

9121 WINDSOR RD

RETAIL FOR SALE

WINDSOR, CA

±450 SF RETAIL CONDOMINIUM ON THE WINDSOR TOWN GREEN



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PRICE REDUCED \$199,000



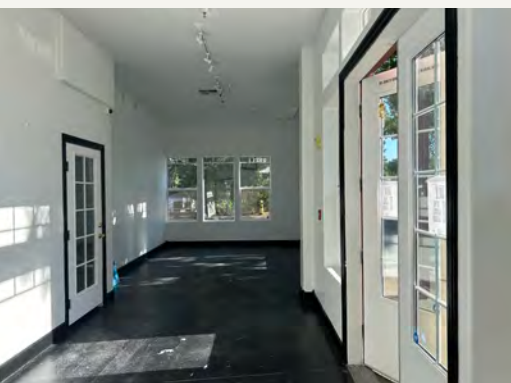


AREA OVERVIEW

In the heart of Windsor's downtown, **9121 Windsor Rd** offers a high-profile, prime corner across from the Windsor Green.

The **±450 SF** building offers direct retail frontage along Windsor Road and is surrounded by a variety of restaurants, services, and other amenities. There are also 125 new homes and a new 158 room five-story hotel proposed within 1 block.

There is a full frontage glass line wrapping around the retail storefront. The building also offers convenient public and street parking. Offered at \$199,000.



**HIGH
TRAFFIC &
VISIBILITY**



**IDEAL
LOCATION**

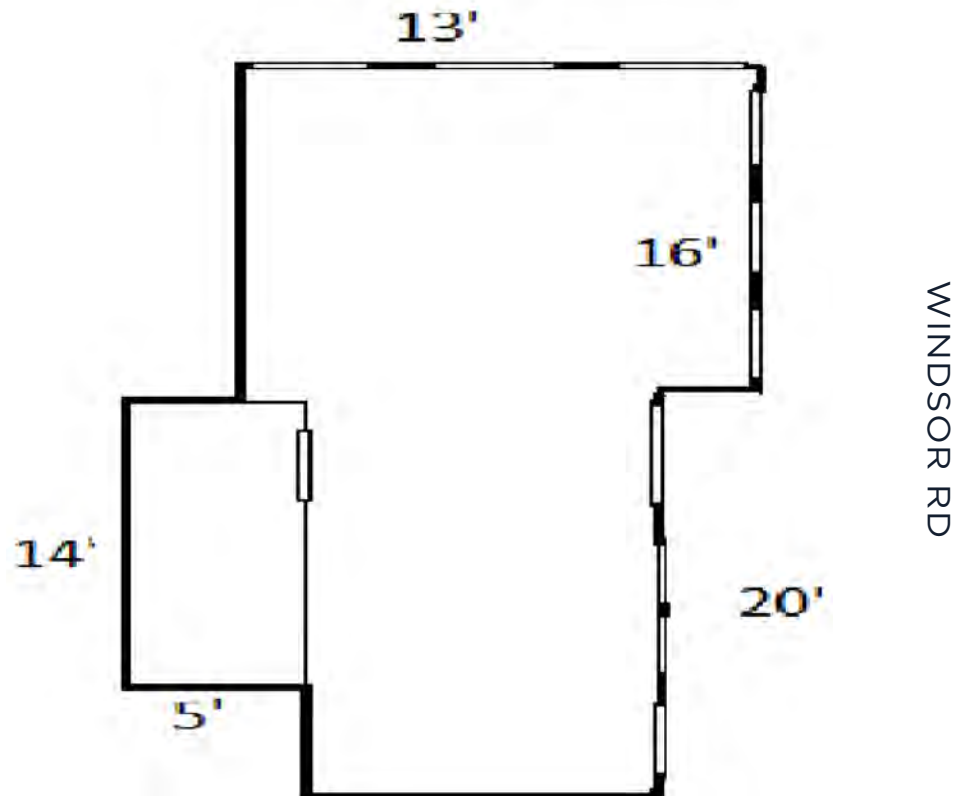


**SMART TRAIN
ACCESS**



**SURROUNDED
BY GREAT
TENANT MIX**

EMILY ROSE CIR



EMILY ROSE CIR

WINDSOR
TOWN GREEN →

HIGHLIGHTS

- ❖ Approximately ±450 SF
- ❖ Direct retail frontage along Windsor Rd
- ❖ Abundant natural light
- ❖ Full frontage glass line wraps the retail storefront
- ❖ Direct access to the Town Green
- ❖ Variety of boutique retail stores, restaurants and wineries nearby
- ❖ Within one-block of the SMART Train station, Starbucks, Oliver's Market, proposed 125 new homes and a 158 room five-story hotel.
- ❖ Across from public parking lot and convenient street parking



