



Keegan & Coppin
COMPANY, INC.

FOR LEASE

8499 OLD REDWOOD HIGHWAY
WINDSOR, CA

RETAIL/OFFICE/RESTAURANT
SPACES AVAILABLE



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM

ERLINA D'ARGENZIO, SENIOR REAL ESTATE ADVISOR
LIC # 01985519 (707) 528-1400, EXT 241
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PROPERTY DETAILS



8499 OLD REDWOOD HWY.
WINDSOR, CA

RETAIL/RESTAURANT SPACES AT WINDSOR PALMS PLAZA

FEATURES

- 1,200-2,400+/- SF spaces available - Retail & Restaurant Spaces
- Multi-tenant neighborhood retail center
- Anchored by Round Table Pizza, MD Liquor & Food, Palms Nail Salon, Plaza Paints, Alliance Dental Group, and Alliance Medical Center
- Central Windsor on the east side of town
- 1/2 Mile from Highway 101 off Central Windsor Exit

PARKING

On-Site

DESCRIPTION OF LOCATION - AREA

This is a prime area east of Highway 101 and near the intersection of Old Redwood Highway and Lakewood Drive. The area has good population density and income levels and is minutes from the Windsor Town Square.

LEASE RATE

SUITE #108: \$1.25 PSF/MO. NNN

SUITE #114: \$1.40 PSF/MO. NNN

SUITE #115: \$1.40 PSF/MO. NNN

LEASE INCENTIVES

The Landlord will contribute to tenant improvements through an initial rent abatement.

RENTABLE SPACE

Suite #108: 1,691+/- sq. ft.:

Restaurant/Retail space, with outside seating area: 3 compartment sink, hand sink, prep sink, mop sink, shower, private offices, storage room & tile floors in all the common areas.

This commercial space could be used for a variety of uses and offers lots of flexibility.

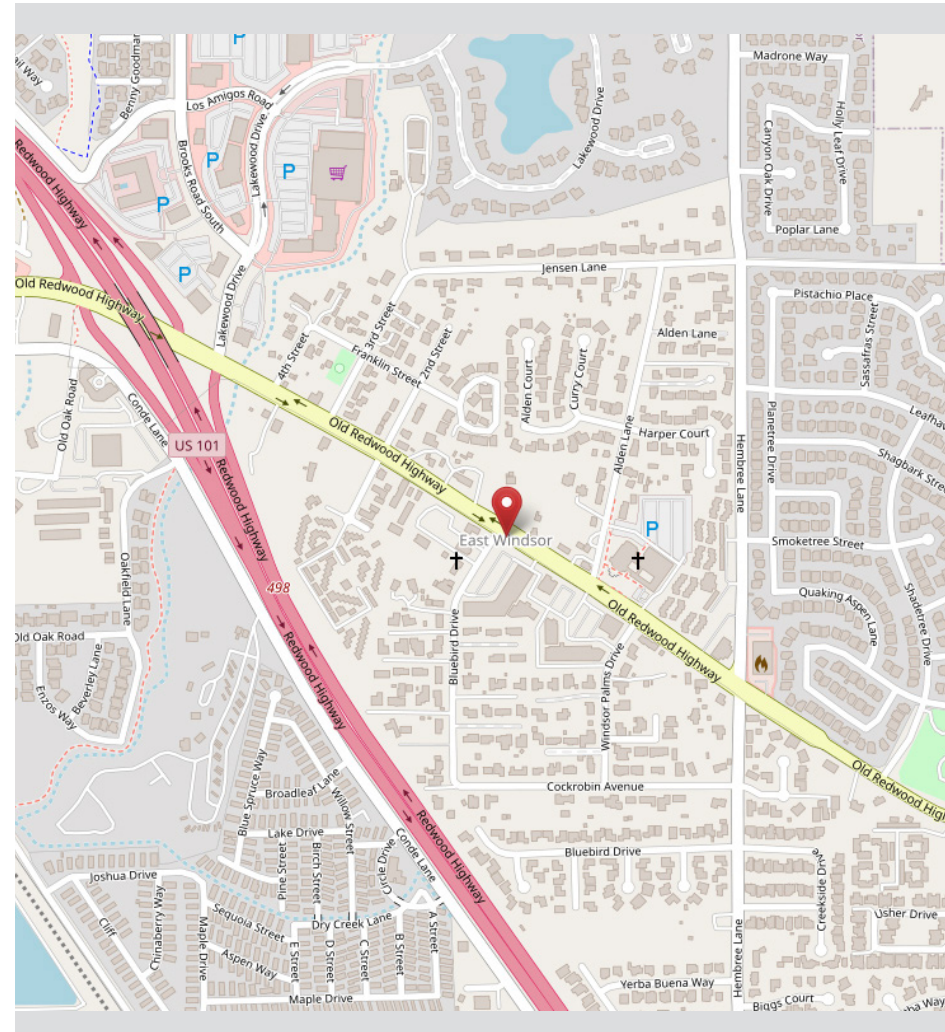
Potential uses: Salon, Spa, Healthcare/Wellness, Fitness, Personal Services. Also potential for food uses (no hood system). Also, medical type office uses.

