



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

8779 CONDE LANE  
WINDSOR, CA

RETAIL/OFFICE/MIXED USE LAND

OLD REDWOOD HWY

US  
101

CONDE LANE



Go beyond broker.

PRESENTED BY:

**SHAWN JOHNSON**, MANAGING PARTNER/SIOR  
LIC # 00835502 (707) 528-1400, EXT 238  
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# EXECUTIVE SUMMARY



8779 CONDE LANE,  
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**RETAIL/OFFICE/  
MIXED USE LAND  
FOR SALE**

### DESCRIPTION OF PROPERTY

Retail/Mixed Use/Office land of approximately .74 acres/ 32,234 sf. Substantially improved site with visibility from Highway 101. Site improvements include: Grading, underground drainage, curb, gutter, sidewalk, a/c paving & striping, parking lot lighting, landscape frontage with trees, planting, ground cover & irrigation.

### DESCRIPTION OF LOCATION

Located in Sonoma County near downtown Windsor and in proximity to the new Russian River Brewing Company, the Windsor Golf Course, immediately adjacent to the Windsor Bowling Alley and Holiday Inn Express, just north of Windsor Creek Elementary School ( A California Distinguished School ) and the Windsor Business Park.

### STATION AREA/DOWNTOWN SPECIFIC PLAN

A roughly half-mile radius around the new SMART station forms the Planning Area for the Station Area/Downtown Specific Plan, and encompasses the Downtown and a multitude of uses - including established single family neighborhoods, multi family residential, retail and some office uses. Upon adoption, this plan will supersede the Town of Windsor 1997 Downtown Plan.

The plan includes guiding principles that provide an overall vision for the area, goals, and policies for each topic, as well as development standards/ zoning regulations and design guidelines for development. It also includes an implementation program, with timelines and responsibilities.

