

Trace & Jess



Town Green Condo

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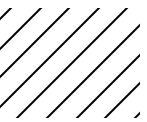


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Trace & Jess
a clothing boutique

SECTION 1

Property Information



PROPERTY DESCRIPTION

Own your presence at the heart of Windsor's most vibrant, celebrated downtown destination! Positioned in one of the most visible locations at the Windsor Town Green, this approximately 812 square foot commercial condo places your business at the center of one of Sonoma County's most active and community-driven retail environments.

The unit is located at the arch, commanding over fifty feet of window frontage and delivering exceptional street-level visibility to the steady flow of foot traffic generated by the weekly Farmers Market, the Summer Nights on the Green Concert Series, Family Movies on the Green, and a packed calendar of seasonal events that draw residents and visitors throughout the year. Polished concrete floors lend a clean, modern aesthetic that appeals across a broad range of retail, professional, and service-oriented uses. Practical conveniences matter in day-to-day operations, and this unit benefits from immediate proximity to common-area restrooms.

Beyond the front door, customers and employees enjoy pedestrian-friendly access to locally owned restaurants, wine bars, specialty shops, a regional library, and the SMART train depot, making this one of the few commercial addresses in Sonoma County where connectivity, community, and commerce converge.

Whether you are an owner-user seeking to plant your brand in a high-engagement setting or an investor targeting a well-positioned asset in a supply-constrained market, this condo delivers the visibility, infrastructure, and location that support long-term value.

OFFERING SUMMARY

Sale Price:	\$365,000
Building Size:	812 SF
Lot Size:	0.019 Acres
Year Built:	2005
APN:	066-690-003
Utilities:	Separate Electric Meter Public Water & Sewer
OA:	Town Green Village
OA Dues:	\$786.23 per month

