



**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  
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# PROPERTY DETAILS



8499 OLD REDWOOD HWY.  
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## RETAIL/RESTAURANT SPACES AT WINDSOR PALMS PLAZA

### FEATURES

- 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: \$1.25 PSF/MO. NNN**

### LEASE INCENTIVES

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

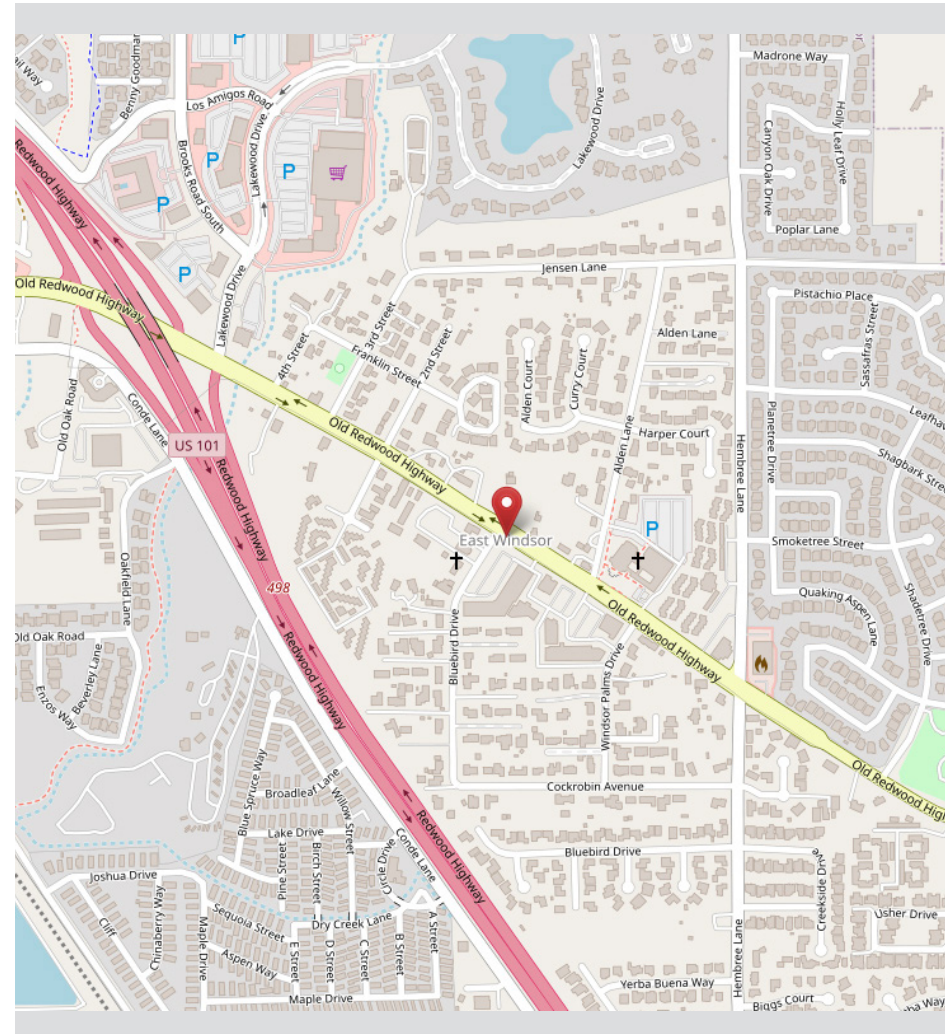
### RENTABLE SPACE

**Suite #108:** 1,691+/- sq. ft.: Restaurant/Retail, 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, Fitness. Also potential for food uses (no hood system). Also, medical type office uses.

**Suite #114:** 3,600+/- 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.



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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
<b>108</b>	<b>1,691+/-</b>	<b>AVAILABLE</b>
110	2,042+/-	Alliance Windsor Wellness
111	2,403+/-	Alliance Dental
<b>114</b>	<b>3,600+/-</b>	<b>AVAILABLE RESTAURANT</b>
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
<b>TOTAL</b>	<b>29,020+/-</b>	