### LOT SIZE

32,234 3 sf/ .74 Acres

### APN

164-020-038

### LAND USE

Retail/Office/Mixed Use

### ZONING

Community Commercial -

Station Area/Downtown Specific Plan

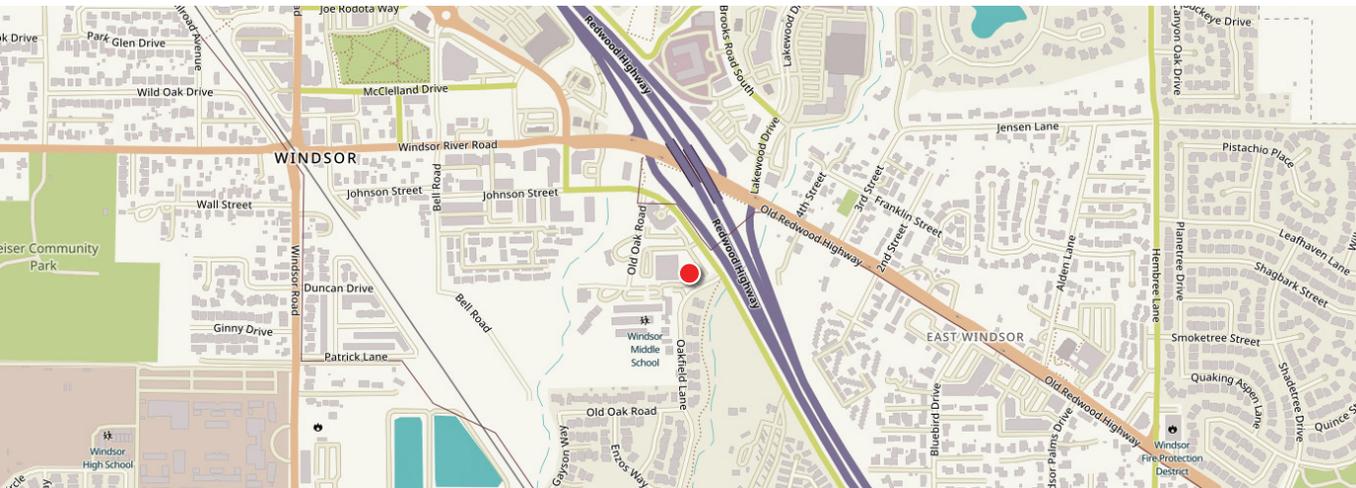
### PARKING

On-Site

**OFFERING**

Sale Price

**\$1,125,000**



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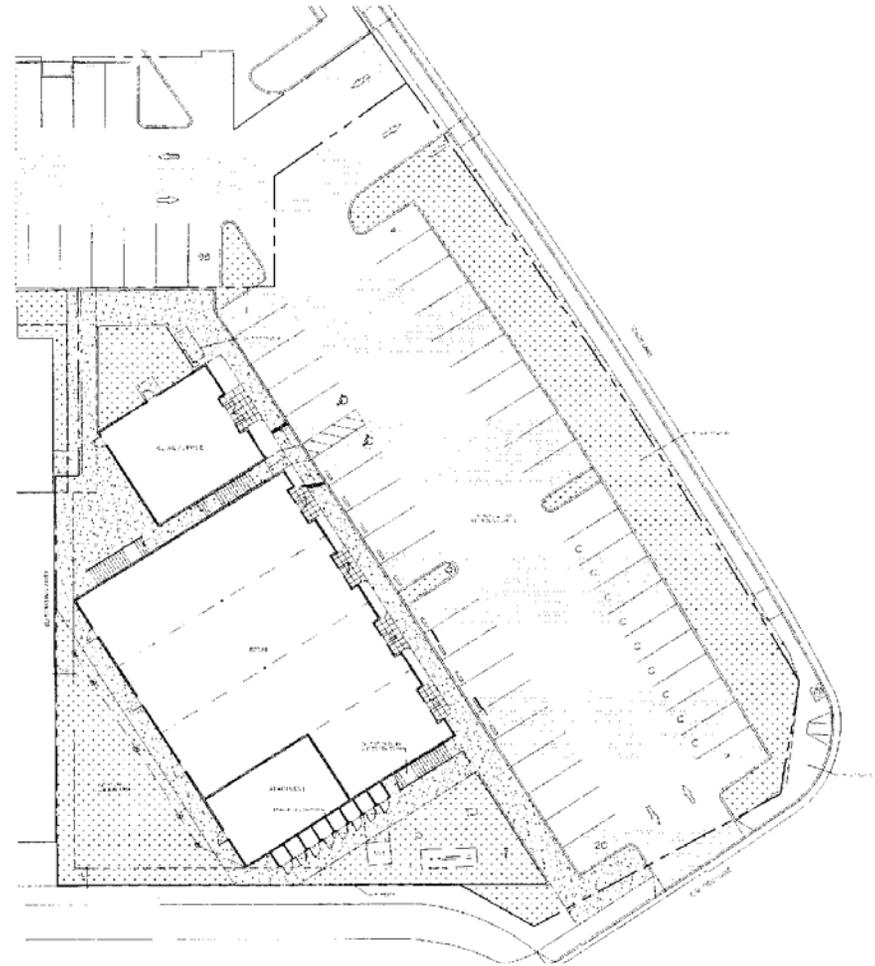
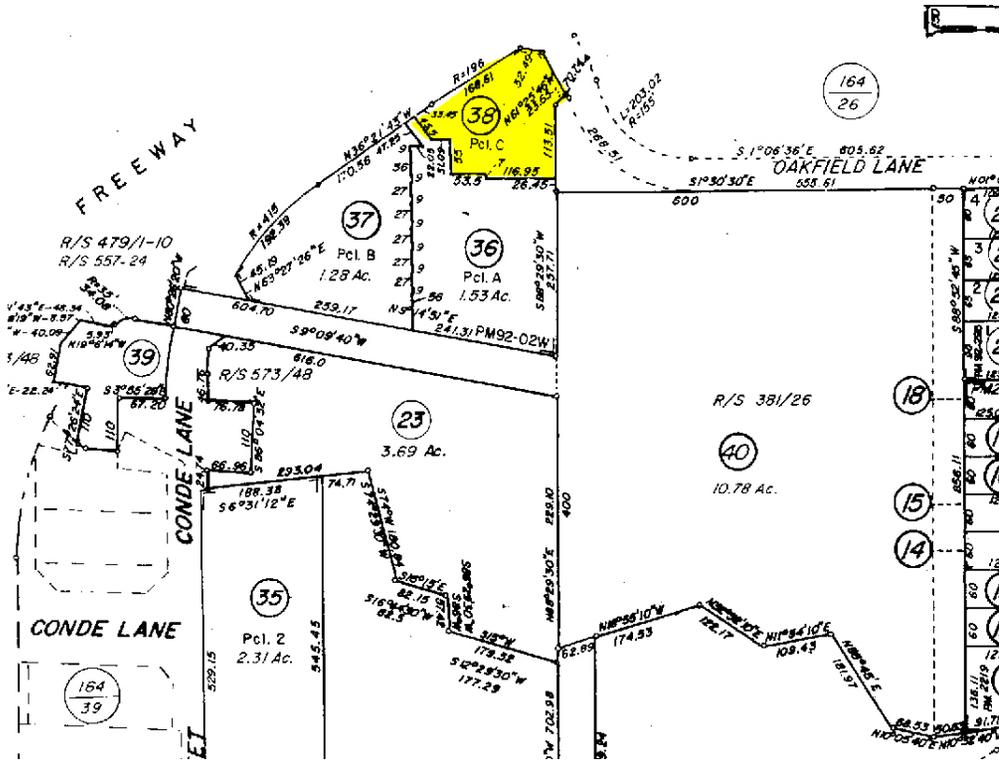


