

# 9121 WINDSOR RD

RETAIL FOR SALE

WINDSOR, CA

±450 SF RETAIL CONDOMINIUM ON THE WINDSOR TOWN GREEN



**Jeff Negri**  
Senior Director  
+1 707 799 3300  
jeff.negri@cushwake.com  
Lic #: 00906508





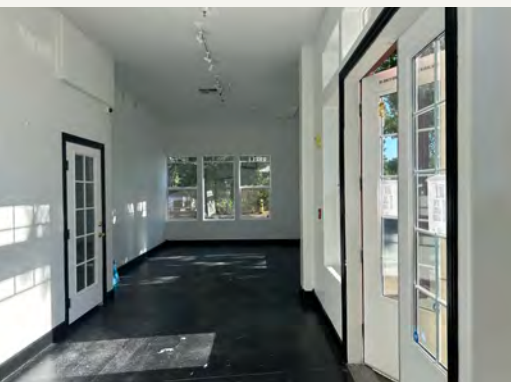
## AREA OVERVIEW

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**

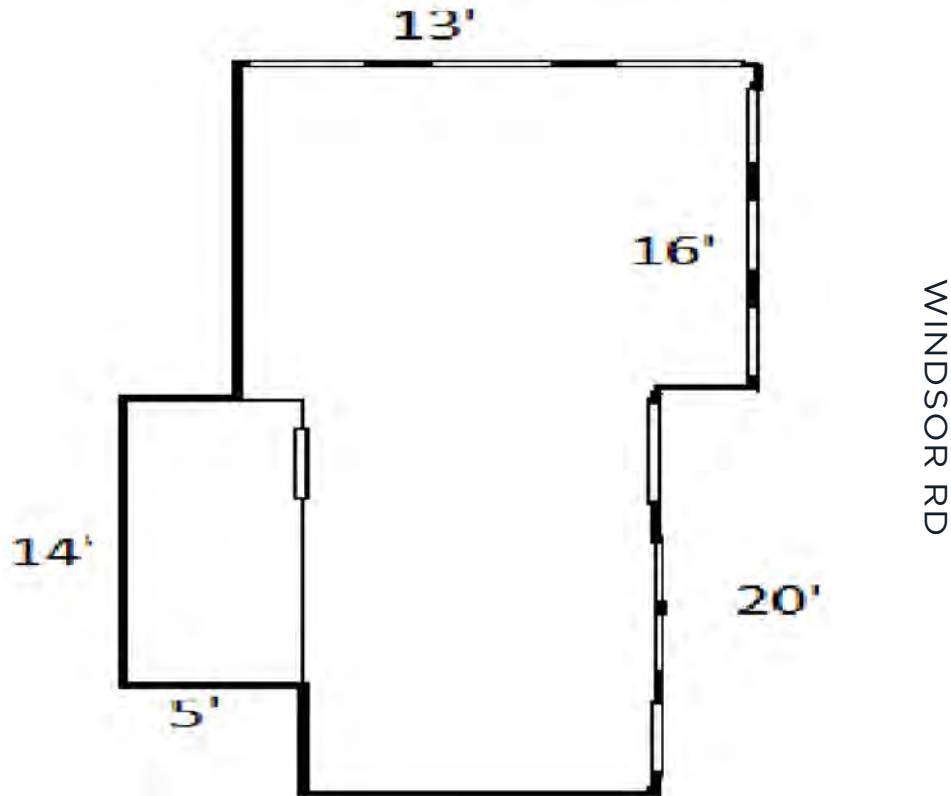


**SMART TRAIN  
ACCESS**



**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   | 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

- Garrett Ace Hardware
- The UPS Store
- The Community Shops
- Roost General Store
- Windsor Palms Market
- Oliver's Market - Windsor
- Lakewood Shopping Center



