



Keegan & Coppin
COMPANY, INC.

FOR SALE

9030 WINDSOR ROAD
WINDSOR, CA

TOWN GREEN VILLAGE
RETAIL/OFFICE CONDO



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM



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LEASED INVESTMENT
FOR SALE





EXECUTIVE SUMMARY



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Town Green Village

The Village is built on 14 acres and is comprised of three-story, mixed-use buildings, with commercial condominiums on the first floor and two-story residential condominiums above. Many of the building facades are designed re-creations of historic Windsor and Sonoma County buildings. A unique mixed-use development with over 60 commercial stores and office spaces. The Village features a varied collection of locally owned and operated retail stores, restaurants, wine bars and professional offices, creating a place where a diverse community can come together to live, work, shop and celebrate all that life in Sonoma County has to offer.

- 1,793+/- square foot commercial condominium - demised into two units - First Floor Unit
- 1,193+/- square foot nail spa - private office, restroom, sinks & plumbing, operable windows on 3-sides, front and rear door access, storage closets, and more
- 600+/- square foot retail/office space with storage room and windows on 3 sides
- Leased Investment opportunity with Nail Salon - Queen Nail - Master Tenant - Leaseback for up to 5-years at \$5,100 per month, Gross
- Across the Street from the Windsor Train Depot, Chamber of Commerce and Visitor Center.



OFFERING

Sale Price	\$762,025
Price PSF	\$425.00
Projected CAP Rate	5.3%

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PROPERTY DESCRIPTION



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CONDOMINIUM UNIT SIZE

1,793+/- SF (2 Units) - 1,193+/- SF & 600+/- SF

LOT SIZE

14+/- Acres (Town Green Village)

APN'S

066-650-005

STORIES

3 Story-Building - First Floor Unit

PARKING

Common area and street

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PARCEL MAP



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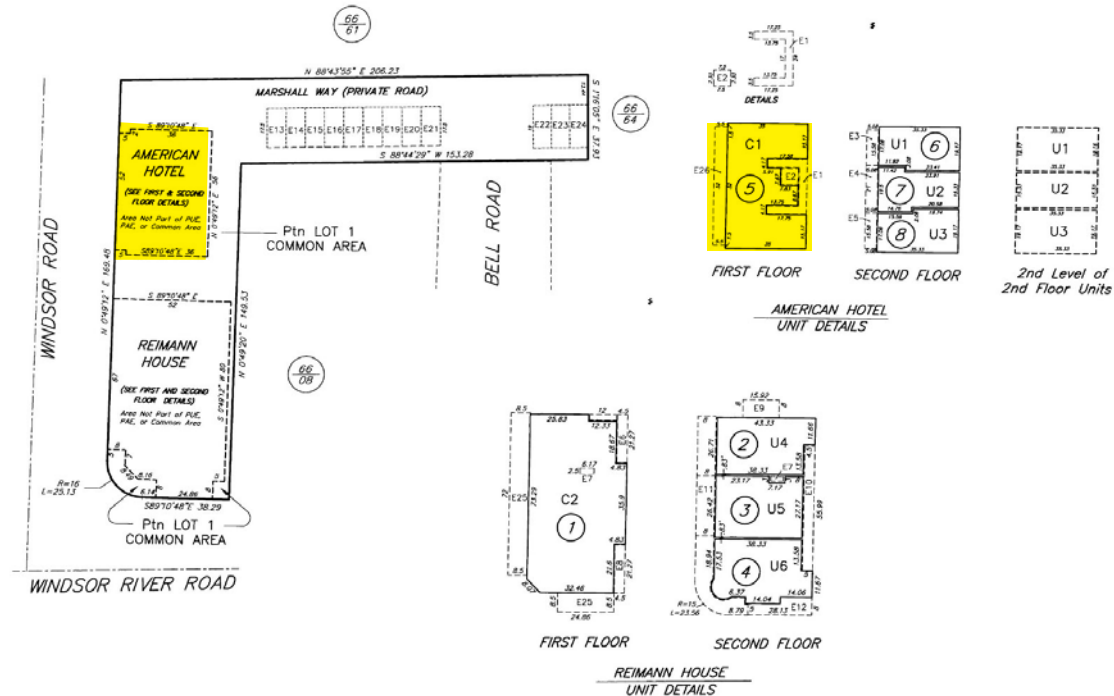
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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
9-017

