



Town Green Condo

9061 WINDSOR ROAD, WINDSOR, CA 95492-9702

TODD SCHAPMIRE
REALTOR®/TEAM LEADER
CALDRE #01414195
707.570.9855
TODD@WREALESTATE.NET





Table Of Contents

Table Of Contents

PROPERTY SUMMARY	4
AERIAL MAP	6
LOCATION MAP	7
REGIONAL MAP	8
DEMOGRAPHICS MAP & REPORT	10

Confidentiality & Disclaimer

All materials and information received or derived from W Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither W Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. W Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. W Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. W Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by W Commercial in compliance with all applicable fair housing and equal opportunity laws.

Trace & Jess
a clothing boutique



15
MPH

SECTION 1

Property Information



PROPERTY DESCRIPTION

Own your presence at the heart of Windsor's most vibrant, celebrated downtown destination! Positioned in one of the most visible locations at the Windsor Town Green, this approximately 812 square foot commercial condo places your business at the center of one of Sonoma County's most active and community-driven retail environments.

The unit is located at the arch, commanding over fifty feet of window frontage and delivering exceptional street-level visibility to the steady flow of foot traffic generated by the weekly Farmers Market, the Summer Nights on the Green Concert Series, Family Movies on the Green, and a packed calendar of seasonal events that draw residents and visitors throughout the year. Polished concrete floors lend a clean, modern aesthetic that appeals across a broad range of retail, professional, and service-oriented uses. Practical conveniences matter in day-to-day operations, and this unit benefits from immediate proximity to common-area restrooms.

Beyond the front door, customers and employees enjoy pedestrian-friendly access to locally owned restaurants, wine bars, specialty shops, a regional library, and the SMART train depot, making this one of the few commercial addresses in Sonoma County where connectivity, community, and commerce converge.

Whether you are an owner-user seeking to plant your brand in a high-engagement setting or an investor targeting a well-positioned asset in a supply-constrained market, this condo delivers the visibility, infrastructure, and location that support long-term value.

OFFERING SUMMARY

Sale Price:	\$365,000
Building Size:	812 SF
Lot Size:	0.019 Acres
Year Built:	2005
APN:	066-690-003
Utilities:	Separate Electric Meter Public Water & Sewer
OA:	Town Green Village
OA Dues:	\$786.23 per month