# PARCEL MAP & SITE MAP



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# AERIAL MAP



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# MARKET SUMMARY



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## ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector, August marked the 28th consecutive month of year-over-year increases. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

## RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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	TABLE 2-4 Allowed Uses and Permit Requirements for Commercial Zoning Districts (Rev. 02/06/13 Ord. 2013-277, 04/09/18 Ord2017-318)											P Permitted Use (2)		
	LAND USE (1)				PERMIT REQUIRED BY DISTRICT							P (3)		Specific Use Regulations
	NC	CC	TC	TC AUFO	TC EO (11)	SC	GC	BC	RC	MUP	Minor Use Permit Req. (3)	UP	Use Permit Req. (3) Use not allowed	

**INDUSTRY, MANUFACTURING & PROCESSING USES**

Contractors storage yards	—	—	—	—	—	—	—	—	—	—	MUP	—	—	—
Electrical & electronic equipment, instruments	—	—	—	—	—	—	—	—	—	—	UP	—	—	—
Food and beverage manufacturing	—	—	—	—	—	—	—	—	—	—	UP	—	—	—
Handcraft industries	P	P	P	P (10)	—	—	—	—	—	—	—	P	P	—
Laundries and dry cleaning	—	P	—	—	—	—	—	—	—	—	—	—	—	—
Marijuana cultivation**	—	—	—	—	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana distribution facilities**	—	—	—	—	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana mixed-light cultivation**	—	—	—	—	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana nurseries**	—	—	—	—	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana product manufacturing**	—	—	—	—	—	—	—	—	—	—	—	—	—	27.06.050
Metal products fabrication, machine/welding shops	—	—	—	—	—	—	—	—	—	P	—	—	—	—
Recycling facilities – Large collection facility	—	—	—	—	—	—	—	—	—	—	UP	—	—	27.34.160
Recycling facilities – Reverse vending machines	—	—	P	—	—	—	—	—	—	P	—	—	—	27.34.160
Recycling facilities – Small collection facility	—	—	—	—	—	—	—	—	—	—	UP	—	—	27.34.160
Warehousing, wholesaling and distribution	—	—	—	—	—	—	—	—	—	—	UP	—	—	—
Wineries	—	—	—	—	—	—	—	—	—	—	UP	—	—	—

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES**

Adult business establishments	—	—	—	—	—	—	—	—	—	—	UP	—	—	27.34.030
Clubs, lodges and private meeting halls	MUP	MUP	MUP	—	—	—	—	—	—	—	—	MUP	MUP	—
Community centers	MUP	MUP	MUP	—	—	—	—	—	—	—	—	MUP	MUP	—
Health/fitness facilities	P	P	P	UP	UP	UP	UP	UP	UP	UP	P	P	P	—
Indoor amusement/entertainment facilities	—	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	—
Libraries and museums	P	P	P	MUP	—	—	—	—	—	P	P	P	P	—
Outdoor commercial recreation	—	—	—	—	—	—	—	—	—	UP	UP	—	—	—
Parks and playgrounds	P	—	P	—	—	—	—	—	—	—	—	P	P	—
Recreational vehicle parks	—	—	—	—	—	—	—	—	—	UP	UP	—	—	—
Religious places of worship and related facilities	UP	UP	UP	—	—	—	—	—	—	UP	UP	UP	UP	—
Schools - specialized education and training	—	MUP	MUP (5)	—	—	—	—	—	—	MUP	—	—	—	—
Studios (art, dance, music, photography, etc.)	P	P	P	—	MUP	—	—	—	—	P	P	P	P	—
Theaters and auditoriums	—	—	UP	UP (8)	UP	—	—	—	—	—	—	—	UP	—

**RESIDENTIAL USES**

Agricultural worker housing	—	P	—	—	—	—	—	—	—	—	—	—	—	—
Caretaker housing	—	P	—	—	—	P	—	—	—	—	—	—	—	—
Emergency shelters*	—	P	—	—	—	—	—	—	—	—	—	—	—	27.21.030
Indoor Marijuana Cultivation (Nonmedical, up to six plants)**	P	P	P	P	—	P	—	—	—	P	P	P	P	27.37.030
Live-work facilities	P	P	P (9)	P (9)	—	P	—	—	—	P	UP	P	P	27.42.020
Multi-family dwellings, in a mixed-use project	UP(4)	P(4)	P(4)	P	—	UP(4)	—	—	—	UP(4)	UP	P(4)	P(4)	27.08.060
Residential care homes	MUP (4)	MUP (4)	MUP (4)	—	—	—	—	—	—	—	—	MUP (4)	MUP (4)	27.34.110

