



Town Green Retail

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PROPERTY DESCRIPTION

Fantastic corner retail lease opportunity at the Windsor Town Green! This space includes two contiguous retail condominiums totaling approximately 1,192 square feet. Open floor plan is accentuated by two walls of glass-lined storefront and polished concrete floors. Ideal for boutique retail, service, or experiential concepts looking to plant roots in a high-charm, high-engagement setting.

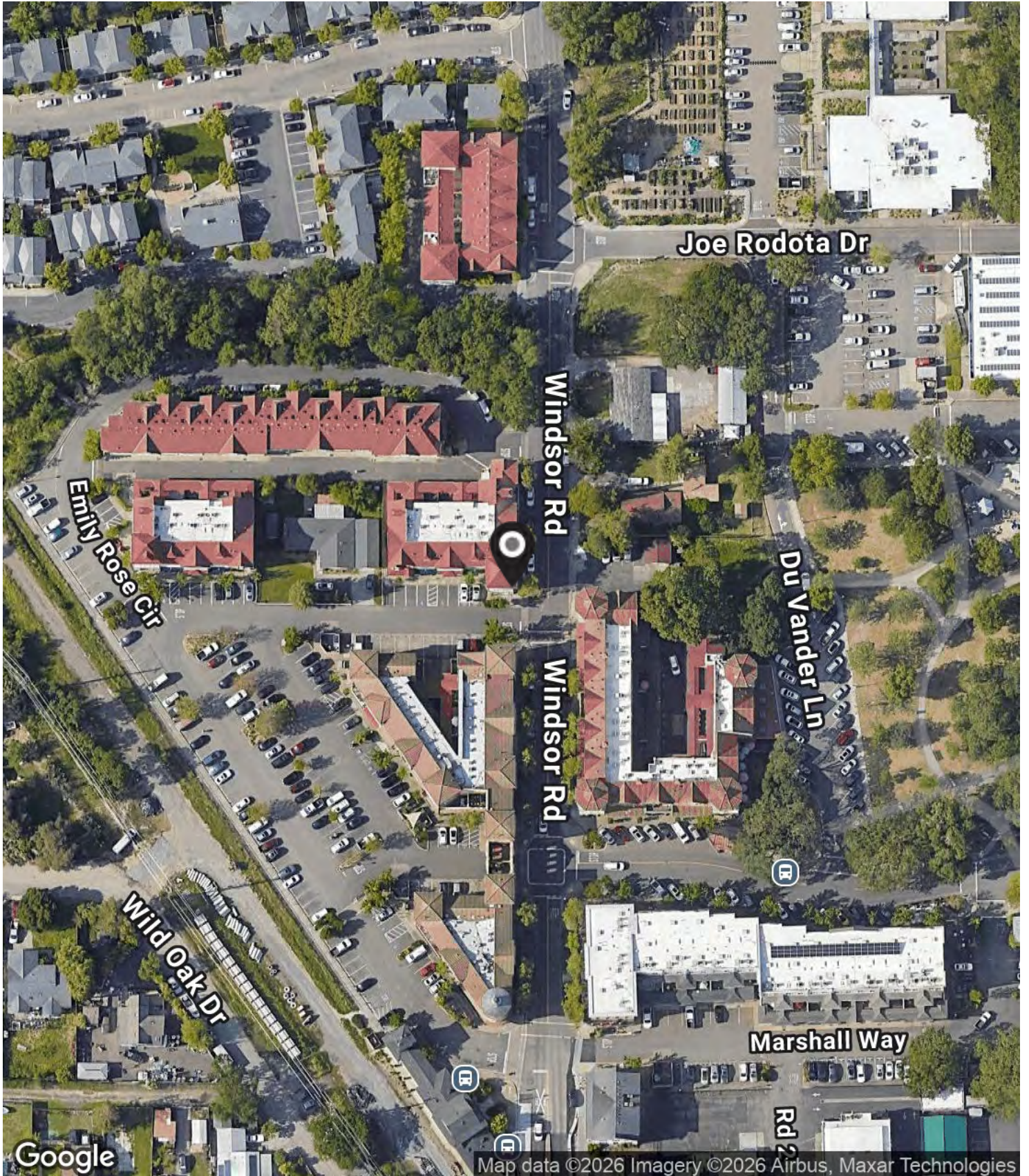
The built-in foot traffic generated by the Town Green's year-round calendar of events, farmers markets, visitors, and community activity delivers consistent, organic visibility few retail corridors can match. Easily accessed by the nearby SMART train depot and Highway 101. Bring your business to one of Sonoma County's most beloved commercial and community gathering destinations!