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

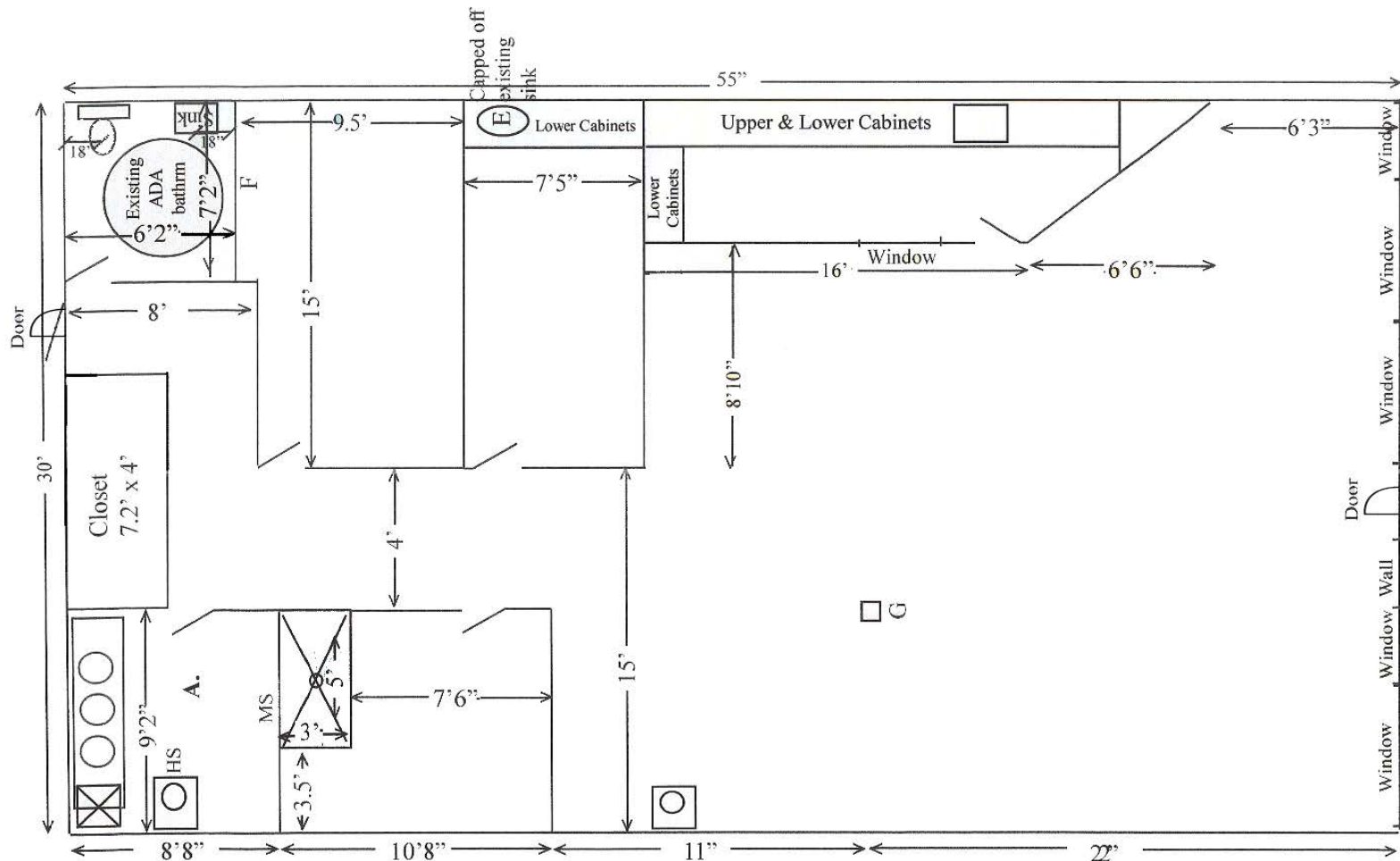


# SUITE 108 FLOOR PLAN



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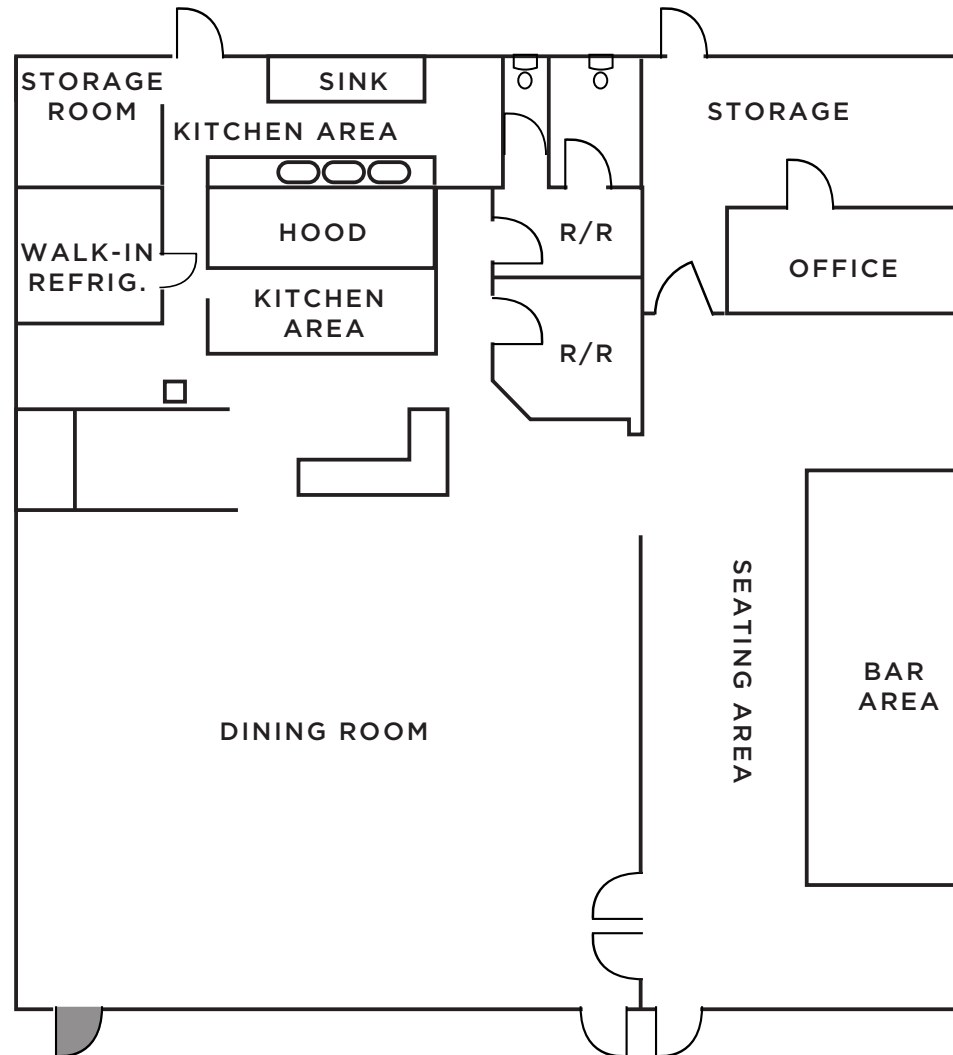