TOWN GREEN VILLAGE PHASE I, REIMANN HOUSE/AMERICAN HOTEL A COMMERCIAL/RESIDENTIAL CONDOMINIUM

O.R.# 01-152142 & 01-152143
REC.11-06-01 IN BK. 628, MAPS, PG. 7-9



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PROPERTY PHOTOS



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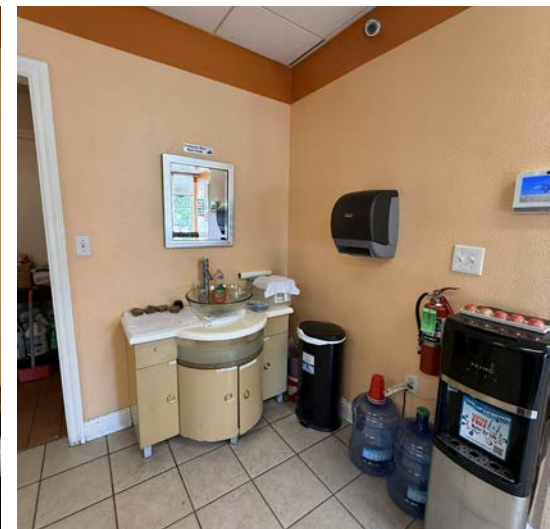


PROPERTY PHOTOS



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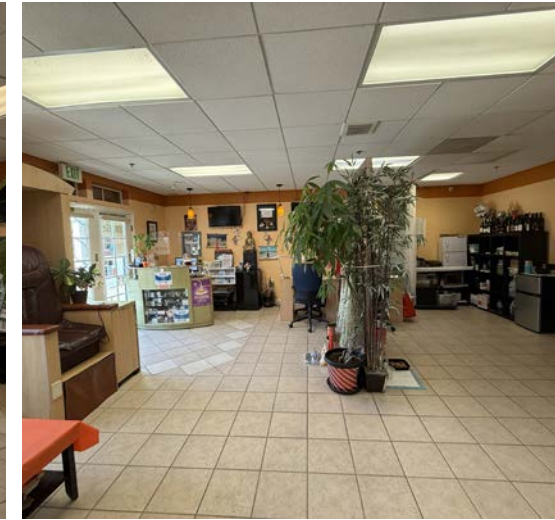


PROPERTY PHOTOS



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AREA DESCRIPTION

DESCRIPTION OF AREA

This is one of the North Bay's premier mixed-use redevelopment projects including over 30 structures. In addition to dozens of wineries & tasting rooms, Windsor offers close proximity to a multitude of other points of interest; casinos, museums, golf courses, Russian River beaches, shopping and many other attractions. Town Green Village, located in Windsor, is a convenient 2 minute drive to US 101 and a 10 minute drive to the Charles Schultz Airport.

