150,000 price. Operating expenses are estimated at 30% of gross income; no operating statement was provided. Taxes are calculated at 1.25% of the offering price, anticipating reassessment on sale. Proforma figures assume the maximum increases allowable under AB 1482 effective 10/1/2026.

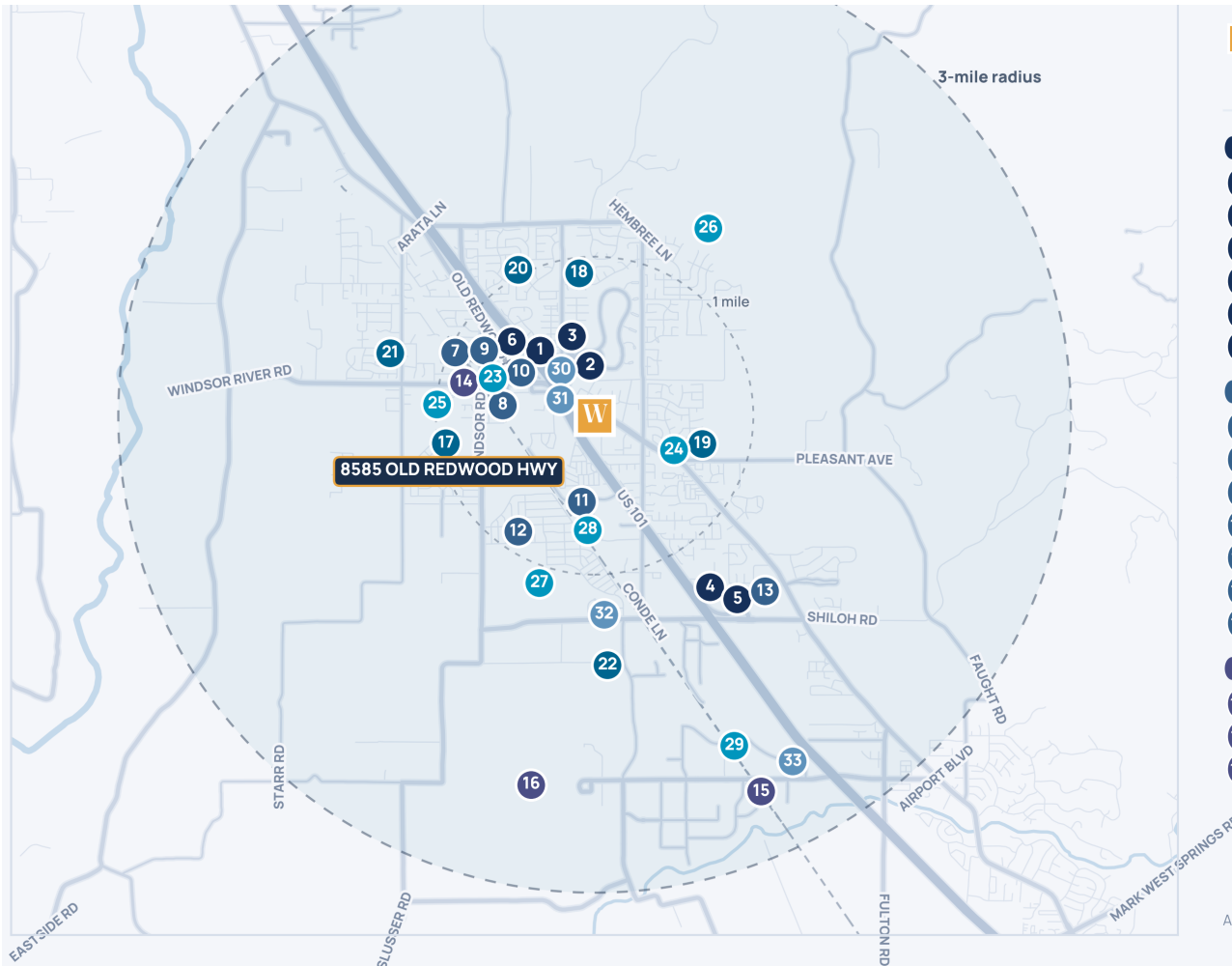




- Parcel boundary (approximate)
- Garage - 4 cars each
- Ingress / egress

- Building footprint - 4 units each
- Uncovered parking - 8 spaces (1-8)

