Keegan&Coppin
COMPANY, INC.

FOR LEASE

# 8499 OLD REDWOOD HIGHWAY
# WINDSOR, CA

## RETAIL/OFFICE/RESTAURANT SPACES AVAILABLE

Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER,** PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM

# PROPERTY DETAILS

8499 OLD REDWOOD HWY.
WINDSOR, CA

## RETAIL/RESTAURANT SPACES AT WINDSOR PALMS PLAZA

## FEATURES

- Multi-tenant neighborhood retail center
- Anchored by Round Table Pizza, MD Liquor & Food, Palms Nail Salon, Plaza Paints, Alliance Dental Group, and Alliance Medical Center
- Central Windsor on the east side of town
- 1/2 Mile from Highway 101 off Central Windsor Exit

### RENTABLE SPACE

**Suite #108:** 1,691+/- sq. ft.: Restaurant/Retail, with outside seating area: 3 compartment sink, hand sink, prep sink, mop sink, shower, private offices, storage room & tile floors in all the common areas.

Could be used as restaurant, retail, or office/service type of business.

**Suite #114:** 3,600+/- sq. ft.: Restaurant space with a commercial kitchen (Type 1 hood system), sinks, grease trap, walk-in refrigerator, and large dining area. Also bar area, office and storage area.

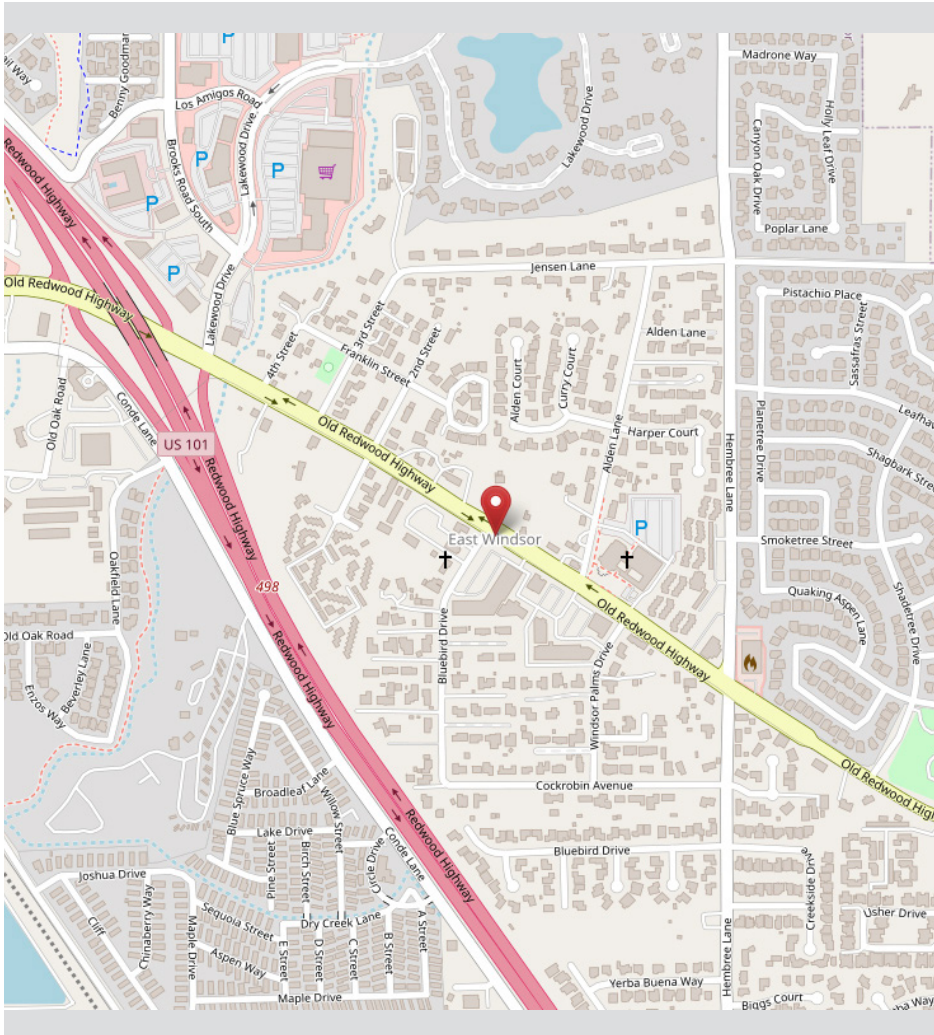
Could be used as restaurant, retail, or office/service type of business.

### PARKING

On-Site

### DESCRIPTION OF LOCATION - AREA

This is a prime area east of Highway 101 and near the intersection of Old Redwood Highway and Lakewood Drive. The area has good population density and income levels and is minutes from the Windsor Town Square.