NEARBY AMENITIES

- Retail Stores
- Restaurants
- Wine Bars
- Professional Offices

TRANSPORTATION ACCESS

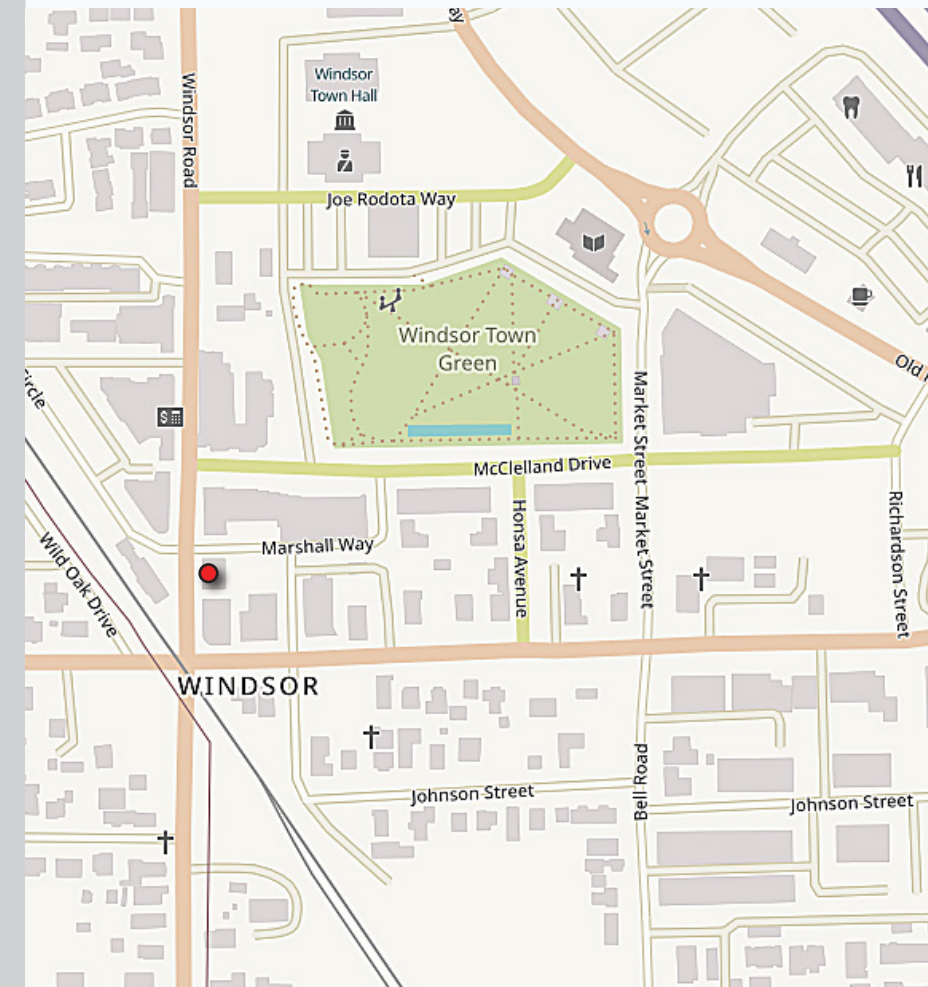
- Easy access to Highway 101
- SMART Train

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	16,444	29,899	42,121
Est. Avg. HH Income	\$133,448	\$132,453	\$129,546