Food and Beverage

1. Ana's Cafe and Espresso
2. Sweet T's Restaurant +Bar
3. Pizzaleah
4. KC's American Kitchen
5. Tomi Thai
6. Mutt Lynch Winery
7. KIN Windsor
8. Grata Italian Eatery
9. Omelette Express
10. Mcdonald's
11. Mary's Pizza Shack
12. Starbucks
13. Qimura Sushi and Ramen
14. Umé | Japanese Bistro
15. Maison Porcella
16. Diana's | Mexican Restaurant
17. Pezcow
18. Russian River Brewing Company
19. Applebee's Grill + Bar



Retail

1. Garrett Ace Hardware
2. The UPS Store
3. The Community Shops
4. Roost General Store
5. Windsor Palms Market
6. Oliver's Market - Windsor
7. Lakewood Shopping Center



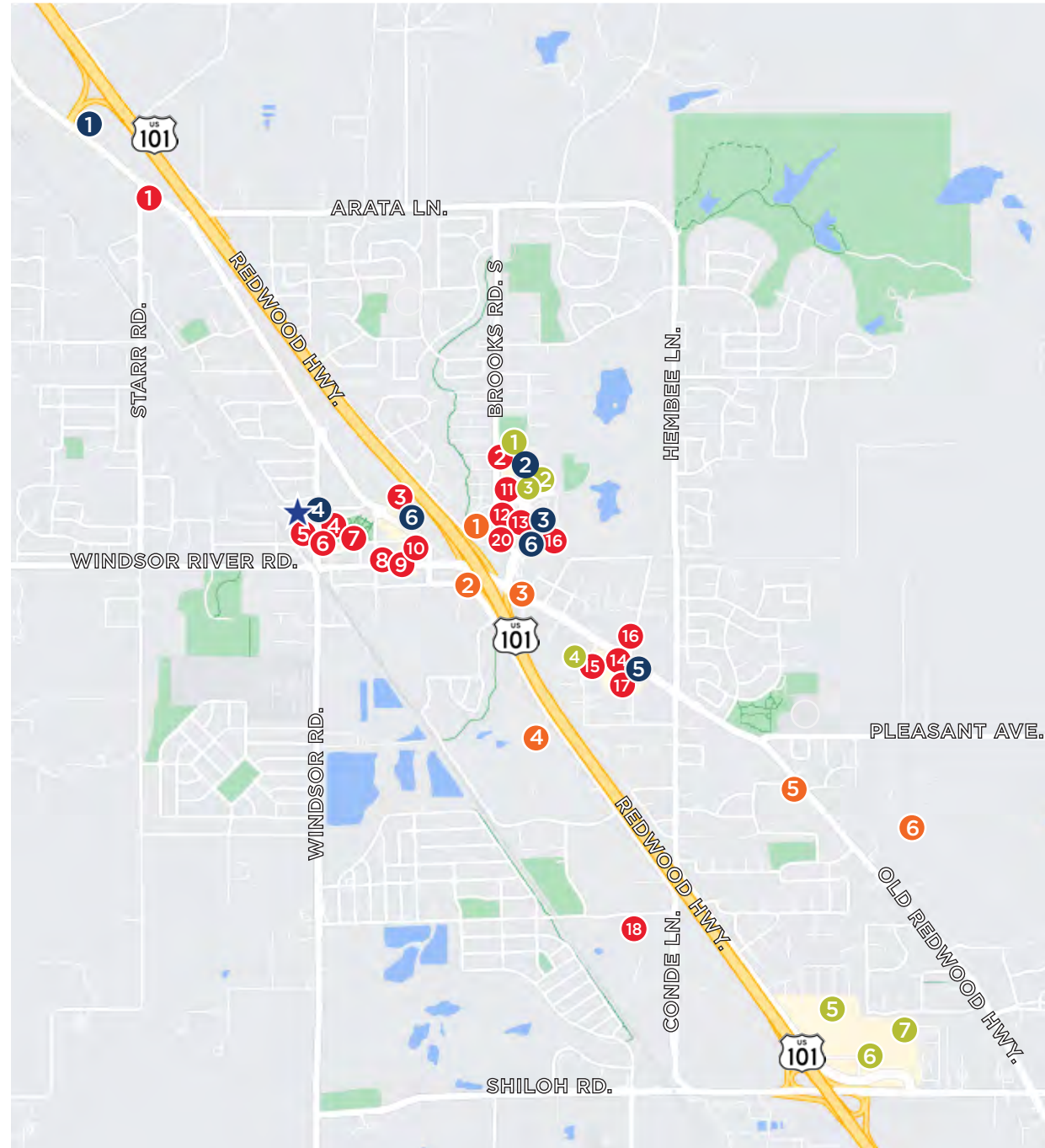
Hotels / Inns

1. Hampton Inn & Suites Windsor - Sonoma Wine Country
2. Holiday Inn Express Windsor Sonoma Wine Country, an IHG Hotel
3. Holiday Inn Windsor - Wine Country, an IHG Hotel
4. Windsor Mobile Country Club
5. Royal Mobile Manor
6. Shamrock Mobile Home Community



Groceries / Stores

1. Safeway
2. Raley's
3. Fast and Easy Liquor Mart
4. MD Liquor and Food
5. Walmart
6. The Home Depot
7. Grocery Outlet



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