Suite #114: 2,400+/- sq.

ft.: Restaurant space with a commercial kitchen (Type 1 hood system), sinks, grease trap, walk-in refrigerator, and large dining area. Also bar area, office and storage area.

Suite #115: 1,200+/- sq. ft.:

Retail Space with an office, storage and plumbing improvements and bar area.



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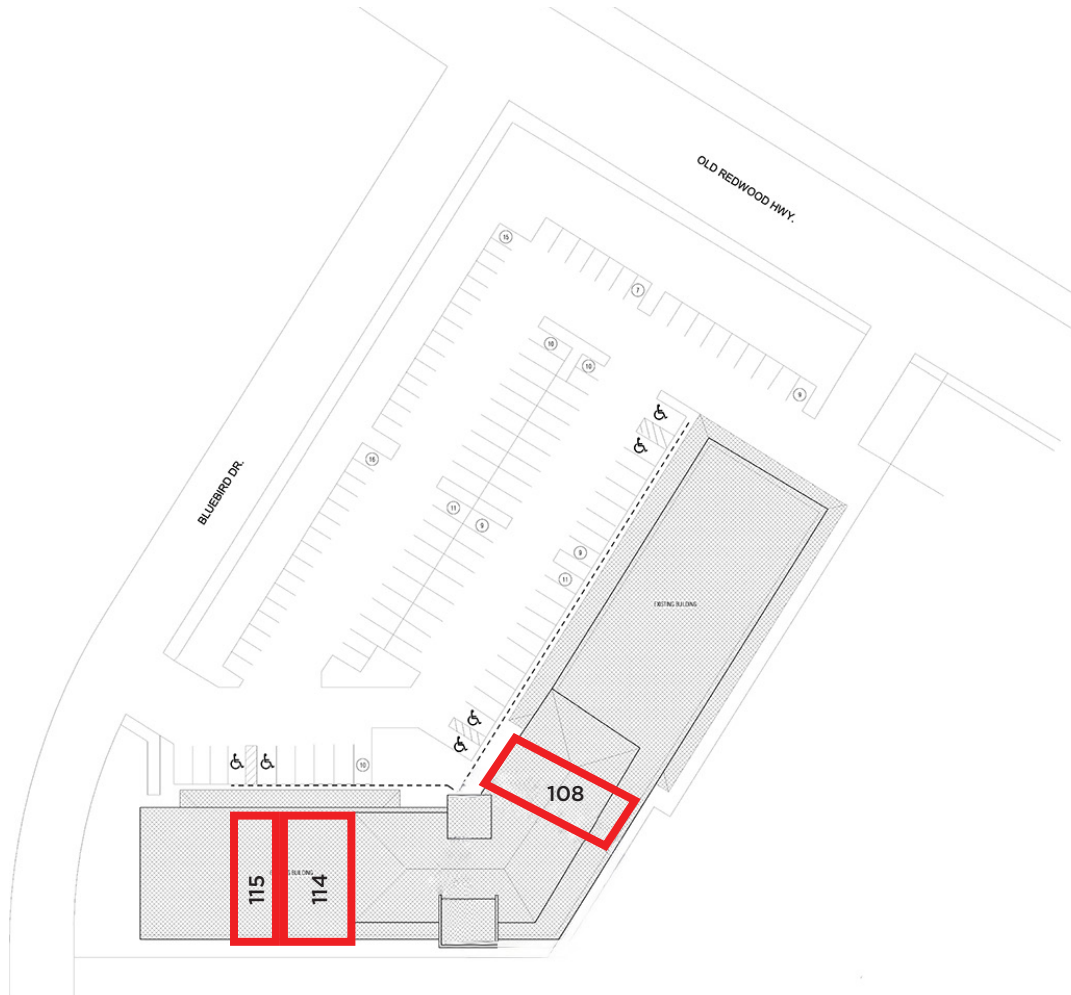