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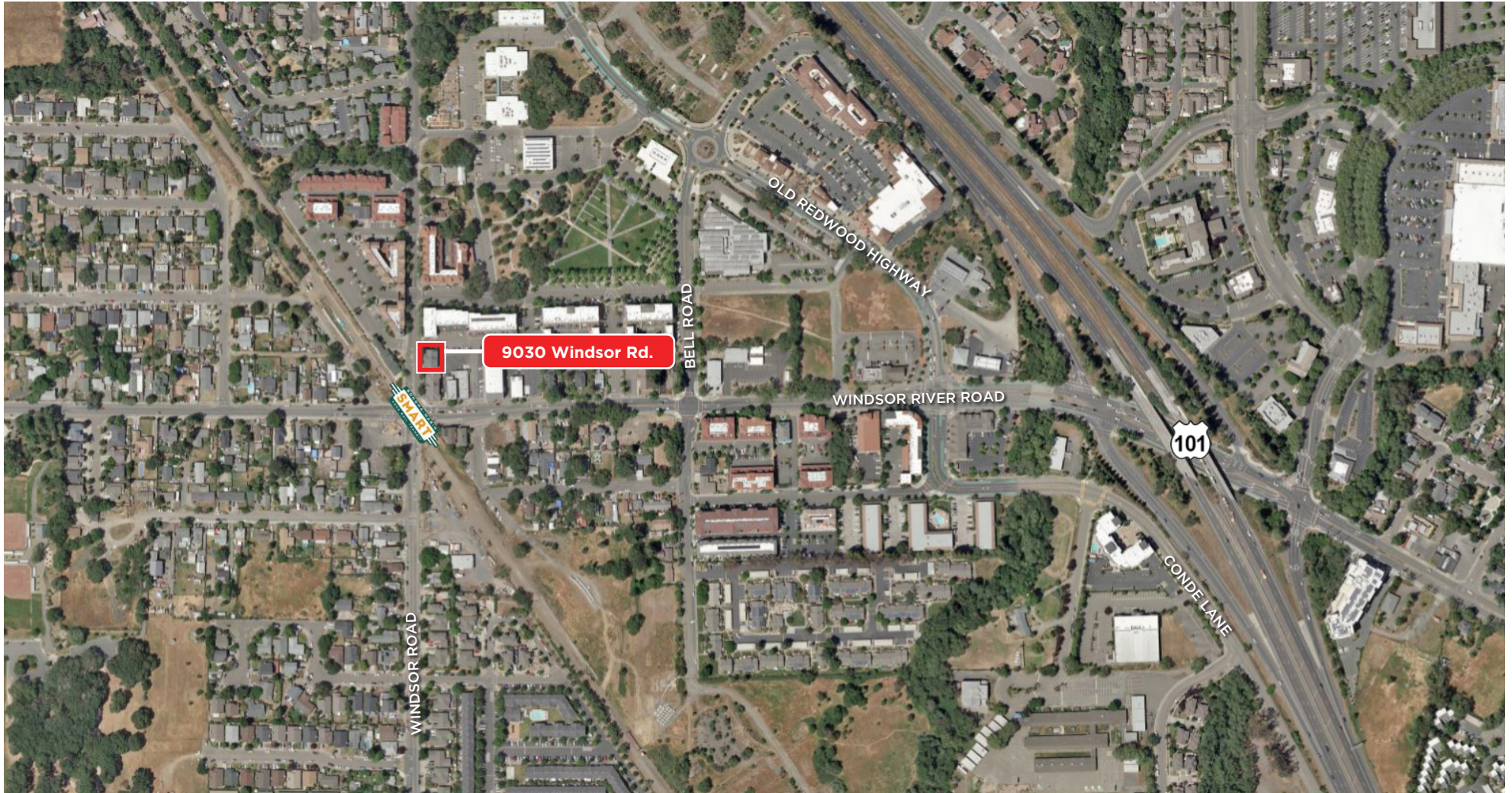


