



FOR SALE

COMMERCIAL LAND

160 ARATA LANE, WINDSOR, CA

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

ASKING PRICE

Price: \$2,100,000

160 Arata Lane

Unique development opportunity in Windsor on nearly 2 acres with excellent frontage and visibility along U.S. Highway 101. The property is zoned Gateway Commercial (GC), allowing for a broad range of potential uses including retail, medical, professional office, hospitality and potentially residential or mixed-use development concepts.

The Windsor community continues to experience significant growth, with additional housing planned south of town and the recently approved Quail Acres development directly across the street from the subject property. Quail Acres will bring nearly 300 new residential units to the immediate area, further increasing demand for commercial services and amenities.

Commercial land opportunities in Windsor remain extremely limited, particularly sites with freeway exposure and strong accessibility. The property benefits from a strategic Sonoma County location just minutes from the Charles M. Schulz–Sonoma County Airport, less than 10 minutes north of Santa Rosa, and approximately 10 minutes south of Healdsburg.

The site offers a rare combination of visibility, accessibility, and regional connectivity, with convenient access to U.S. Highway 101 and close proximity to the nearby Safeway shopping center and surrounding commercial services.

SITE / BUILDING

APN	161-050-069
Size:	1.94+/- Acres 84,506+/- Square Feet
Zoning:	GC (Gateway Commercial) – The GC zoning district is applied to areas along highways that are visually prominent entryways into the town. It is intended to serve the regional market and includes retail and tourism-related uses. LINK HERE
Frontage:	330 ft on Arata Lane 280 ft facing Hwy 101
City/County	Windsor/Sonoma
Water & Sewer	Private Well and Septic on-site City services located in street
Gas & Electric	PG&E
Bedrooms/Baths:	3 bedrooms/ 1 bathroom
Other Structures:	Barns/Workshops

