



Windsor Town Green Retail

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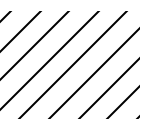


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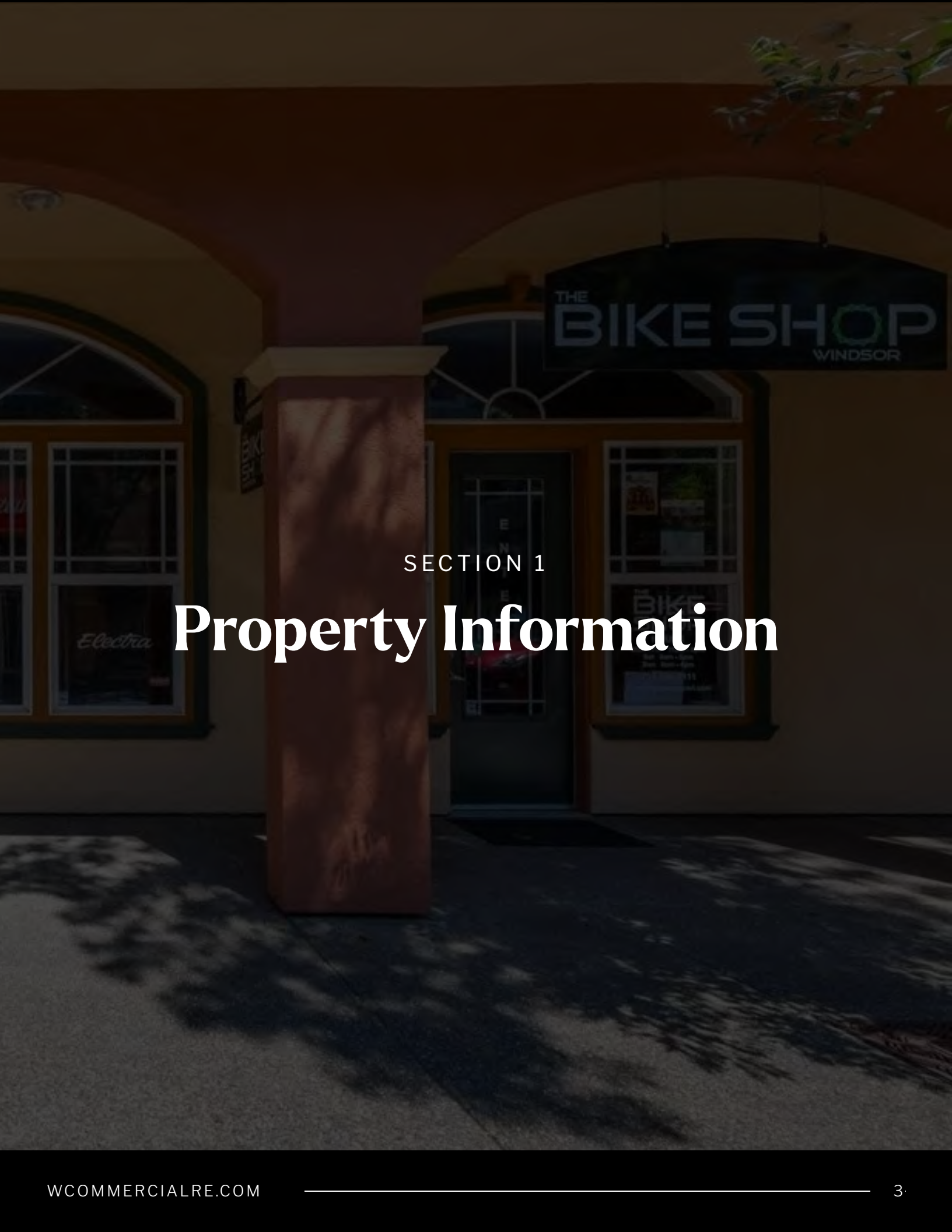
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SECTION 1

Property Information



PROPERTY DESCRIPTION

Two contiguous retail condominiums in the heart of Windsor's beloved Town Green! This offering is ideally suited for an owner-operator, entrepreneur, or investor seeking a foothold in a tightly held, high-visibility commercial corridor. Glass-lined storefronts with two entrances along Windsor Road total approximately 1,487 square feet (648 SF and 839 SF respectively). Currently home to a well-established bike shop, the space carries built-in community recognition and goodwill. The Windsor Town Green draws consistent foot traffic year-round from residents and visitors and a vibrant calendar of community events delivering the kind of organic exposure that's nearly impossible to replicate. Conveniently located near the SMART train depot and easily accessible from Highway 101. Whether you're looking to establish your own concept, expand an existing business, or lease for income, this opportunity offers flexibility, style, amenities, and a genuine sense of place in one of Sonoma County's most charming and community-driven downtown settings!