Photos

TOWN GREEN CONDO | WINDSOR



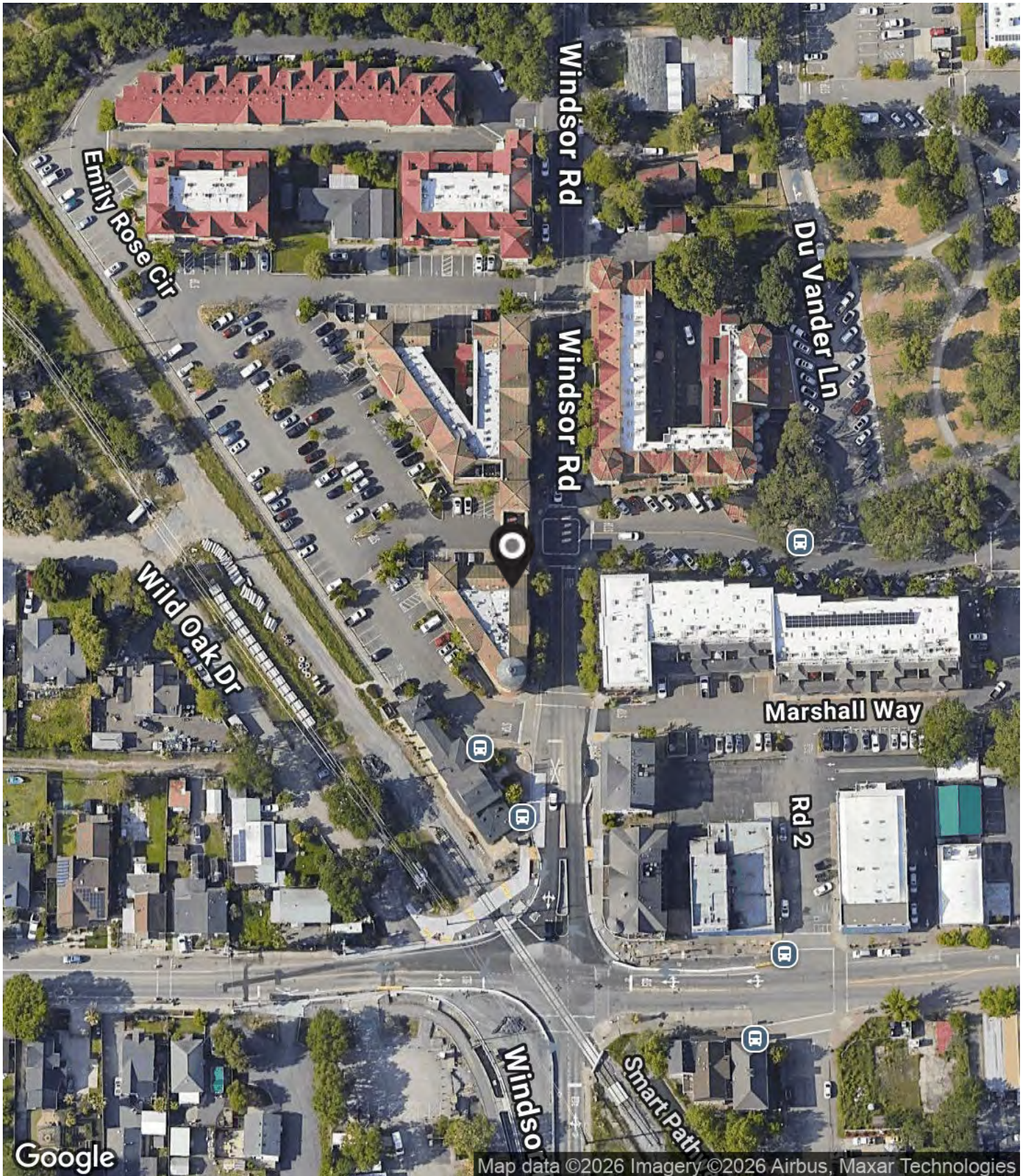


SECTION 2

Location Information

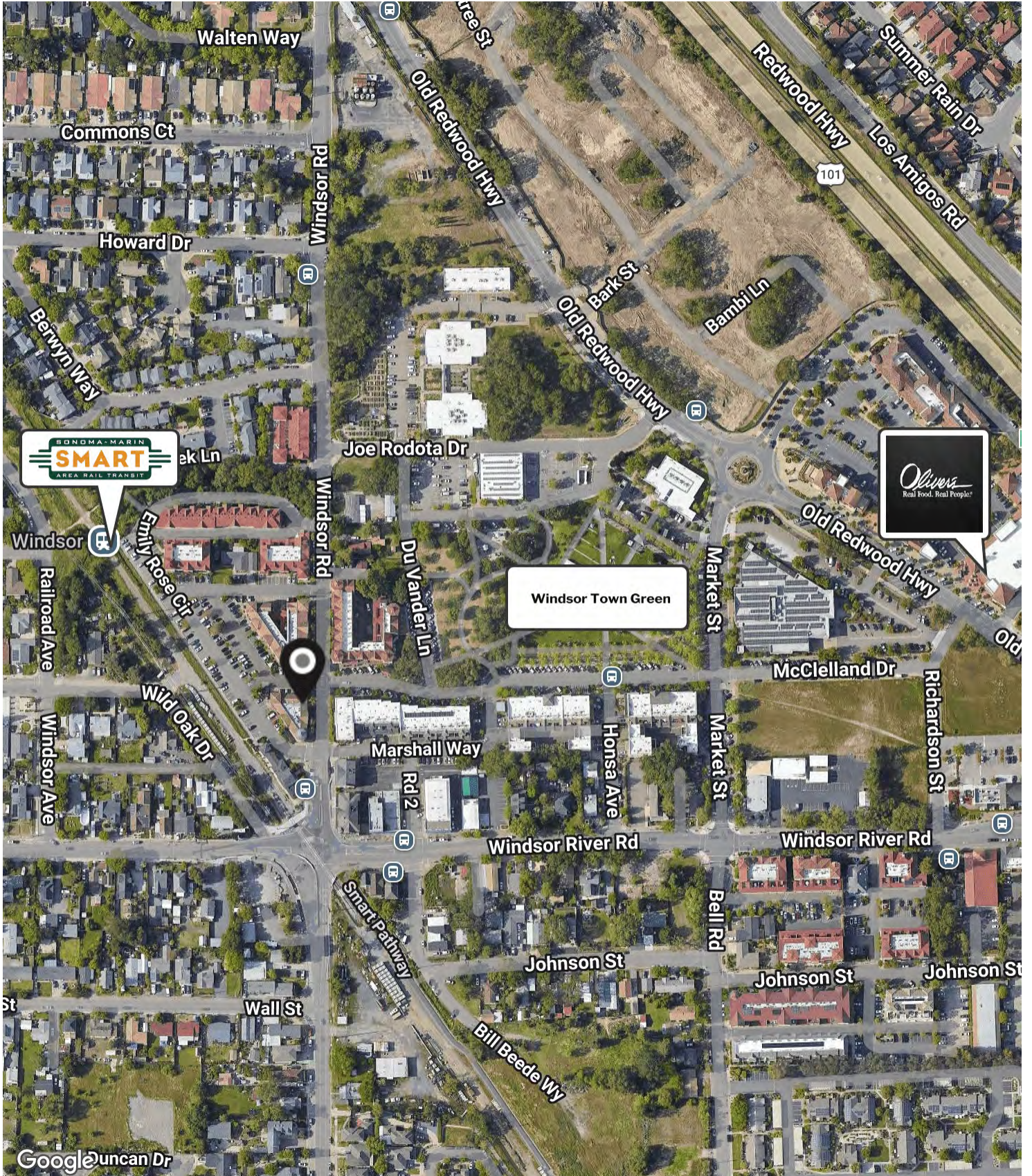
Aerial Map

TOWN GREEN CONDO | WINDSOR



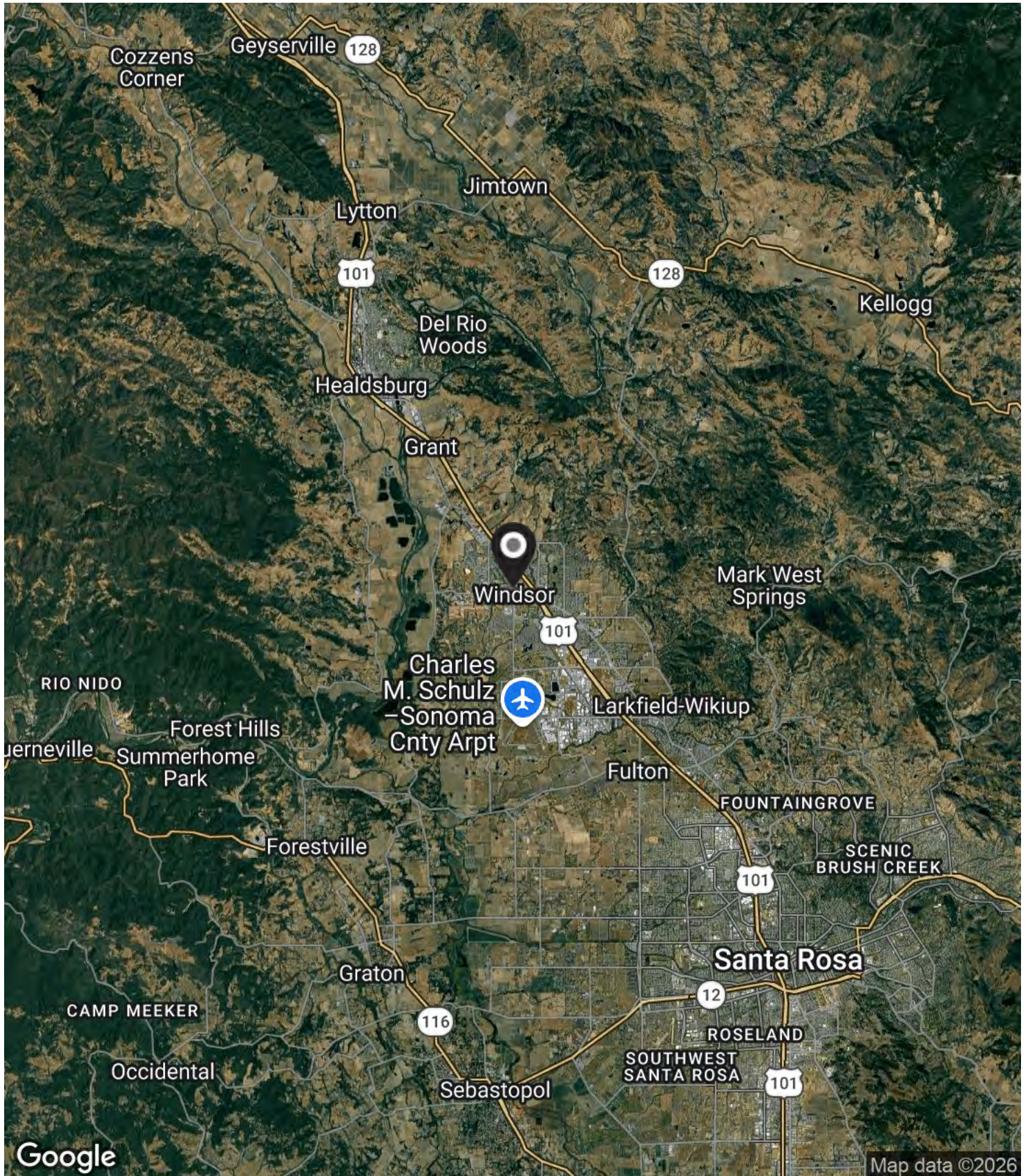
Location Map

TOWN GREEN CONDO | WINDSOR



Regional Map

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SECTION 3

Demographics

Demographics Map & Report

POPULATION	1 MILE	5 MILES	20 MILES
Total Population	13,405	42,110	388,197
Average Age	40.3	42.9	42.8
Average Age (Male)	40.8	40.9	41.9
Average Age (Female)	39.0	44.2	43.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	20 MILES
Total Households	4,619	15,341	149,918
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$155,277	\$146,985	\$138,102
Average House Value	\$758,447	\$811,567	\$871,216

* Demographic data derived from 2020 ACS - US Census



Population

42,110



Median Home Value

\$811,567



Average Household Income

\$146,985



Average Age

42.9