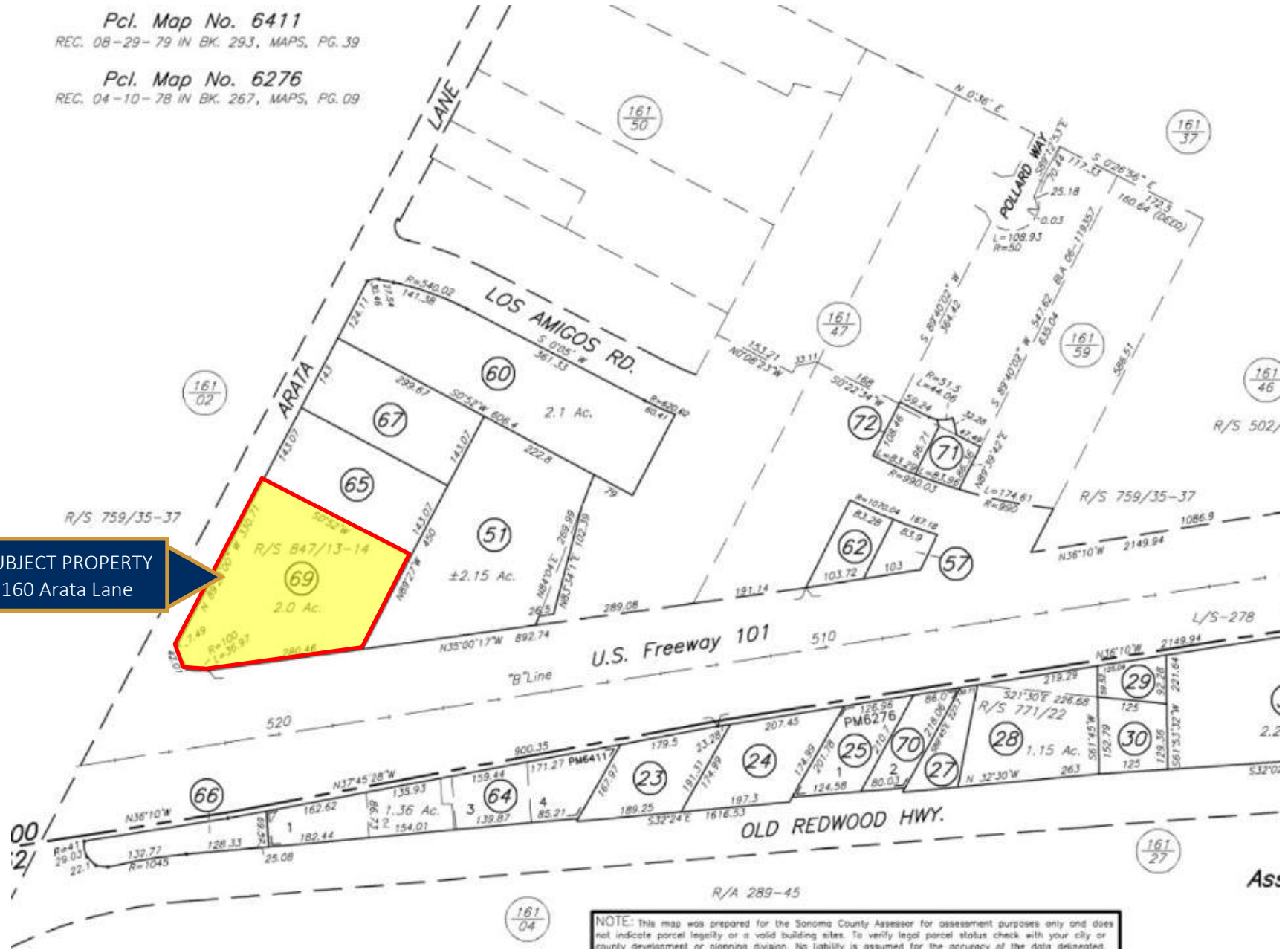


PARCEL MAP

Pcl. Map No. 6411
REC. 08-29-79 IN BK. 293, MAPS, PG. 39

Pcl. Map No. 6276
REC. 04-10-78 IN BK. 267, MAPS, PG. 09

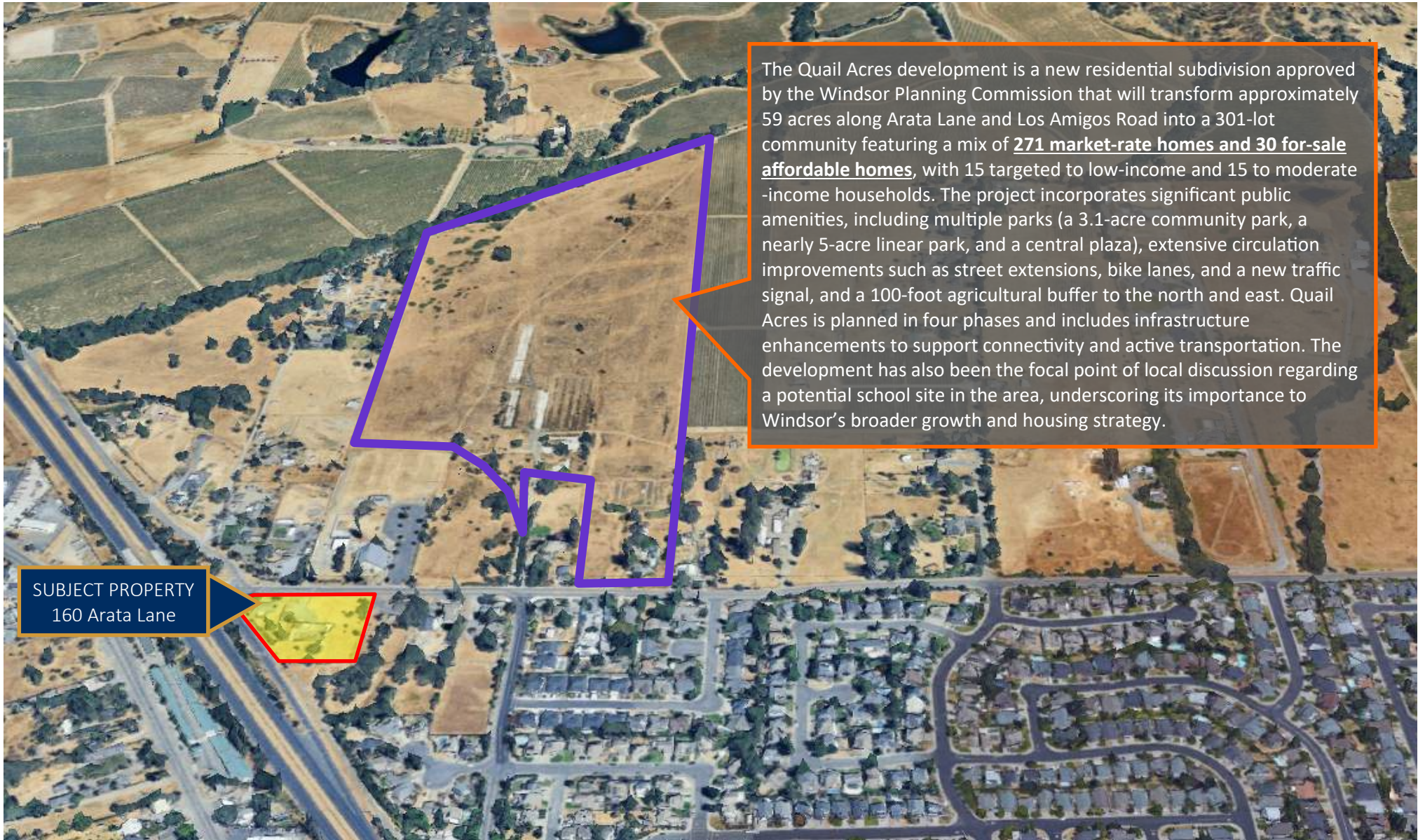
SUBJECT PROPERTY
160 Arata Lane