SITE PLAN



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UNIT	RSF	TENANT
100	5,305+/-	Round Table Pizza
104	2,556+/-	Plaza Paints
106	1,333+/-	Palms Cleaners
107	1,724+/-	Palms Nail Spa
108	1,691+/-	AVAILABLE
110	2,042+/-	Alliance Windsor Wellness
111	2,403+/-	Alliance Dental
114	2,400+/-	AVAILABLE RESTAURANT
115	1,200+/-	AVAILABLE
116	2,400+/-	MD Liquor & Food
200	1,321+/-	Alliance Medical Center
202	376+/-	Vino Shipper
203 & 206	2,322+/-	Alliance Medical Center
204	1,947+/-	Windsor Chiropractic Center
TOTAL	29,020+/-	

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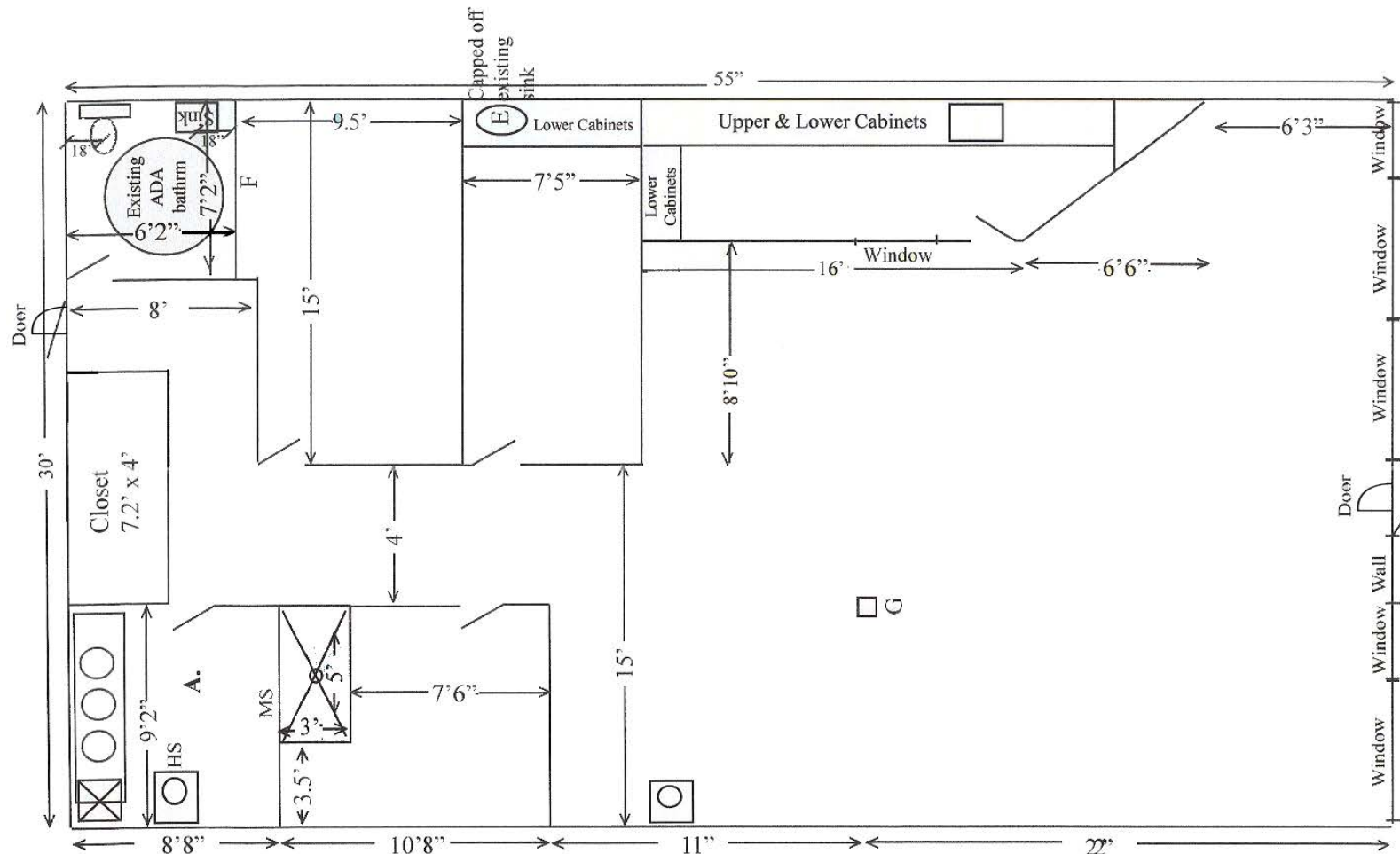