8	8	8
UNITS	GARAGES	SURFACE SPACES



8585 Old Redwood Hwy

Subject property · 8-unit multifamily · Windsor, CA

GROCERY & EVERYDAY

- 1 Oliver's Market
- 2 Raley's
- 3 Safeway
- 4 Walmart Supercenter
- 5 The Home Depot
- 6 Windsor Regional Library

DINING, COFFEE & BREWS

- 7 KC's American Kitchen
- 8 Himalayan Restaurant
- 9 The Rough Draft
- 10 Starbucks
- 11 Barley & Bine Beer Café
- 12 Russian River Brewing Co.
- 13 Barrel Brothers Brewing

TRANSIT & ACCESS

- 14 SMART · Windsor Station
- 15 SMART · Airport Station
- 16 Sonoma County Airport

SCHOOLS & EDUCATION

- 17 Windsor High School
- 18 Windsor Middle School
- 19 Mattie Washburn Elementary
- 20 Brooks Elementary
- 21 Cali Calmecac Academy
- 22 SRJC Public Safety Ctr

PARKS & RECREATION

- 23 Windsor Town Green
- 24 Pleasant Avenue Park
- 25 Keiser Community Park
- 26 Foothill Regional Park
- 27 Windsor Golf Club
- 28 Wilson Ranch Soccer Park
- 29 Airport Health Club

HOTELS & ENTERTAINMENT

- 30 Hampton Inn & Suites
- 31 Holiday Inn Windsor
- 32 WorldMark Windsor
- 33 Airport Stadium 12 Cinema

All pins within 3 miles of the subject · positions approximate · base map © OpenStreetMap

2025 ESTIMATES

METRIC	1 MILE	3 MILES	5 MILES
 Population	15,269	30,589	41,161
 Households	5,459	10,792	14,664
 Average Household Income	\$147,727	\$146,373	\$147,333
 Median Household Income	\$119,150	\$119,322	\$117,674
 Median Age	44	44	44
 Owner / Renter Occupied	76% / 24%	74% / 26%	71% / 29%
 Civilian Employed	8,175	16,560	21,885

2025 estimates. Source to be confirmed by broker.

CITIES

Santa Rosa	~10 mi
San Francisco	~66 mi
Sacramento	~98 mi

AIRPORTS

STS – Sonoma County	~4 mi
SFO	~78 mi
OAK	~79 mi

SMART RAIL

Windsor (Town Green)	~1.2 mi
Sonoma County Airport	~4 mi
Santa Rosa North	~8.5 mi

BUS – SONOMA COUNTY TRANSIT

Old Redwood Hwy @ Windsor Rd	~0.4 mi
Windsor Town Green (60/66)	~1.1 mi
Shiloh Rd @ Old Redwood Hwy	~1.2 mi
Santa Rosa Transit Mall	~10 mi

24%

RENTER-OCCUPIED WITHIN ONE MILE

\$147,727

AVERAGE HOUSEHOLD INCOME, ONE MILE

15,269

POPULATION WITHIN ONE MILE

ABOUT WINDSOR, CA



Windsor is a town of roughly 26,700 residents in northern Sonoma County, located along Highway 101 between Santa Rosa and Healdsburg at the gateway to the Russian River and Alexander Valley wine regions. Incorporated in 1992, Windsor has grown into one of the county's most desirable family communities, anchored by the Windsor Town Green — a walkable town center of restaurants, shops, civic buildings and year-round community events — and served by its own SMART commuter rail station connecting to Santa Rosa, Petaluma, Marin and the Larkspur ferry.

The local economy is diverse and stable, with roughly 950 businesses and 14,500 employees across construction, professional services, retail, hospitality and health care, and an unemployment rate of about 3.3%. Household incomes are among the highest in Sonoma County — median household income of approximately \$135,000 —

and housing is predominantly owner-occupied single-family, with a median home value near \$782,000 and median monthly rent of about \$2,246.

That combination of high incomes, high home prices and limited multifamily inventory is the central investment argument for Windsor Creek. With renter occupancy of only 23% town-wide, well-located rental housing is structurally scarce here in a way it is not in Santa Rosa — and households priced out of an \$782,000 median home have few alternatives. Forty-five percent of Windsor households earn \$150,000 or more.

For a multifamily owner, that translates into durable demand, low turnover and a tenant base with the income to absorb the rent increases already permitted under state law. Windsor Creek Apartments sits in the middle of it, on Old Redwood Highway, within walking distance of the Town Green and the SMART platform.



26,700

2025 POPULATION

43.4

MEDIAN AGE

\$135,000

MEDIAN HOUSEHOLD INCOME

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and

tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.



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