AERIAL MAP



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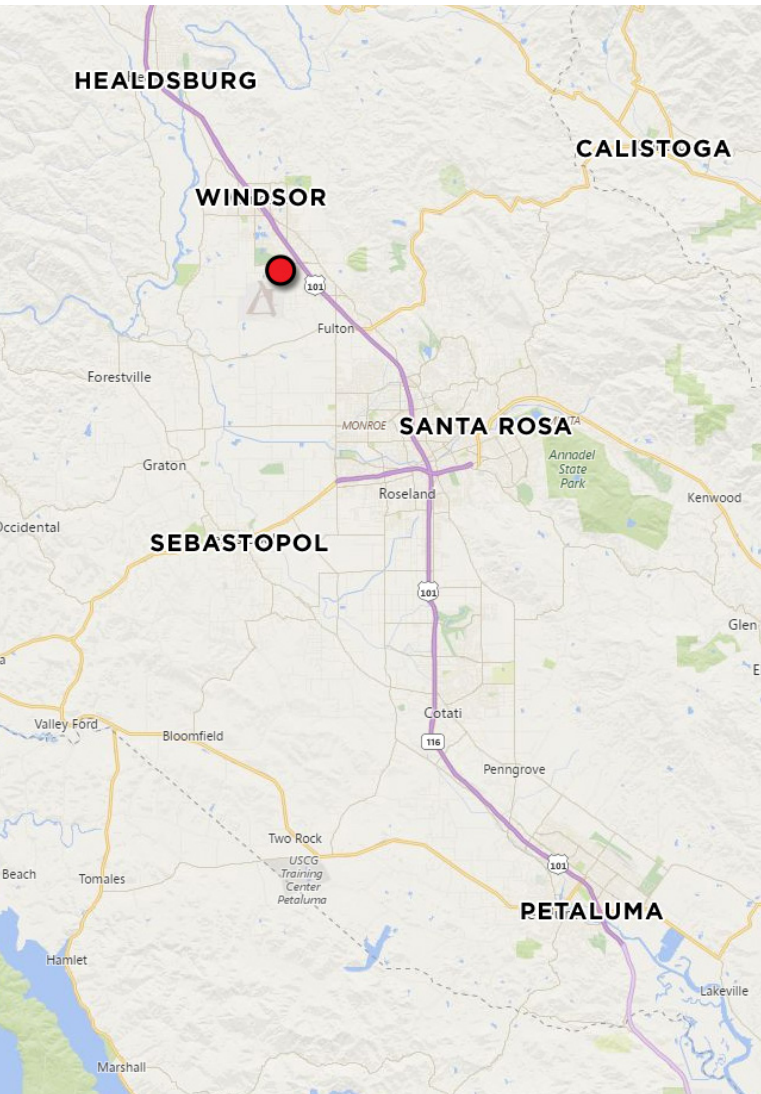


MARKET SUMMARY



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TOWN OF WINDSOR ECONOMIC PROFILE

The Town of Windsor is located 60 miles north of San Francisco along Highway 101 in the heart of Sonoma County. Incorporated in July 1992, Windsor is a family-oriented community with an exceptional quality of life, including high household incomes, low crime rates, and close proximity to Sonoma County's venerated wine growing appellations of the Russian River Valley and Chalk Hill. Windsor offers a wide variety of services and recreational amenities, excellent public and private schools, well-planned business areas, range of housing types ease of access to the Charles M. Schulz Sonoma County Airport and Highway 101, and a historical downtown.

With timeless qualities and a touch of European charm, Windsor captures the imagination of those wishing to tour a community famous for its family-friendly environment in a region known for wine making, culinary arts and breathtaking vistas. Located in the Russian River Valley, this region is home to hundreds of wineries and tasting rooms where you can sample and pair local vintages with mild or zesty cheeses, gourmet chocolates, artisan breads, farm-grown produce and other regional delicacies.

Stroll the 19th century revival Old Downtown area. Savor Windsor's international cuisine featuring French, Italian, Chinese, Japanese, Vietnamese, Thai, Mexican, Middle Eastern and classic American cooking, accented by quaint coffee

shops and sidewalk cafés. Each of Windsor's six major retail districts offers a distinct shopping and dining experience.

With more than 30 annual events free to the public, the Town Green is a venue known for its summer movie nights, concerts, Certified Farmers Market and special attractions including antique car shows, art fairs, heirloom tomato, zucchini and pumpkin festivals as well as cooking demonstrations featuring renowned local chefs. Holidays are special gathering times at the Town Green for Cinco de Mayo, Independence Day, Earth Day, Oktoberfest, and seasonal holiday activities.

Windsor is also a center for athletic competitions -- such as the Half Marathon, 5K and 10K races and the annual Vineman Ironman 70.3 Triathlon and the Full Marathon -- along with a number of cycling, mountain biking, walking and trekking events staged in picturesque rural settings. In addition, each year Windsor hosts the popular Sonoma County Hot Air Balloon Classic and the "Wings Over Wine Country" Air Show.

The many local and regional parks, complete with bicycle and hiking trails, provide ready access to forests, highlands, valleys, lakes and riverfront. Stands of stately Redwoods, Live Oaks and Eucalyptus groves provide shaded paths to explore the flora and fauna of the great outdoors just minutes from downtown.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
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