SUITE 108 FLOOR PLAN



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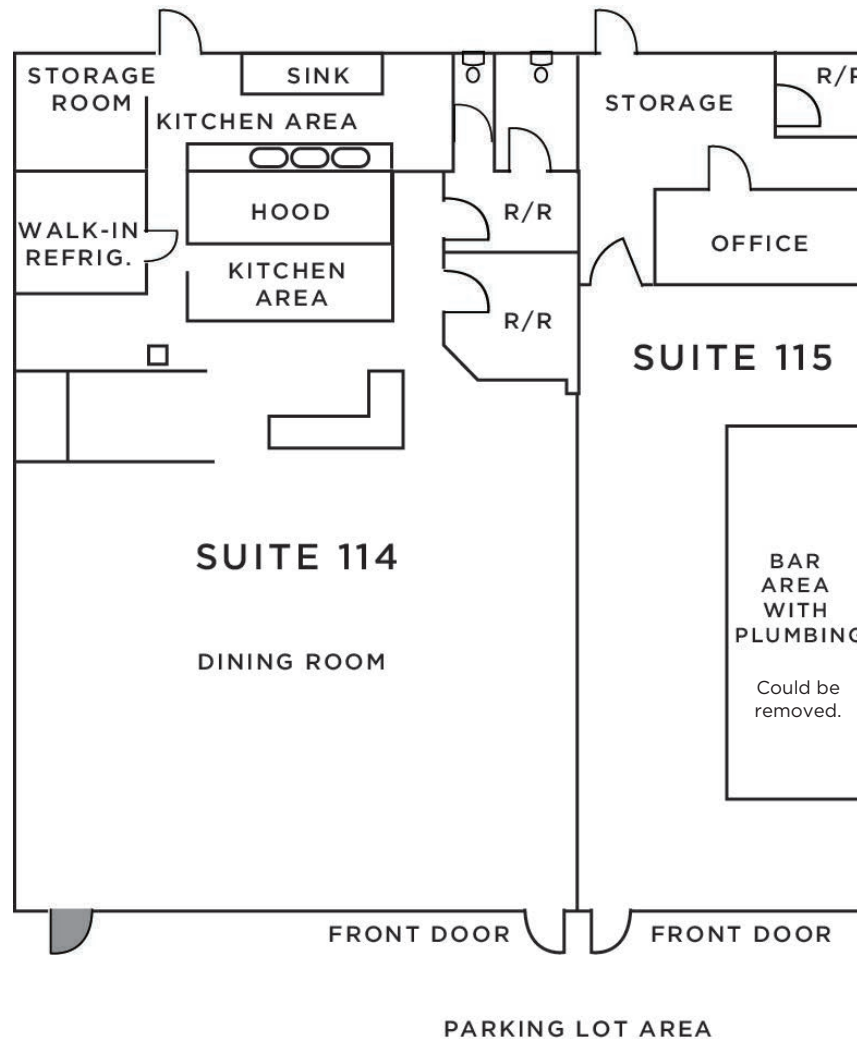


SUITE 114 & 115 FLOOR PLAN



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Not to scale.