# SUITE 114 FLOOR PLAN



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# PROPERTY PHOTOS



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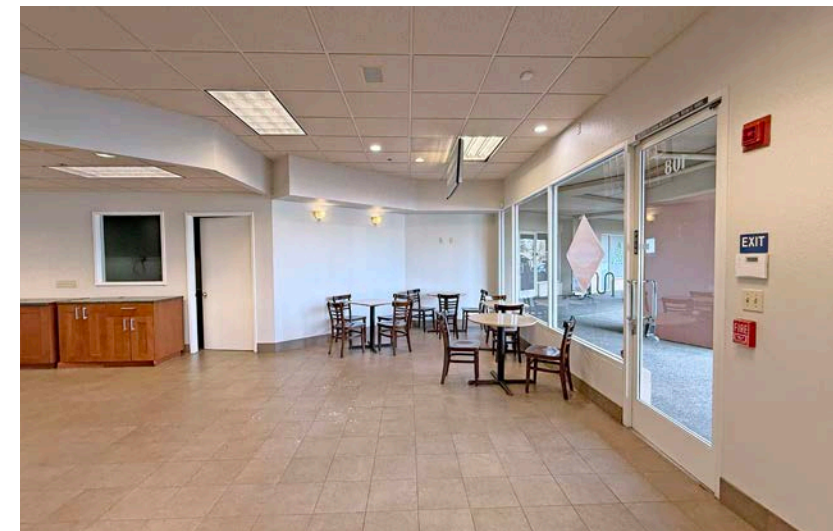
# PROPERTY PHOTOS