OFFERING SUMMARY

Sale Price:	\$799,000
Number of Units:	2
Building Size:	1,487 SF
Year Built:	2003
APNs:	066-680-003 & 066-680-004
Lot Size:	0.034 Acres
OA:	Windsor Town Green Village Association



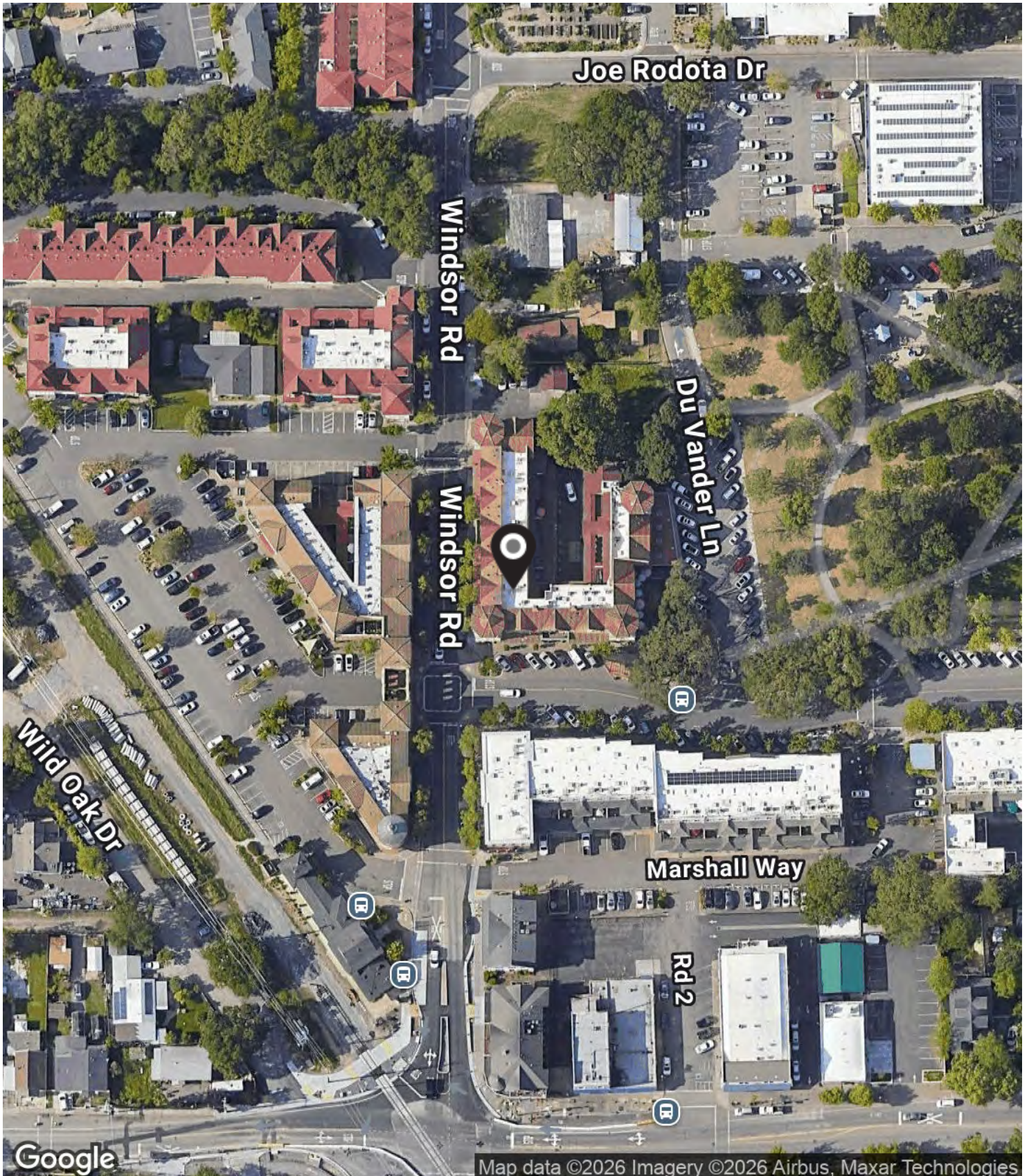
An aerial photograph of a town, likely in the Pacific Northwest, showing a mix of residential and commercial buildings. In the foreground, there are several multi-story buildings with light-colored facades and brown roofs. A prominent building on the right has a rounded corner and a small dome. The town is surrounded by lush green trees, and in the background, rolling hills and mountains are visible under a clear blue sky. The text "SECTION 2" and "Location Information" is overlaid on the center of the image.