**RETAIL TRADE USES**

Alcoholic beverage sales, off-site	P	P	P	P	P	P	P	P	P	P	P	P	P	P
------------------------------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---

**TABLE 2-4  
Allowed Uses and Permit Requirements  
for Commercial Zoning Districts**  
(Rev. 02/06/13 Ord. 2013-277, 04/09/18 Ord2017-318)

LAND USE (1)	PERMIT REQUIRED BY DISTRICT										P (3) MUP Minor Use Permit Req. (3) UP Use Permit Req. (3) — Use not allowed
	NC	CC	TC	TC AUFO	TC EO (11)	SC	GC	BC	RC	Specific Use Regulations	
Art, antique, collectable and gift sales	P	P	P	P	P	P	P	P	P	P	P
Auto and vehicle sales/rental	—	—	—	—	—	P	UP	—	—	—	—
Auto parts sales	—	P	—	—	—	P	P	—	—	—	—
Bars and nightclubs	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
Building material stores	—	—	—	—	—	UP	UP	—	—	—	—
Convenience stores	P(6)	P(6)	—	—	—	P(6)	—	—	P(6)	—	27.34.130
Drive-in and drive-through sales	—	UP	—	—	—	UP	UP	—	—	—	—
Equipment sales and rental	—	UP	—	—	—	P	—	—	—	—	—
Furniture, furnishings and appliance stores	—	P	P	P	P	P	P	—	P	P	P
Garden supply and equipment sales and services	—	P	P	—	—	P	P	—	P	—	P
Gas stations (fuel sales without vehicle services)	—	UP	—	—	—	UP	UP	—	—	—	27.34.190
General retail stores not otherwise listed	P	P	P	P	P	P	P	P	P	P	P
Grocery stores	P	P	P	P	P	P	P	—	P	P	P
Hardware store	P	P	P	P	—	P	P	—	P	P	P
Marijuana accessories sales**	—	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana microbusinesses**	—	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana retail sales***	—	—	—	—	—	—	—	—	—	—	27.06.050
Mobile home, recreational vehicle and boat sales	—	—	—	—	—	P	MUP	—	—	—	—
Neighborhood markets	P	P	P	P	P	P	P	P	P	P	27.34.130
Outdoor retail sales and activities	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	27.34.140
Plant nurseries and garden supply stores	P	P	P	—	—	P	P	P	P	P	P
Plant nurseries, wholesale	—	—	—	—	—	—	P	—	—	—	—
Restaurants	P	P	P	P	P	P	P	P	P	P	P
Restaurants, take-out	P	P	MUP	MUP	MUP	MUP	P	P	P	P	MUP
Restaurants, with alcohol sales	P	P	P	MUP	MUP	P	P	P	P	P	P
Restaurants, with live entertainment	MUP	MUP	MUP	MUP	UP	MUP	MUP	MUP	MUP	MUP	MUP
Restaurants, with outdoor dining	P	P	P	P	P	P	P	P	P	P	P
Second hand stores	—	P	—	P	P	—	P	—	—	—	—
Wine/Beer tasting accessory to retail	—	P	P	P	P	—	P	—	P	P	P
Warehouse retail sales	—	—	—	—	—	UP	UP	—	—	—	—