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PROPERTY PHOTOS



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SUITE 114



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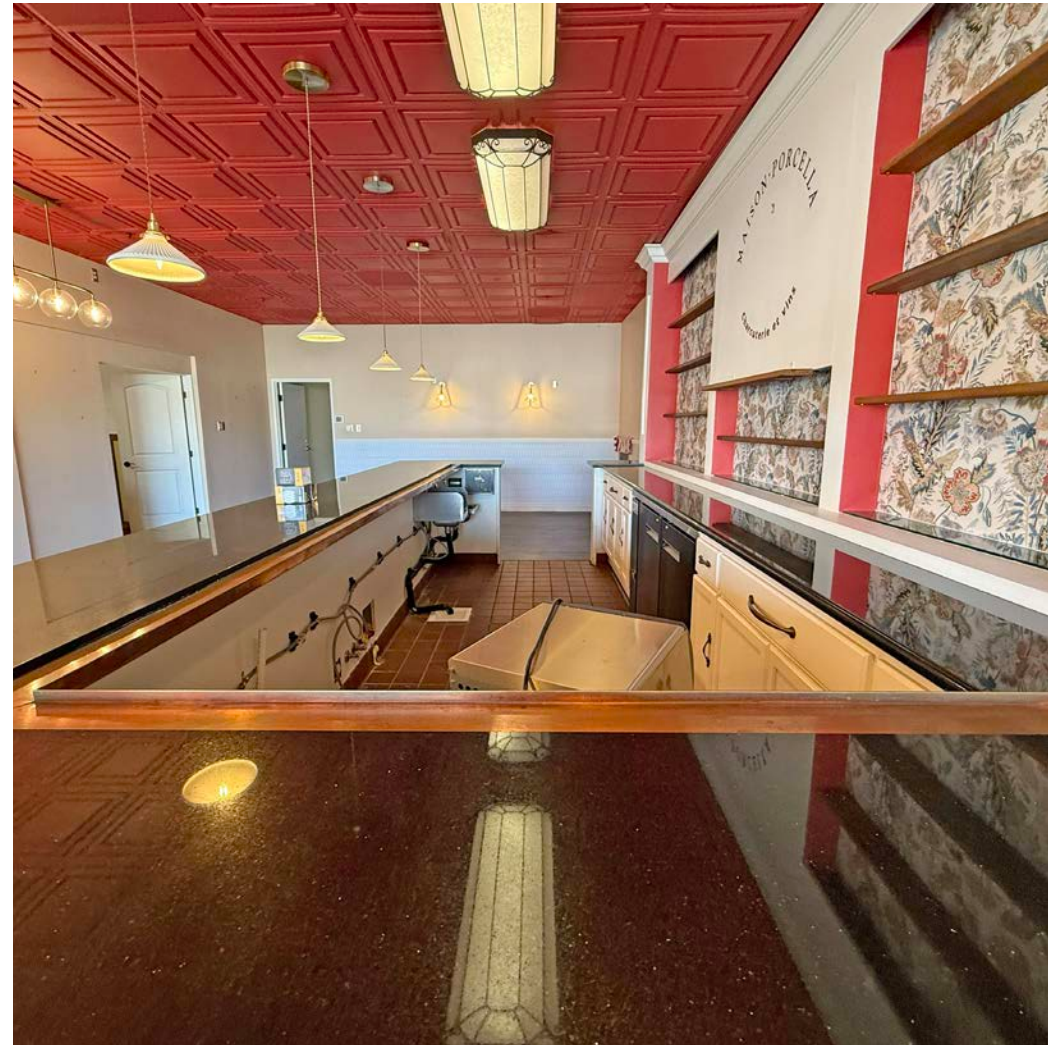
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SUITE 115