OFFERING SUMMARY

Lease Rate:	\$3.00 / SF / Month
Lease Type:	Modified Gross
Number of Units:	2
Available SF:	1,192 SF
Lot Size:	0.027 Acres
APNs:	066-700-001 & 066-700-002

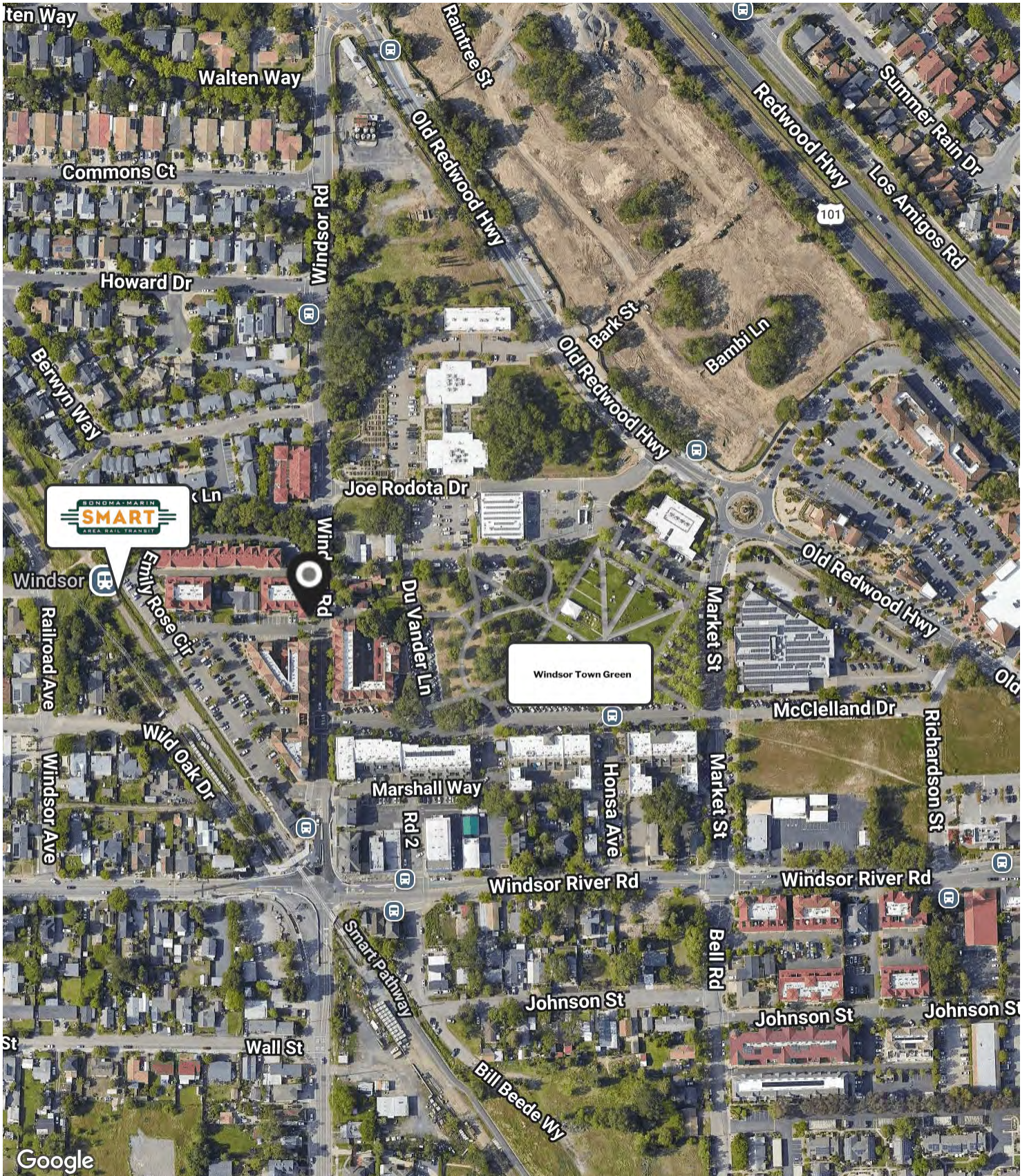
Aerial Map

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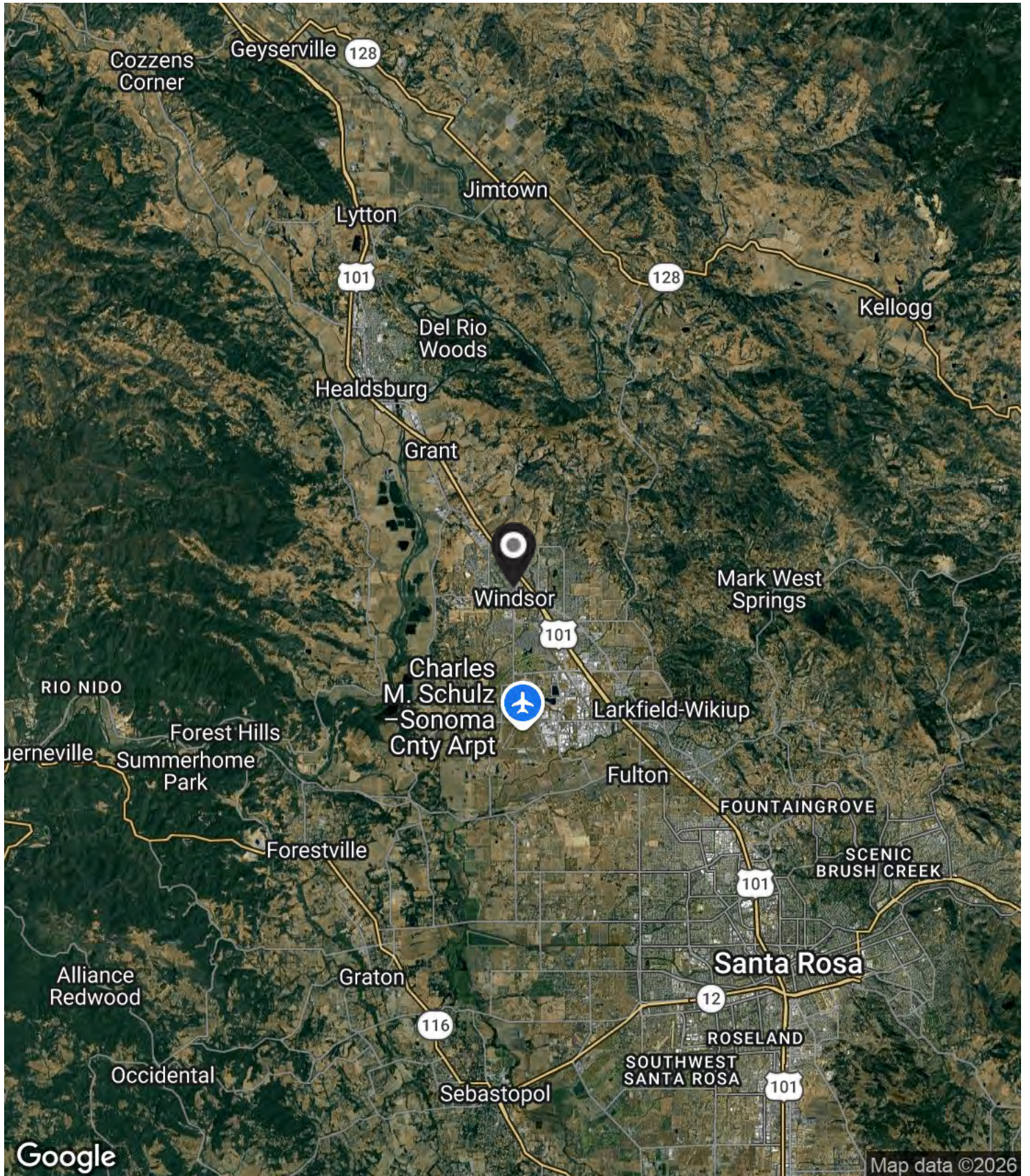
Location Map