## SUITE 108



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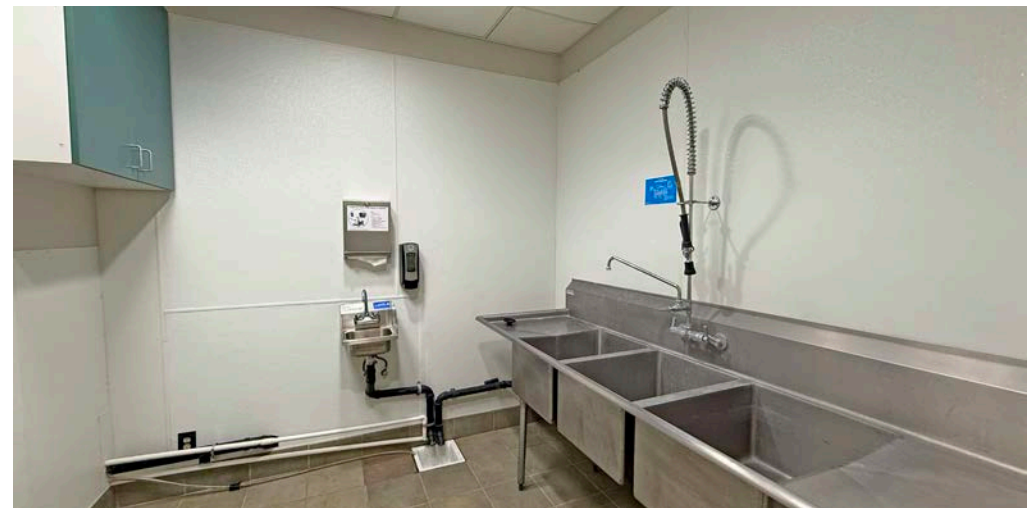
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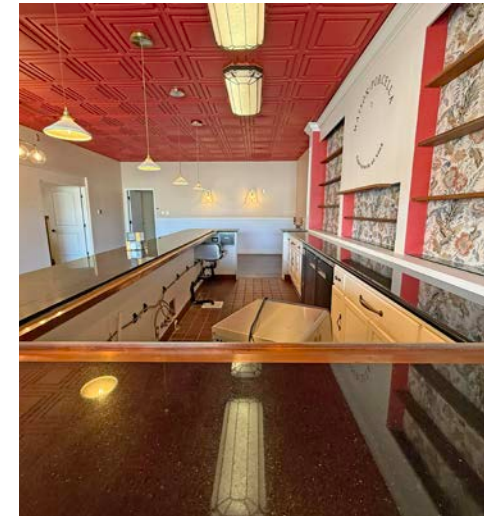


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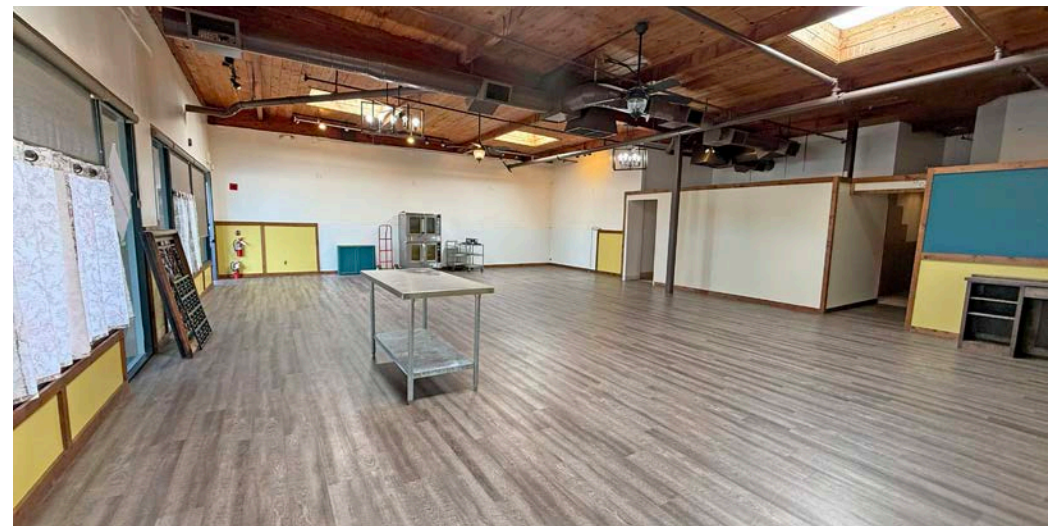
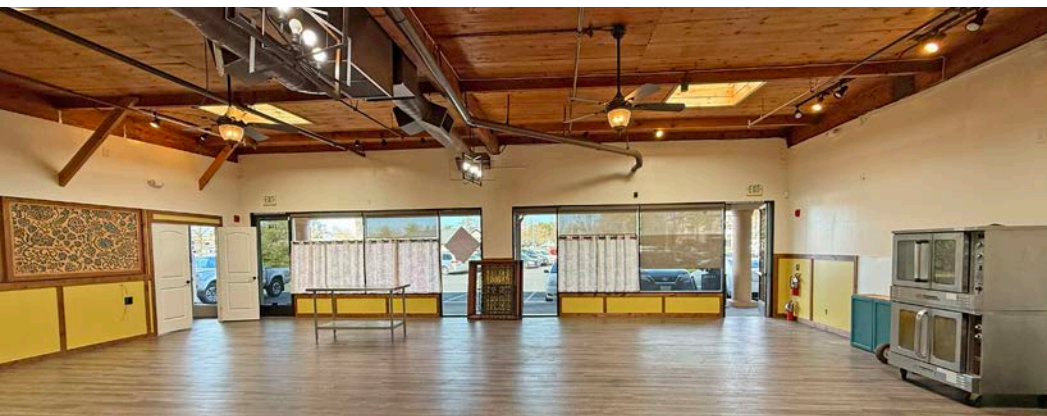