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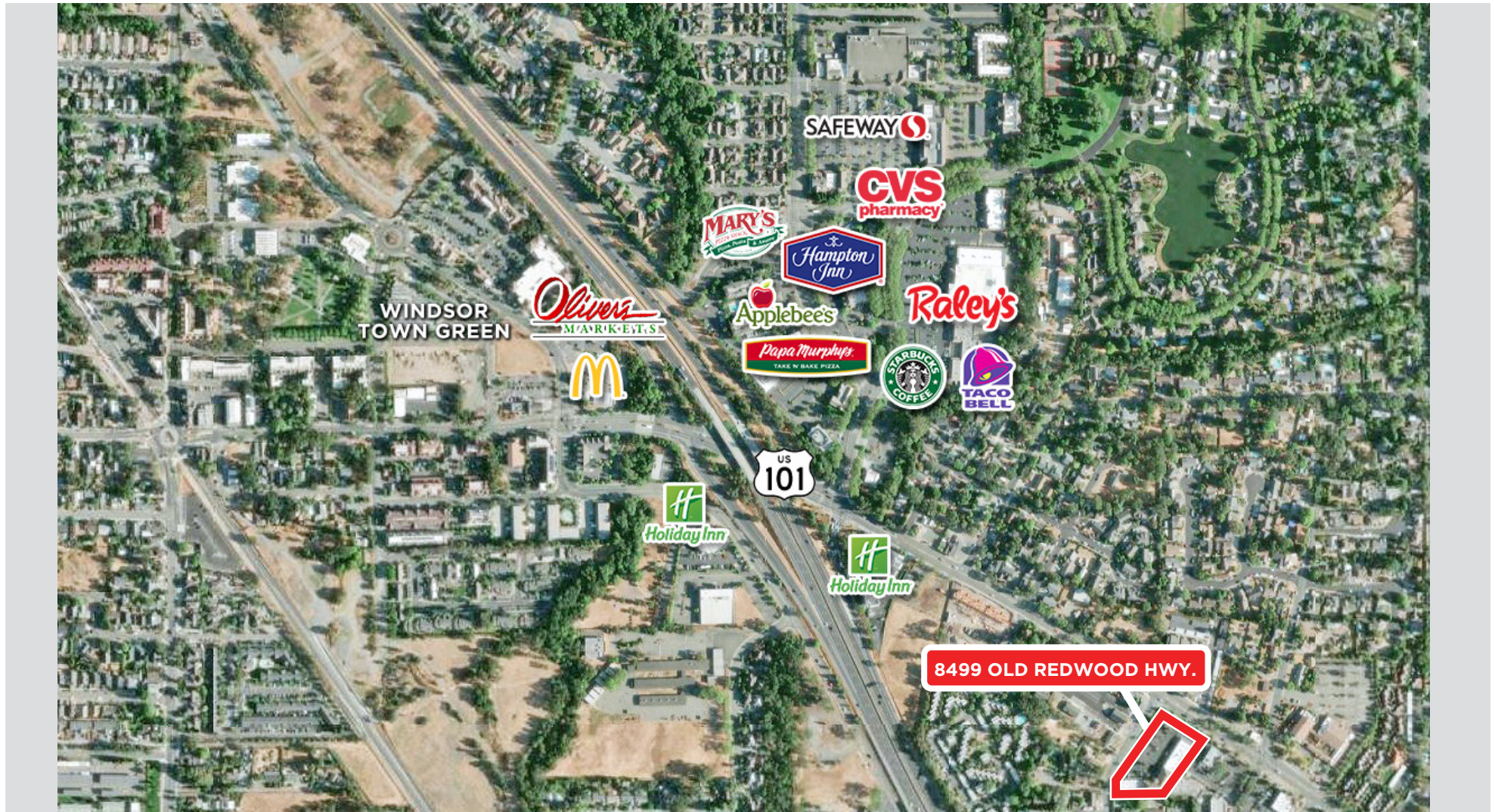


AERIAL MAP



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