

168 JOHNSON ST

±817 SF GROUND FLOOR COMMERCIAL CONDOMINIUM

PRICE REDUCTION

RETAIL/OFFICE FOR SALE

WINDSOR, CA



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AREA OVERVIEW

The ground floor commercial condominium features a easily accessible corner location ideal for retail or office use. It is located just two blocks from the central Windsor Highway 101 interchange in Windsor's Town Green Village. The area features a wide variety of shopping opportunities, hotels, restaurants, public services, the SMART Train depot and the four-acre Town Green. The unit offers an open floor plan with an abundance of natural light.

Town Green Village allows pedestrian-friendly access to local schools, library, shopping, restaurants, recreational facilities and Windsor's four-acre Town Green. The Town Green serves as place for community to gather, hosting a wide range of community events. The master planned Village built features over a dozen three story mixed-use buildings with ground floor commercial and residential condominiums on the upper floors. The Sonoma Marin Area Rail Transit (SMART) train depot enhance the region.



**HIGH
TRAFFIC &
VISIBILITY**



**IDEAL
LOCATION**



**SMART TRAIN
ACCESS**



**SURROUNDED
BY GREAT
TENANT MIX**

JOHNSON ST



BELL RD

WINDSOR
TOWN GREEN

HIGHLIGHTS

- ❖ ±817 SF
- ❖ \$369,000 (\$451.65 PSF)
- ❖ Wood frame construction
- ❖ 100% vacant owner-user opportunity
- ❖ Built in 2016
- ❖ 3 min walk to Windsor Town Green
- ❖ Public street and lot parking
- ❖ Walking distance to SMART Train station, Starbucks, Oliver's Market, proposed 125 new homes and a 158 room five-story hotel.
- ❖ (TC) Town Center Mixed Use Zoning: Land uses retail, personal and financial services, studios, tasting facilities, and offices. Providing attractive areas to gather, socialize, shop and recreate.
- ❖ APN: 164-510-030

 Food and Beverage

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

 Retail

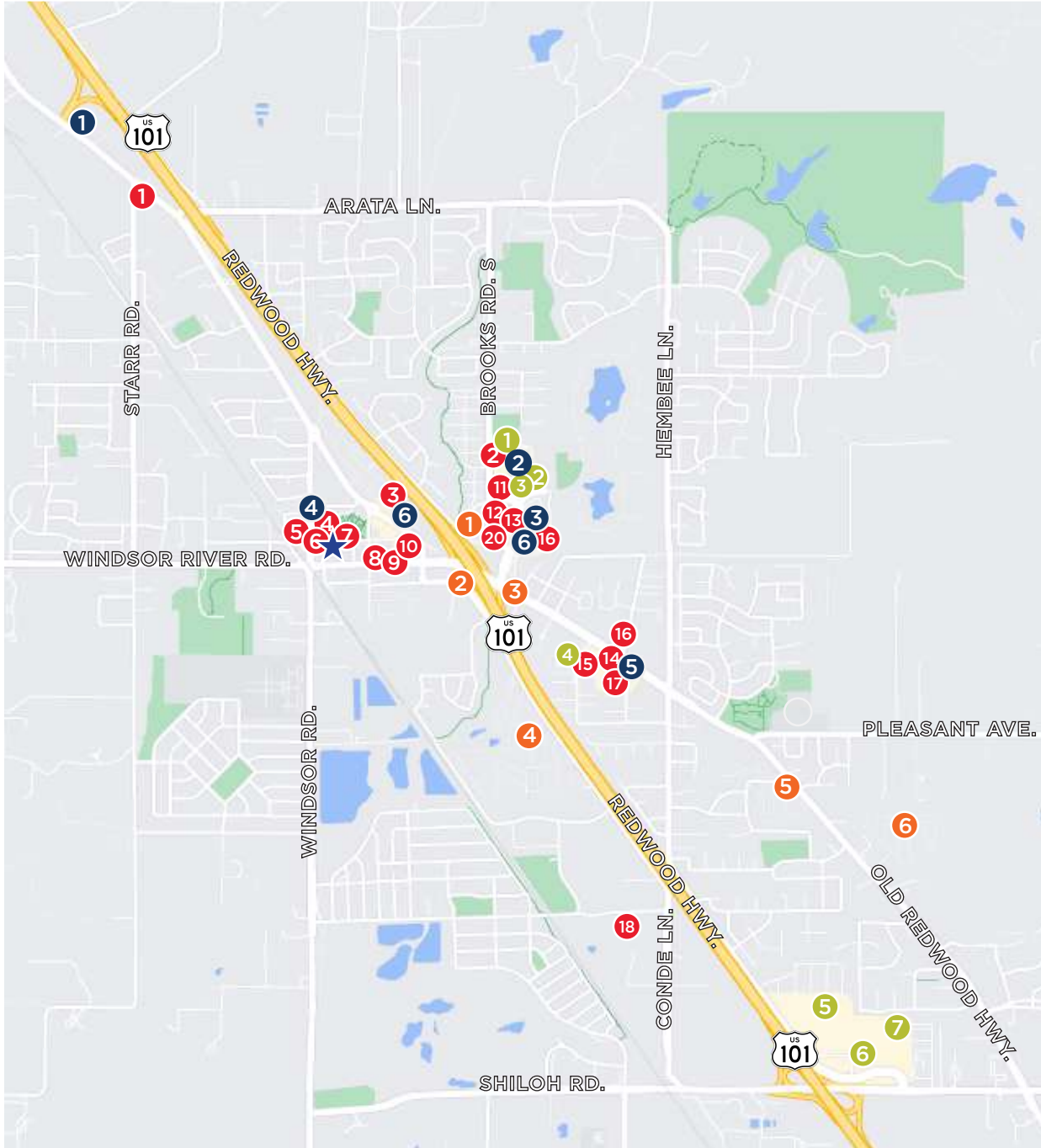
1. Garrett Ace Hardware
2. The UPS Store
3. The Community Shops
4. Roost General Store
5. Windsor Palms Market
6. Oliver's Market - Windsor
7. Lakewood Shopping Center

 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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