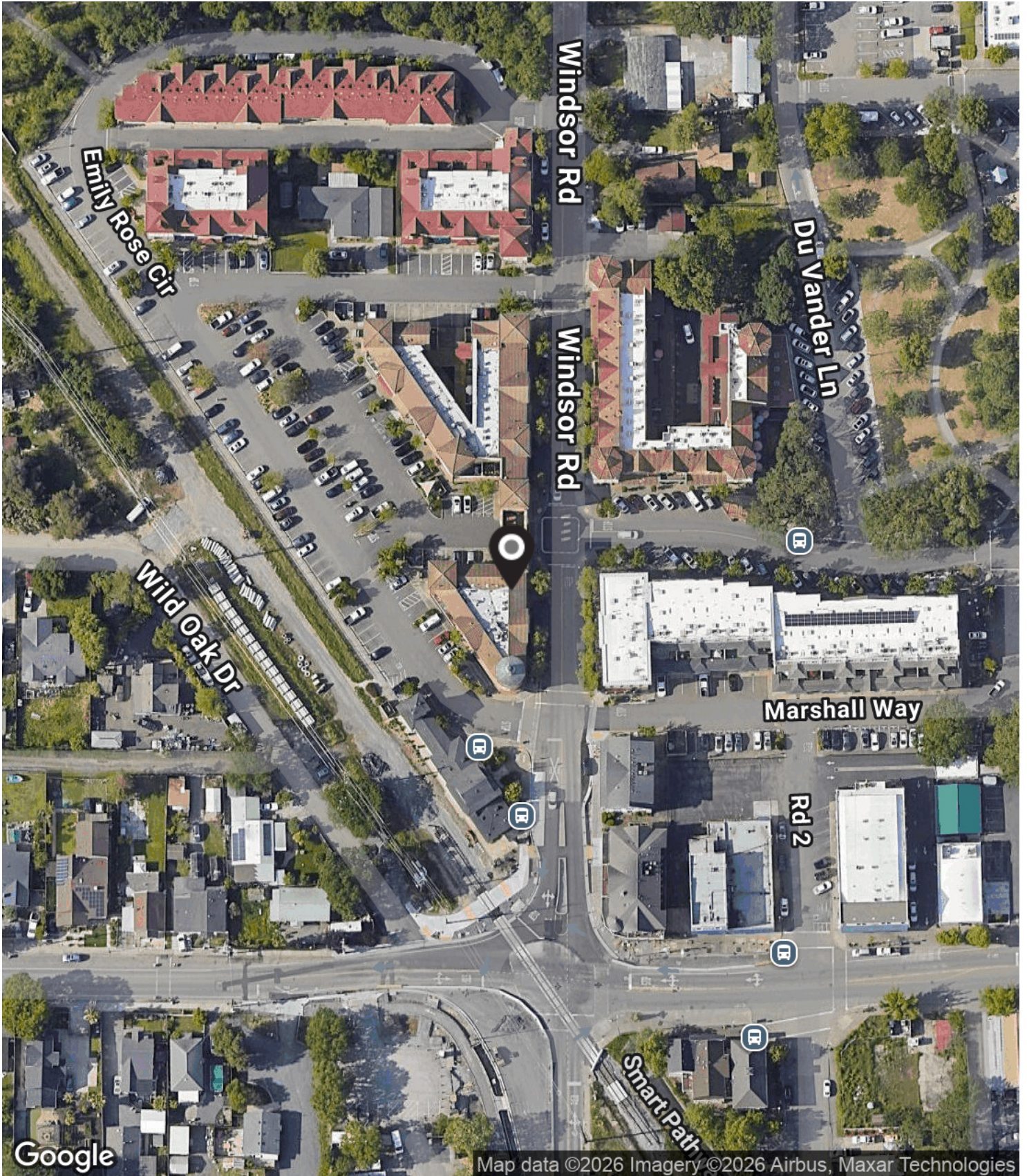


SECTION 2

Location Information

Aerial Map

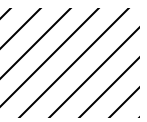
TOWN GREEN CONDO | WINDSOR



Location Map

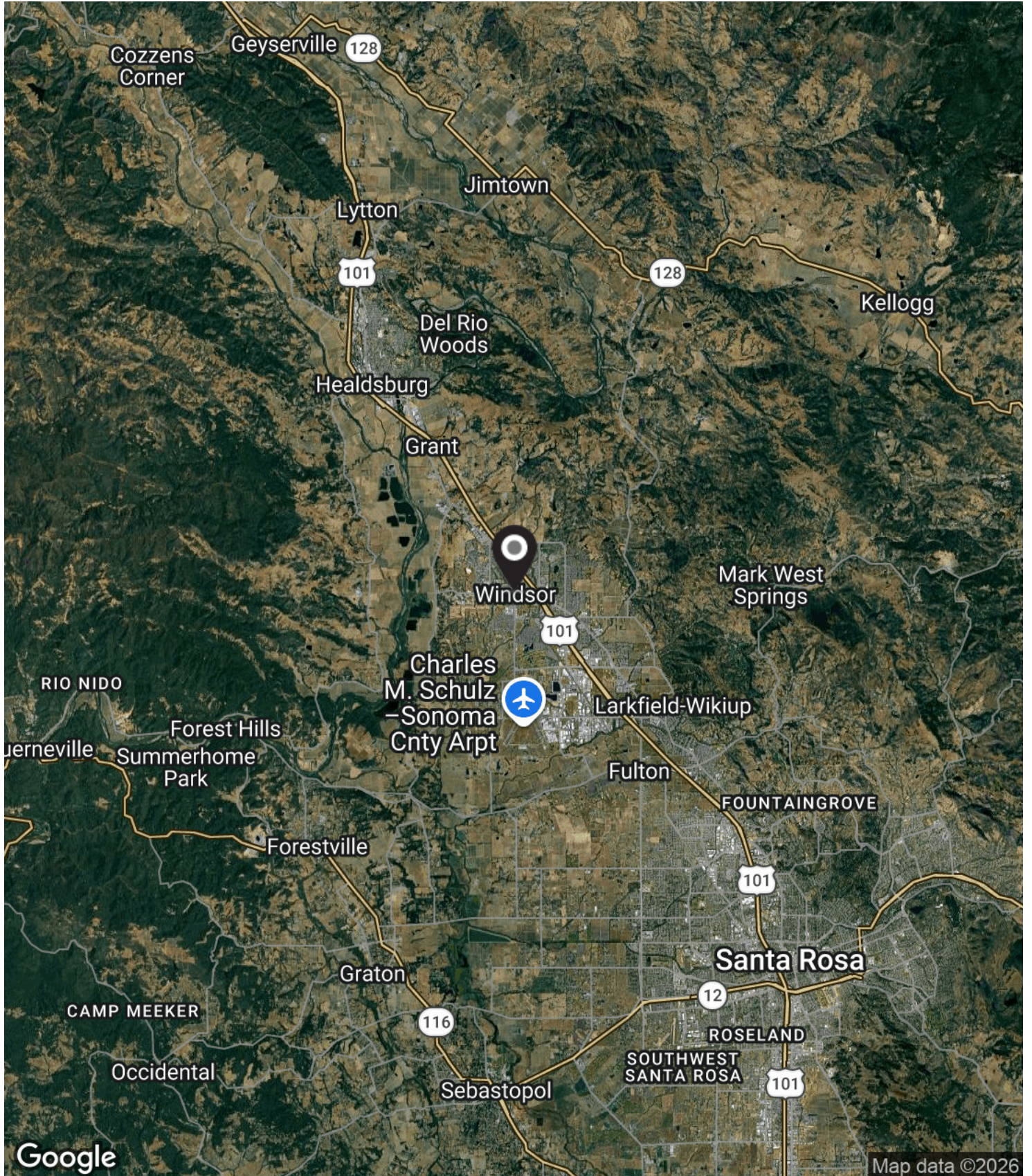
TOWN GREEN CONDO | WINDSOR





Regional Map

TOWN GREEN CONDO | WINDSOR





SECTION 3

Demographics

Demographics Map & Report

POPULATION	1 MILE	5 MILES	20 MILES
Total Population	13,405	42,110	388,197
Average Age	40.3	42.9	42.8
Average Age (Male)	40.8	40.9	41.9
Average Age (Female)	39.0	44.2	43.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	20 MILES
Total Households	4,619	15,341	149,918
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$155,277	\$146,985	\$138,102
Average House Value	\$758,447	\$811,567	\$871,216

* Demographic data derived from 2020 ACS - US Census



Population

42,110



Median Home Value

\$811,567



Average Household Income

\$146,985



Average Age

42.9