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Regional Map

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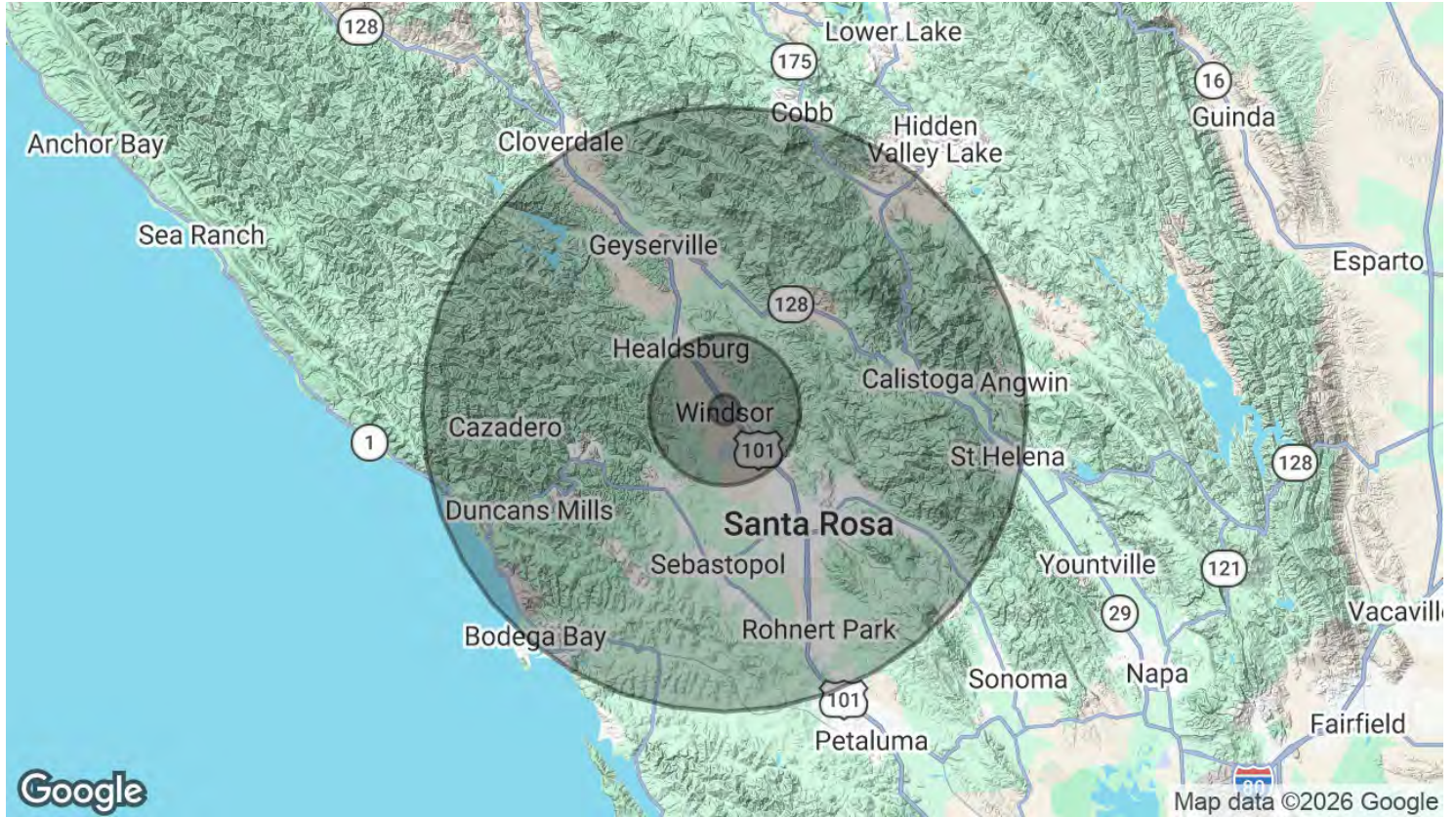


Photos

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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	20 MILES
Total Population	13,373	42,154	388,160
Average Age	40.3	42.8	42.8
Average Age (Male)	40.7	40.9	41.9
Average Age (Female)	39.1	44.1	43.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	20 MILES
Total Households	4,613	15,364	149,895
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$155,403	\$147,922	\$138,039
Average House Value	\$759,970	\$814,898	\$870,754

2023 American Community Survey (ACS)