**SERVICES**

Ambulance services	—	—	—	—	—	P	—	—	—	—	—	—
Automated teller machines (ATMs)	P	P	P	P	P	P	P	P	P	P	P	
Banks and financial services	P	P	P	P	P	—	P	—	P	P	P	
Bed and breakfast inns	MUP	—	P	P	—	—	MUP	MUP	MUP	MU	27.34.060	
Business support services	P	P	P	MUP	MUP	P	P	P	P	P	P	
Car wash	UP	UP	—	—	—	UP	UP	—	—	—	—	
Child and adult day care centers	MUP	P	MUP	P	—	—	—	MUP	MUP	MU	27.34.070	
Child day care – Large family day care homes	MUP	MUP	MUP	—	—	—	—	—	MUP	MU	27.34.070	
Child day care – Small family day care homes	P	P	P	—	—	—	—	—	P	P	P	
Drive-in and drive-through	—	UP	—	—	—	UP	UP	—	—	—	—	
Hotels and motels	—	P	P	P	—	—	P	—	P	—	P	
Kennels, commercial	—	—	—	—	—	MUP	—	—	—	—	—	
Marijuana testing facilities	—	—	—	—	—	—	—	—	—	—	27.06.050	
Medical services – Clinics, offices, laboratories	P	P	P	—	—	P	P	P	P(4)	P	P	
Medical services – Extended care	—	UP	UP	—	—	—	—	—	UP	UP	UP	
Medical services – Hospitals	—	UP	—	—	—	UP	—	—	UP	UP	UP	
Mortuaries and funeral homes	—	UP	—	—	—	UP	—	—	—	—	—	
Offices – Accessory to primary use	P	P	P	—	—	P	P	P	P	P	P	
Offices – Business and professional	P	P	P	—	—	P	P	P	P	P	P	
Personal services	—	P	P	—	—	P	P	P	P	P	P	
Personal services, restricted	—	—	—	—	—	—	MUP	MUP	—	—	27.34.175	
Public safety and utility facilities	UP	UP	P	—	—	UP	UP	UP	UP	UP	P	

**TABLE 2-4  
Allowed Uses and Permit Requirements  
for Commercial Zoning Districts**  
(Rev. 02/06/13 Ord. 2013-277, 04/09/18 Ord2017-318)

LAND USE (1)	PERMIT REQUIRED BY DISTRICT											P (3) MUP Minor Use Permit Req. (3) UP Use Permit Req. (3) — Use not allowed	
	NC	CC	TC	TC AUFO	TC EO (11)	SC	GC	BC	RC	Specific Use Regulations			
Spas and Tanning Salons	P	P	P	—	P	P	P	P	—	—	—	P	
Storage – Automobile storage yards	—	—	—	—	—	UP	—	—	—	—	—	—	
Storage – Personal storage facilities(mini-storage)	—	—	—	—	—	UP	—	—	—	—	—	—	
Storage – Outdoor	—	—	—	—	—	UP	—	—	—	—	—	—	27.34.150
Vehicle services – Maintenance/minor repair	—	—	—	—	—	P	P	—	—	—	—	—	
Vehicle services – Major repair/body work	—	—	—	—	—	P	P	—	—	—	—	—	
Vehicle services – Service stations	—	UP	—	—	—	UP	UP	—	—	—	—	—	
Veterinary clinics, animal hospitals	P	P	—	—	—	MUP	—	—	—	—	—	—	

**TRANSPORTATION & COMMUNICATIONS USES**

Broadcast studios	—	P	—	—	—	P	—	—	—	—	—	—	—
Heliports	—	P	—	—	—	P	—	—	—	—	—	—	—
Park and ride facilities	P	P	P	—	—	P	P	P	P	P	P	P	P
Parking facilities	—	—	P	—	—	P	—	—	—	—	—	P	P
Telecommunications facilities	—	UP	UP	—	—	UP	27.34.200						
Transit stations and terminals	—	MUP											
Utility infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	
Vehicle and freight terminals	—	—	—	—	—	UP	—	—	—	—	—	—	—

\* Revised 09/17/2014, ORD 2014-287

\*\* Revised 04/09/2018, ORD 2017-318

**Notes:**

- (1) See Section 27.06.030.A regarding uses not listed. See Article 6 for definitions of the listed land uses.
- (2) Zoning Clearance required, see Section 27.42.020.
- (3) Site Plan and Design Review may also be required. See Section 27.42.030.
- (4) Residential uses may be permitted only on second or higher floors, above nonresidential uses. Accessible units that meet ADA requirements may be located on the ground floor. Home Occupations are permitted in residential units subject to Section 27.34.100
- (5) Schools (specialized education and training) may be permitted with a MUP on ground floor commercial only and shall provide on-site restroom facilities.
- (6) Convenience stores are a permitted use only when they comply with the requirements of Section 27.34.130 for neighborhood markets; convenience stores required Use Permit approval otherwise. (Rev. 03/03/04, Ord. 2004-178)
- (7) Child and adult care centers may be permitted with a MUP on ground floor commercial only and shall provide on-site restroom facilities. (Rev. 04/18/07, Ord. 2007-214)
- (8) Not in mixed use buildings with residential uses. (Rev. 02/06/13, Ord. 2013-277)
- (9) Work component must be an allowed use in the AUFO (Rev. 02/06/13, Ord. 2013-277)
- (10) Requires retail sales of products manufactured on site (Rev. 02/06/13, Ord. 2013-277)
- (11) Designations of Entertainment and Active Use Frontage must meet the spirit of both overlay districts (Rev. 02/06/13, Ord. 2013-277)



## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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## DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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