

# LAND FOR SALE



**±1.05 ACRES IN BEVERAGE DISTRICT**



## 7321 CONDE LANE, WINDSOR CALIFORNIA

**TREVOR BUCK**    [TREVOR.BUCK@CUSHWAKE.COM](mailto:TREVOR.BUCK@CUSHWAKE.COM)    415 451 2436    LIC #01255462

**BRIAN FOSTER**    [BRIAN.FOSTER@CUSHWAKE.COM](mailto:BRIAN.FOSTER@CUSHWAKE.COM)    415 451 2437    LIC #01393059

# BUILDING OVERVIEW



Building Rendering

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

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**Site Area:** ±1.05 AC (±45,738 SF)

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**APN:** 164-550-014

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**Zoning:** LI (Light Industrial)

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- 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*



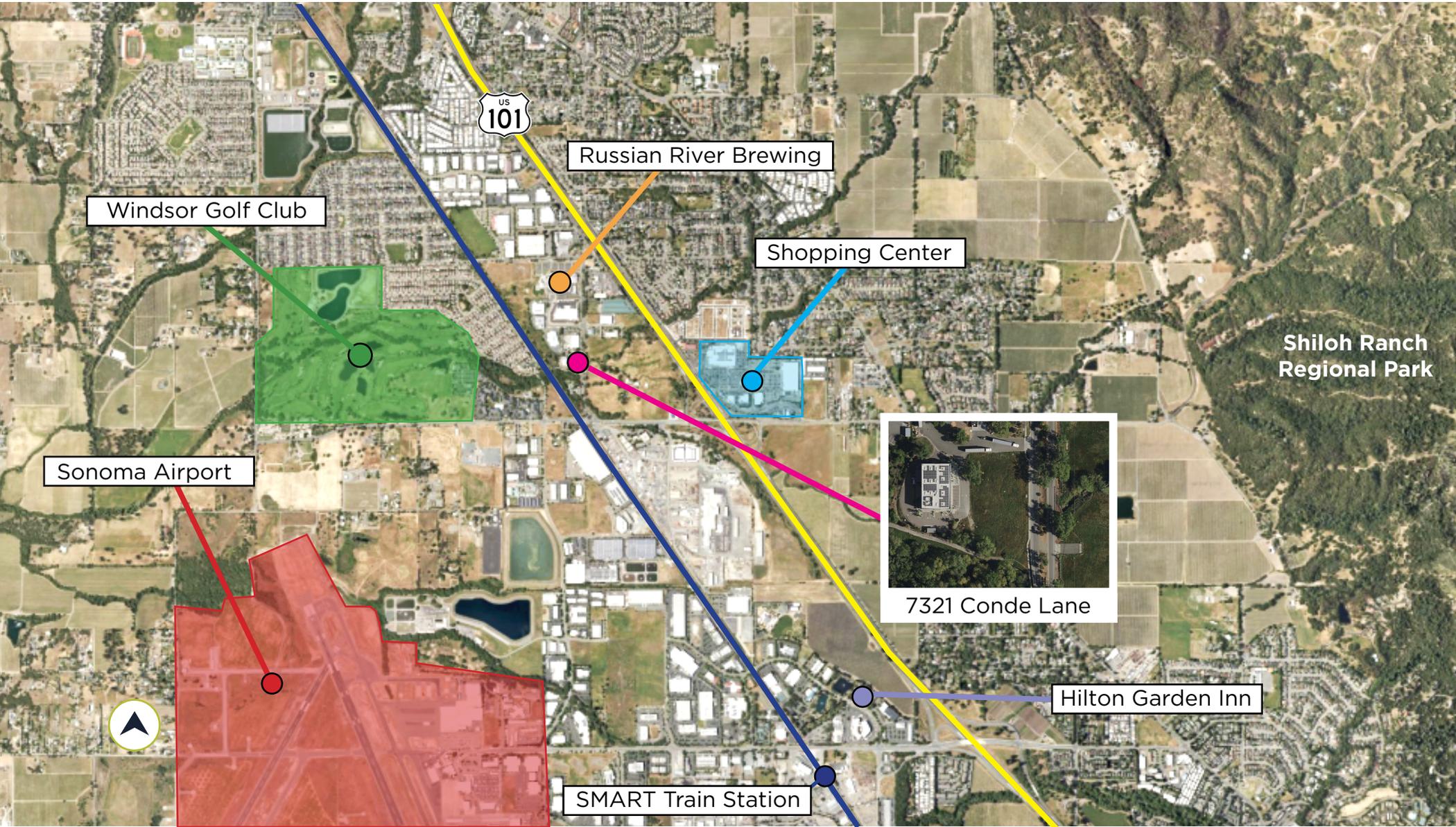
\$101,543  
**AVG. HOUSEHOLD  
INCOME**  
*Within 5 Miles*



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



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



Windsor Golf Club



Russian River Brewing

Shopping Center

Shiloh Ranch  
Regional Park

Sonoma Airport



7321 Conde Lane

Hilton Garden Inn

SMART Train Station

# AERIAL MAP OF PROPERTY

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

