



Lakewood Village

Windsor, CA

Santa Rosa-Petaluma (CA)



Ben Minton

Leasing Representative

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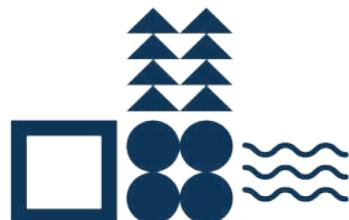
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AERIAL



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GROSS LEASABLE AREA (GLA)

126,208 SF

PARKING SPACES

579

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DENSITY AERIAL

Property Overview



Lakewood Village is a 126,187-square-foot neighborhood shopping center anchored by the dominant grocer in Windsor, California, trade area. This center has high occupancy rates and benefits from a strong mix of national, regional and local operators.

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■ Available ■ Non-Controlled (A) Curbside Pick-up



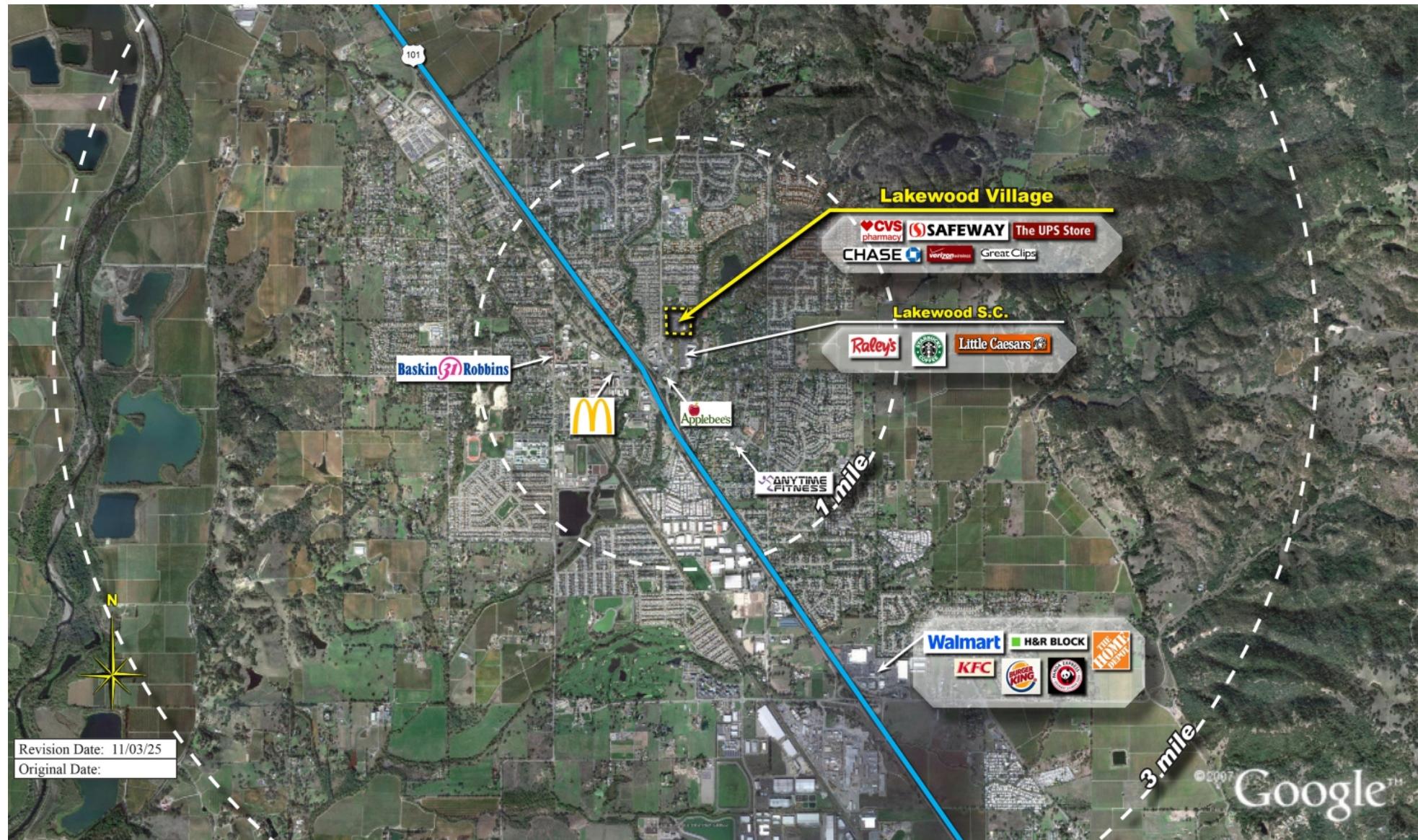
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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TENANT	SQ FT
1 Taco Bell	2,000
2 Fast & Easy Mart Windsor	2,324
3 Windsor Valley Laundry	1,149
4 Moxie's Yogurt & Toppings Bar	1,134
5 Victra	1,134
6 Merino Tax Service & TaxTec	900
7 La Grange Window Coverings	1,100
8 Qimura Japanese	2,720
9 Happy Donuts	910
10 Brooks Road Dental Care	1,615
11 Savor Vietnamese Cuisine	1,131
12 Tease Hair Studio	1,115
13 Available	3,325
15 Mary's Pizza Shack	3,540
16 Available	1,224
17 Great Clips	990
18 Available	1,602
19 See's Candies	1,524
20 CVS Pharmacy	19,950
21 Windsor Cleaners	1,328
22 Moxie & Co.	1,134
23 Paris Nails	722
24 Studio Lagree	1,472
25 The UPS Store	1,040
26 Burtonz Bakery	1,407
26A Available	2,781
27 Move Over Mozart	2,490
28 The Suave Barbershop	1,047
29 Burtonz_Bakery	1,450
30 Safeway	52,610
31 JPMorgan Chase Bank	3,375
33 Sweet T's	5,575



COMPETITION MAP



Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	15,104	29,565	41,797
Daytime Pop	11,648	30,205	43,491
Households	5,382	10,437	15,213
Average HH Income	\$148,434	\$151,869	\$148,168
Median HH Income	\$117,814	\$124,422	\$116,484
Per Capita Income	\$53,218	\$53,959	\$54,360

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K



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9080 Brooks Rd, Windsor, CA



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