SECTION 2

Location Information

Aerial Map

WINDSOR TOWN GREEN RETAIL | WINDSOR

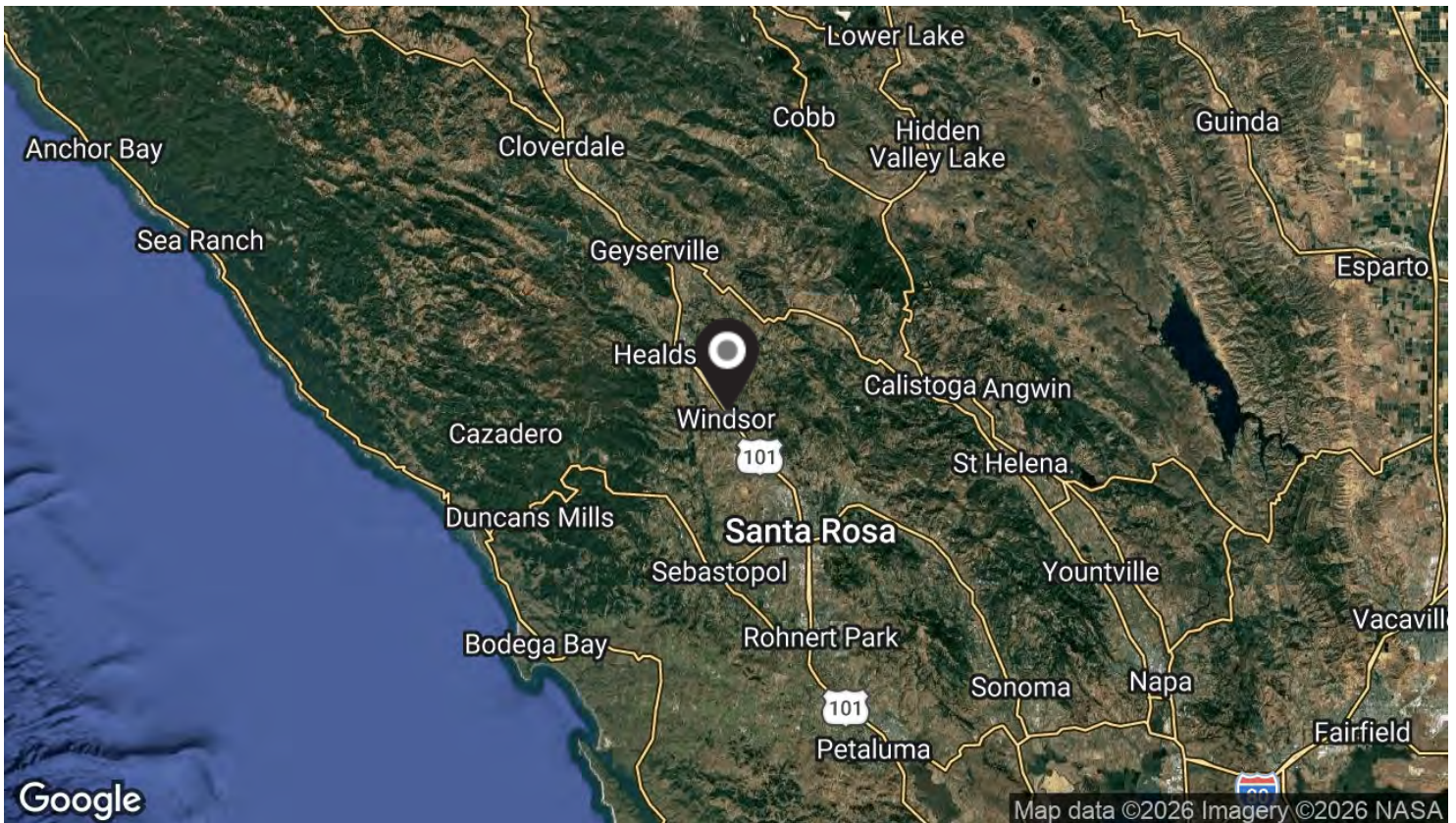
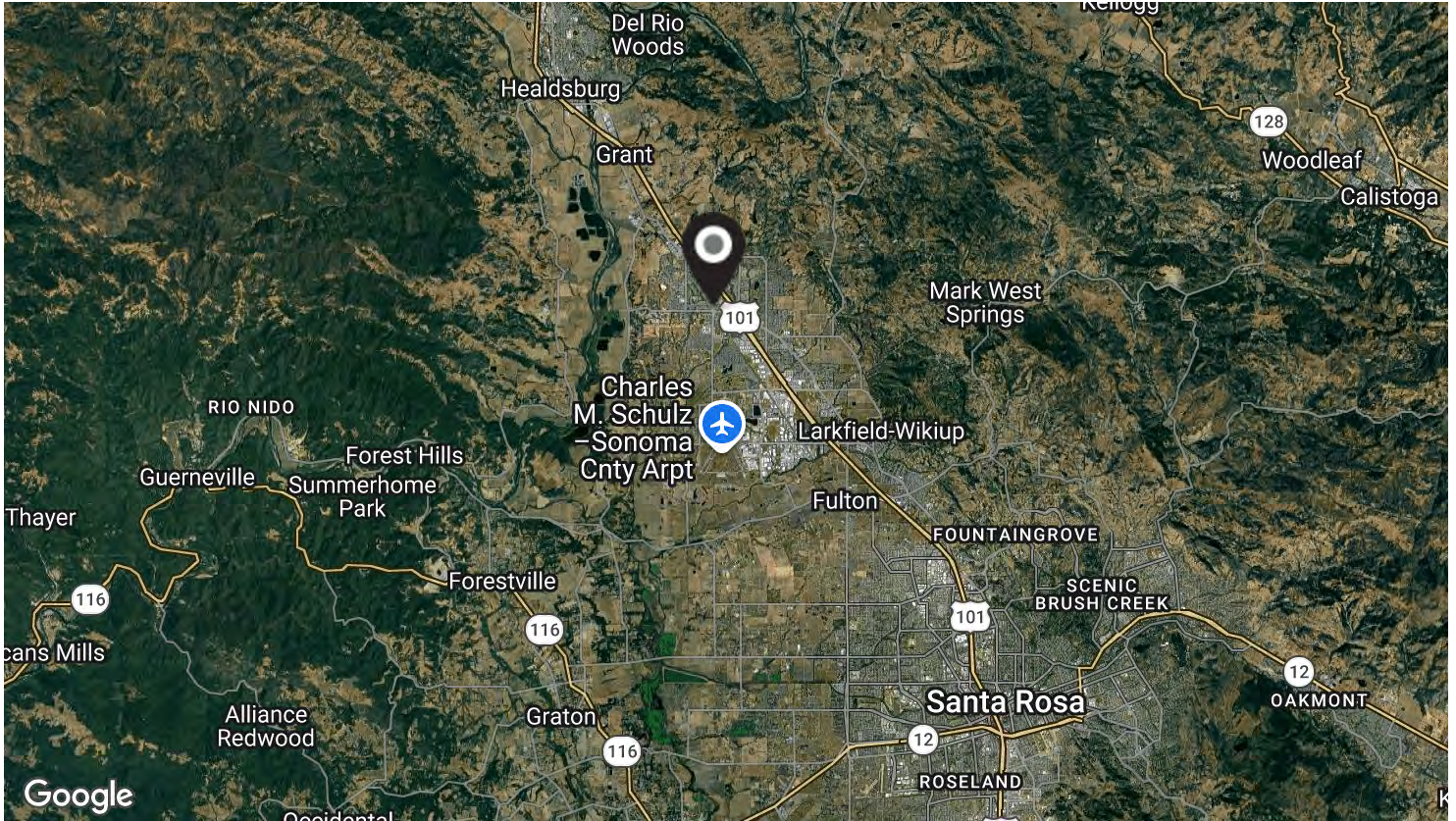


Location Map

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WINDSOR TOWN GREEN RETAIL | WINDSOR





SECTION 3

Demographics

Demographics Map & Report

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POPULATION

	1 MILE	5 MILES	20 MILES
Total Population	13,509	42,114	388,223
Average Age	40.4	42.9	42.8
Average Age (Male)	40.8	40.9	41.9
Average Age (Female)	39.2	44.2	43.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	20 MILES
Total Households	4,669	15,346	149,925
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$154,926	\$147,237	\$138,087
Average House Value	\$760,010	\$812,630	\$871,122

* Demographic data derived from 2020 ACS - US Census



Population

42,114



Median Home Value

\$812,630



Average Household
Income

\$147,237



Average Age

42.9