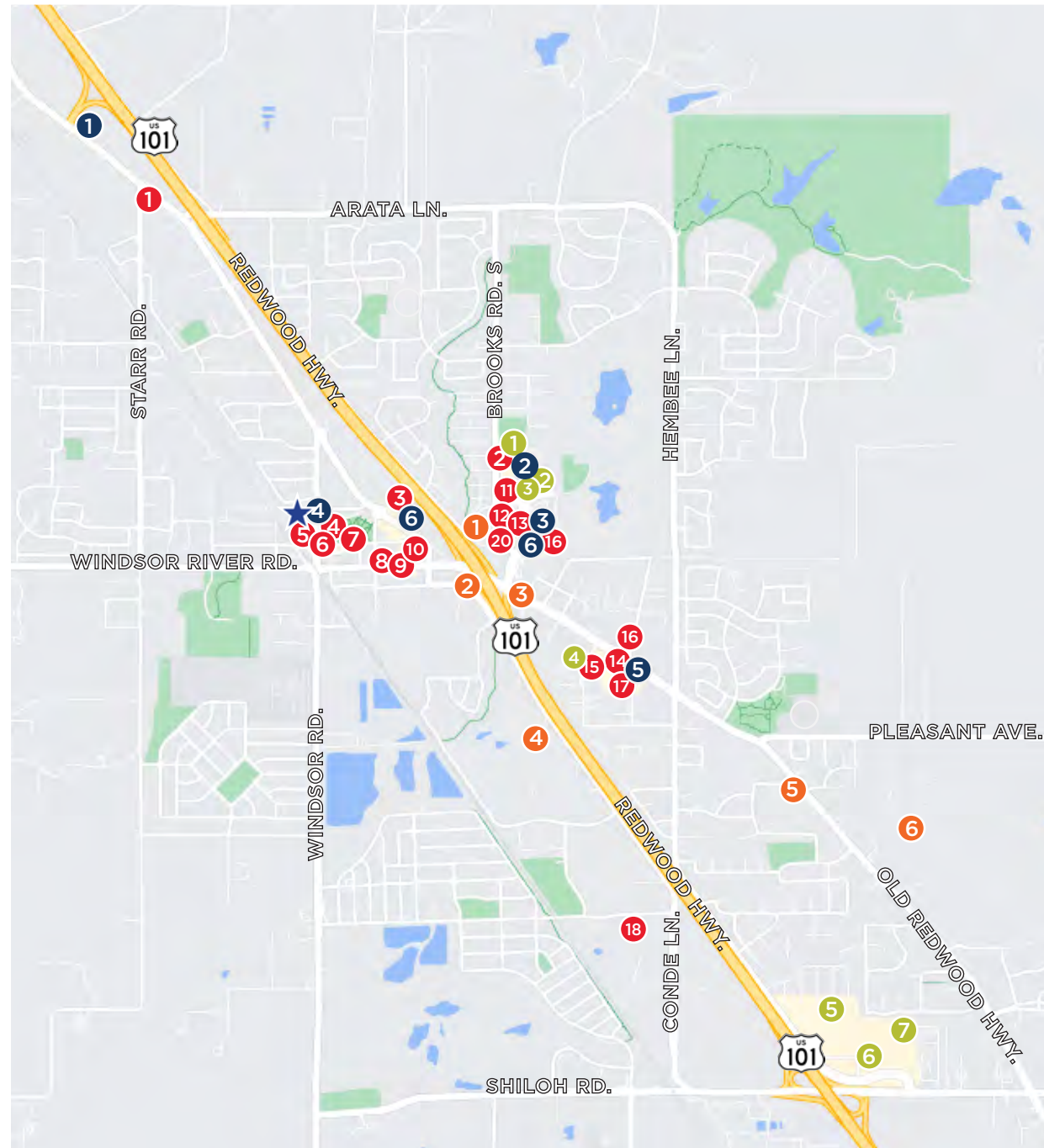
## Hotels / Inns

- Hampton Inn & Suites Windsor - Sonoma Wine Country
- Holiday Inn Express Windsor Sonoma Wine Country, an IHG Hotel
- Holiday Inn Windsor - Wine Country, an IHG Hotel
- Windsor Mobile Country Club
- Royal Mobile Manor
- Shamrock Mobile Home Community



## Groceries / Stores

- Safeway
- Raley's
- Fast and Easy Liquor Mart
- MD Liquor and Food
- Walmart
- The Home Depot
- Grocery Outlet



# 9121 WINDSOR RD



±450 SF RETAIL CONDOMINIUM ON THE WINDSOR TOWN GREEN



**Jeff Negri**  
Senior Director  
+1 707 799 3300  
jeff.negri@cushwake.com  
Lic #: 00906508

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-01/16/24