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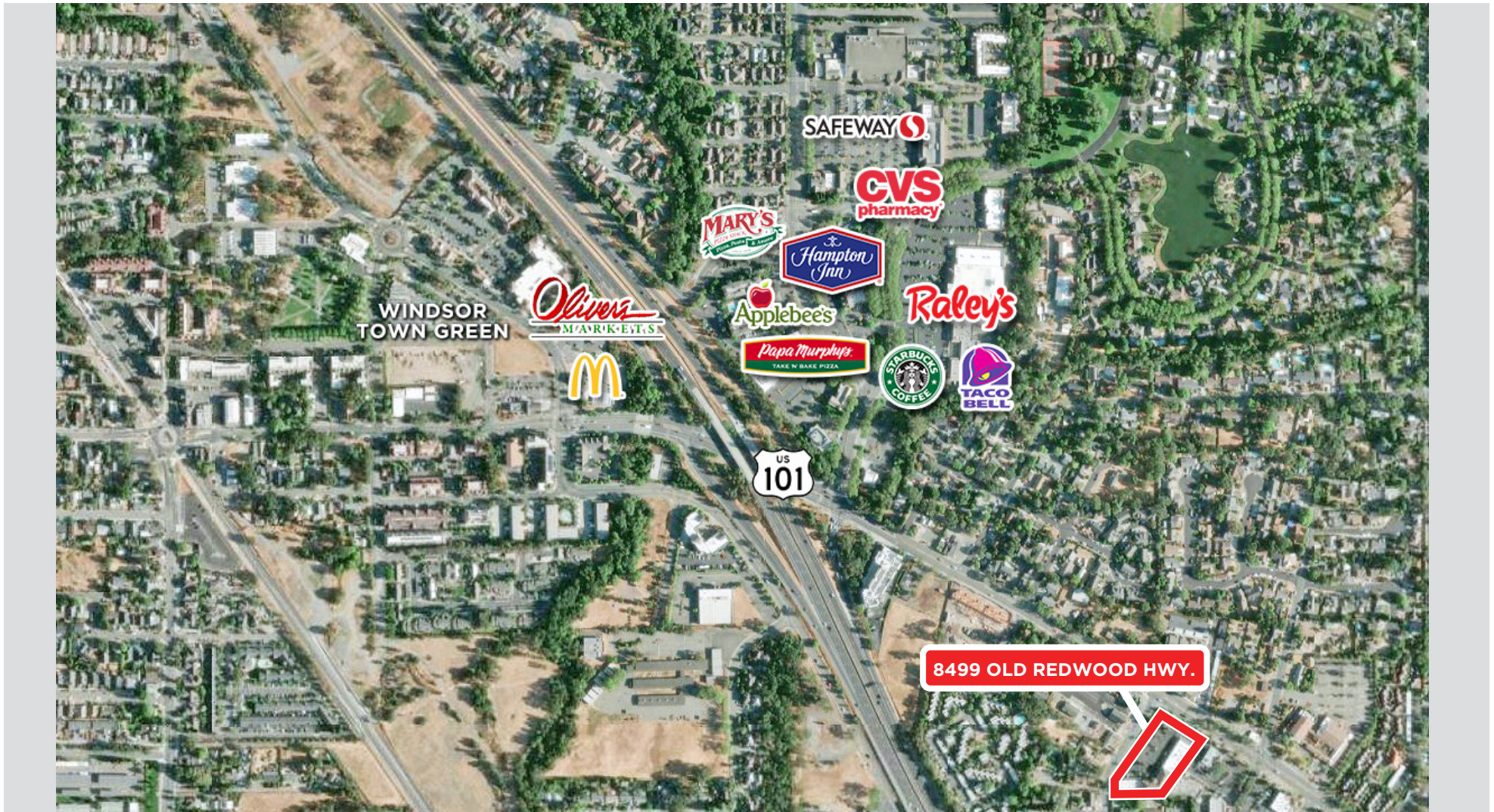


# AERIAL MAP



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