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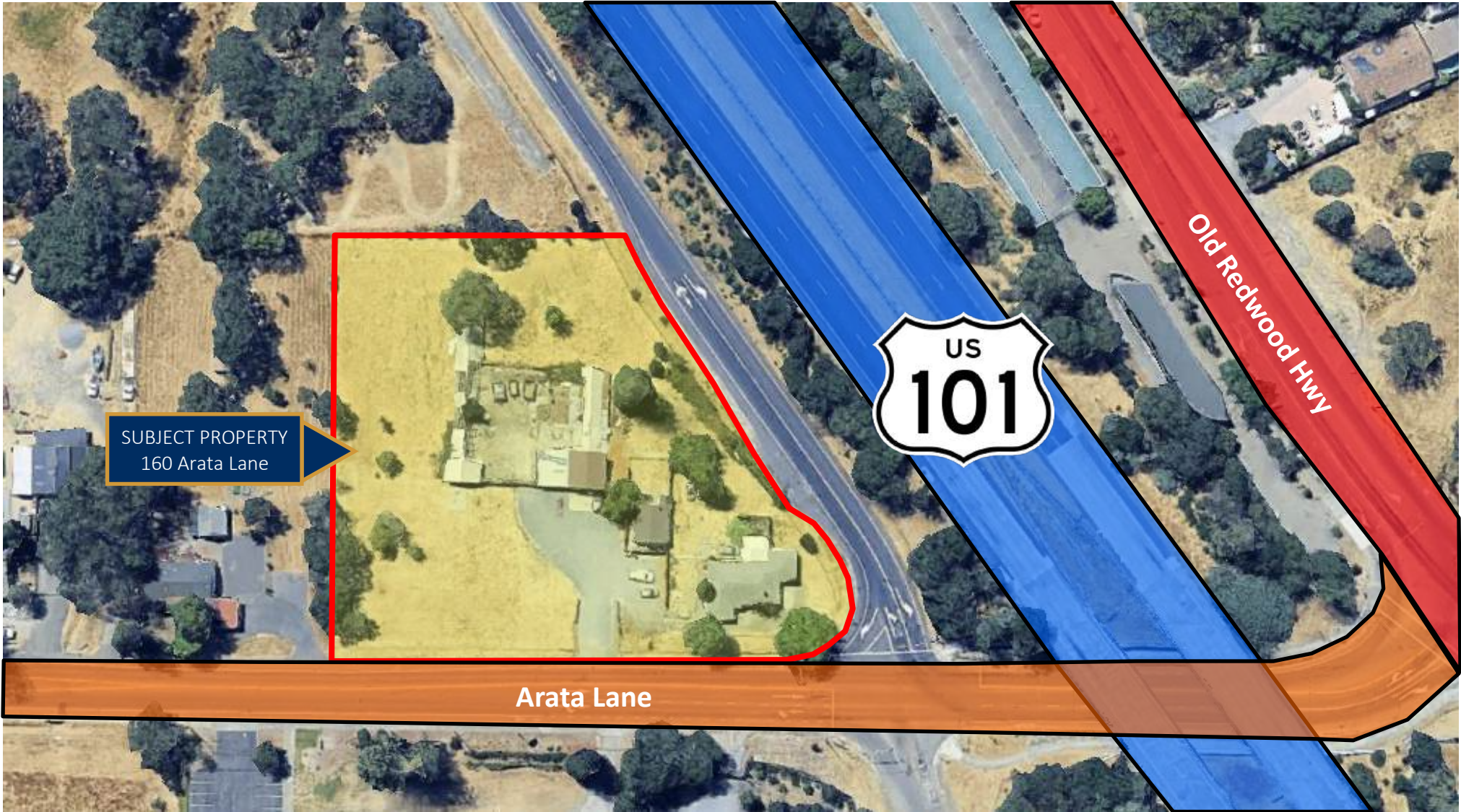


PARCEL MAP





STREET MAP



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AERIAL PHOTOS



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