



# FOR LEASE - Town Green Retail

9071 WINDSOR ROAD, WINDSOR

800 +/- SQ. FT.

*Northern California's Premier Commercial Real Estate Firm*



**William M Severi, CCIM, CPM - Broker**

CA BRE # 01000344

Phone: 707-523-2700

Cell: 707-291-2722

Email: [william@northbayprop.com](mailto:william@northbayprop.com)



**Alexis Perez**

CA BRE # 02238668

Phone: 707-523-2700

Cell: 707-304-5841

Email: [aperez@northbayprop.com](mailto:aperez@northbayprop.com)



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# OVERVIEW

## PRICING

Base Rental Rate:	\$2.99 / Sq. Ft. / Month \$2,388 / Month
Lease Type:	NN
Monthly CAM:	\$0.86 / Sq. Ft. / Month \$692 / Month
Total Mon. Base + CAM	\$3,080 / Month

## SITE / BUILDING

Approximate Space Sq. Ft.:	800 +/-
Zoning:	TC-AUFO
Close Proximity:	Transportation, Shopping, & Local Tourists Sites
Parking:	City Parking Lot & Street
Google Walking Score	77
Current Use:	Tasting Room



Windsor Town Green – Music in the Park

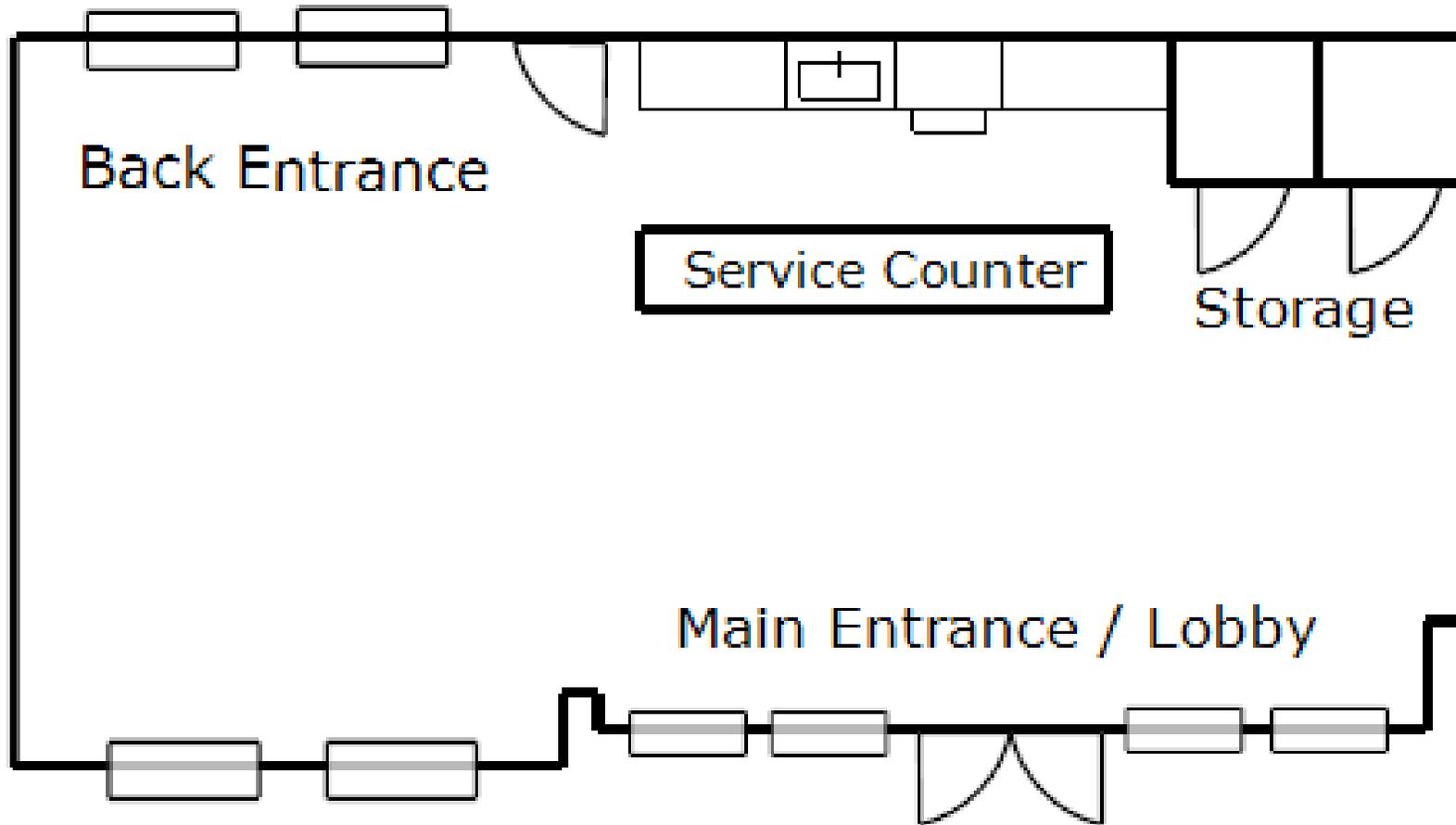
ADDRESS	ZONING	RENTABLE	RENT PER SQ. FT.	LEASE	TOTAL MO.
9071 Winsor River Rd.,	TC-AUFO	800 +/- Sq. Ft.	\$2.99(Base) + \$0.86(CAM) = \$3.85	NN	\$3,080

The Windsor Town Green is one of the premier locations in Sonoma County for events, leisure, and shopping. This ground level property offers approximately 800 +/- Sq. Ft. of premier space with a good foot traffic. The large window line offers great visibility and signage along Windsor Road to entice your prospective customers. The space is currently configured as a tasting room with a sink and dishwasher.

