

LAND FOR SALE



±1.05 ACRES IN BEVERAGE DISTRICT



7321 CONDE LANE, WINDSOR CALIFORNIA

TREVOR BUCK TREVOR.BUCK@CUSHWAKE.COM 415 451 2436 LIC #01255462

BRIAN FOSTER BRIAN.FOSTER@CUSHWAKE.COM 415 451 2437 LIC #01393059

BUILDING OVERVIEW



Building Rendering

Price: \$1,372,140 (\$30/PSF)

Site Area: ±1.05 AC (±45,738 SF)

APN: 164-550-014

Zoning: LI (Light Industrial)

- Building plans fully approved by the city
- Prime Beverage District location
- Ideal opportunity for wine related build to suits
- 2 min drive to Highway 101 on-ramp
- Close proximity to Sonoma County Airport

AERIAL MAP OF REGION



180,901
POPULATION
Within 5 Miles



\$101,543
**AVG. HOUSEHOLD
INCOME**
Within 5 Miles



\$631,773
**MEDIAN HOME
VALUE**
Within 5 Miles



\$2.4B
**TOTAL SPECIFIED
CONSUMER
SPENDING**
Within 5 Miles



AERIAL MAP OF PROPERTY

- | | |
|-------------------------------|----------------------------|
| 1 Deux Amis & Zouzounis Wines | 6 K Squared Cellars |
| 2 CUPER Belgian Brewers | 7 Russian River Brewing Co |
| 3 Guerrero Fernandez Winery | 8 DuMOL Winery |
| 4 Two Shepherds Wine | 9 Bruliam Wines |
| 5 Barley & Bine Beer Cafe | 10 Grand Cru Custom Crush |