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# FLOOR PLAN





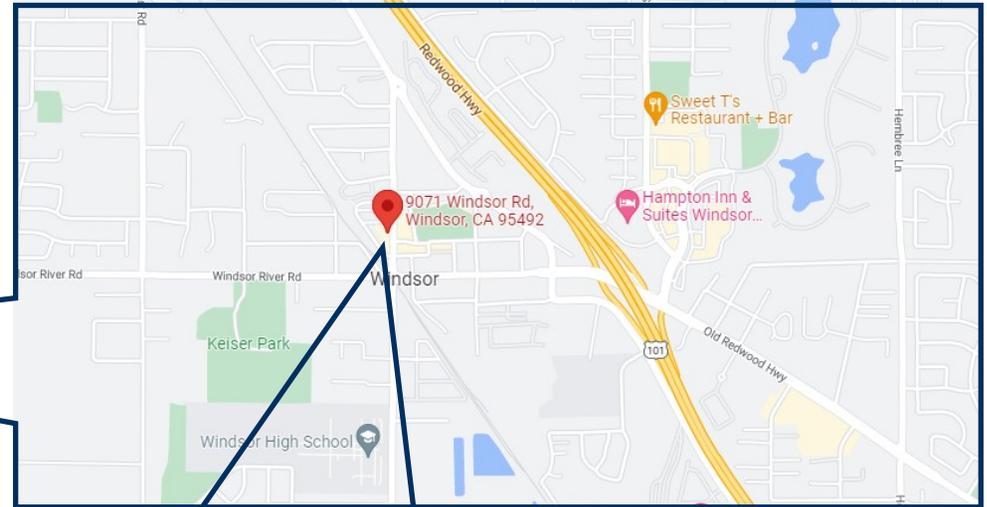
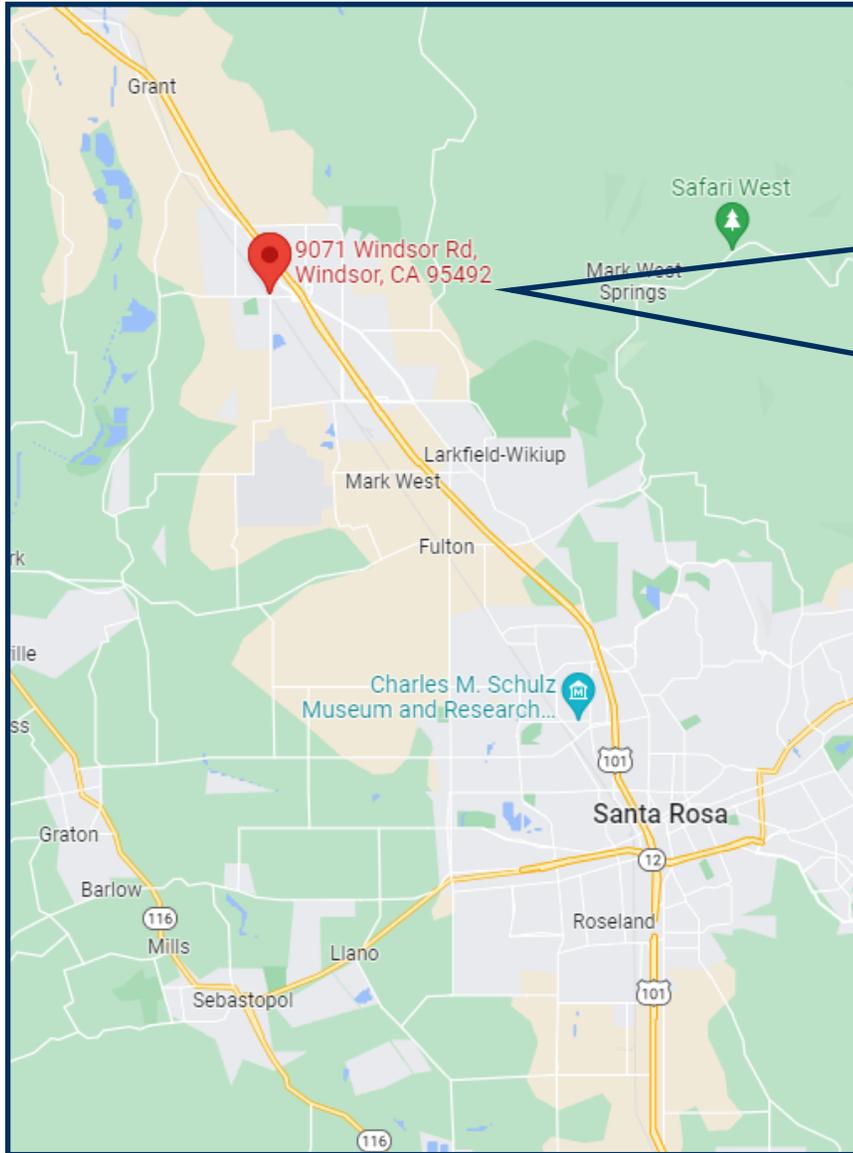
# SITE PLAN



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# MAPS



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# PHOTOS



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# LISTING TEAM



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 CA BRE # 01000344  
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**North Bay Property Advisors**  
**Santa Rosa Office**  
 2777 Cleveland Ave. Suite 110  
 Santa Rosa, CA 95403  
 707-523-2700  
[www.NorthBayProp.com](http://www.NorthBayProp.com)



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