## LEASE RATE

**SUITE #108: $1.50 PSF NNN** (NNN's Est. @ $.85 PSF)
**SUITE #114: $1.35 PSF NNN** (NNN's Est. @ $.85 PSF)

### LEASE TERMS

3-5 Years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# SITE PLAN

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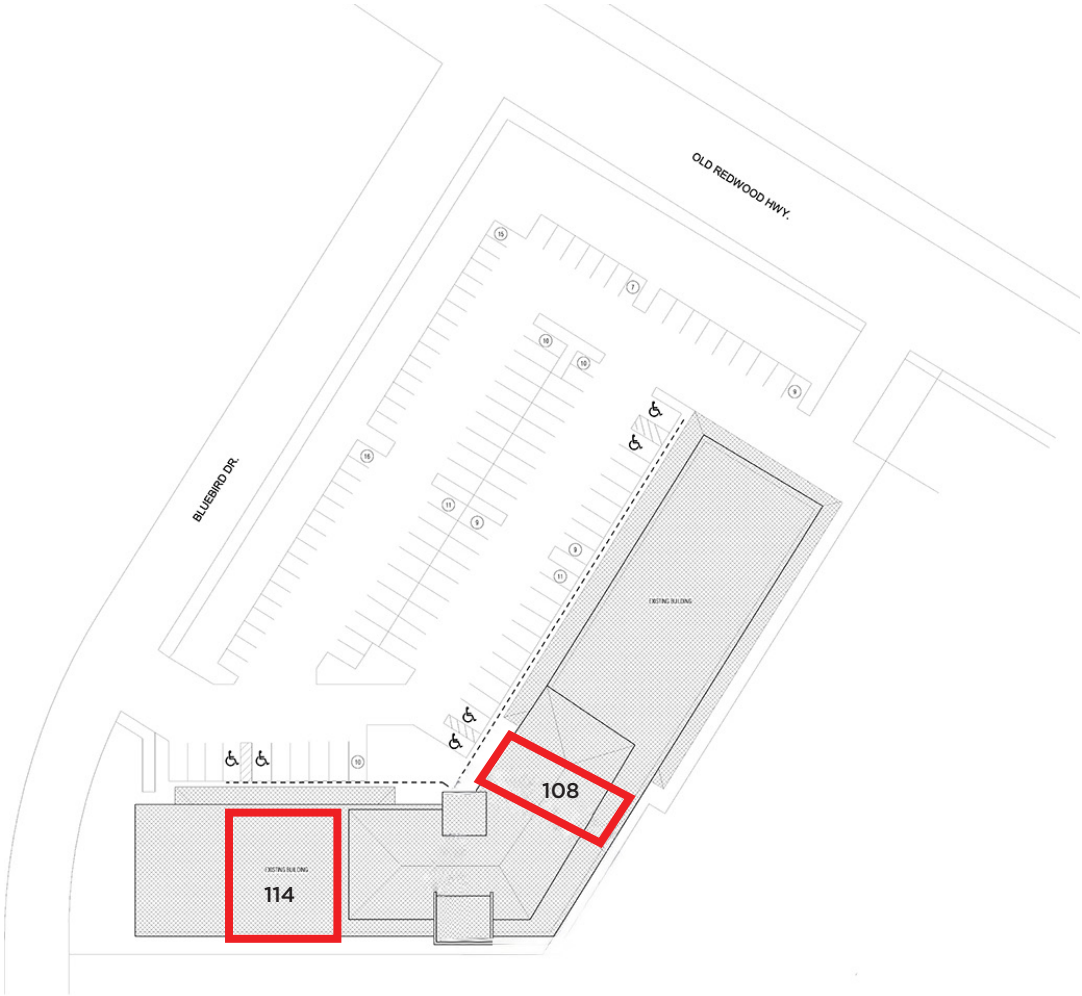


| UNIT | RSF | TENANT |
|---|---|---|
| 100 | 5,305+/- | Round Table Pizza |
| 104 | 2,556+/- | Plaza Paints |
| 106 | 1,333+/- | Palms Cleaners |
| 107 | 1,724+/- | Palms Nail Spa |
| **108** | **1,691+/-** | **AVAILABLE** |
| 110 | 2,042+/- | Alliance Windsor Wellness |
| 111 | 2,403+/- | Alliance Dental |
| **114** | **3,600+/-** | **AVAILABLE RESTAURANT** |
| 116 | 2,400+/- | MD Liquor & Food |
| 200 | 1,321+/- | Alliance Medical Center |
| 202 | 376+/- | Vino Shipper |
| 203 & 206 | 2,322+/- | Alliance Medical Center |
| 204 | 1,947+/- | Windsor Chiropractic Center |
| **TOTAL** | 29,020+/- | |

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# SUITE 108 FLOOR PLAN

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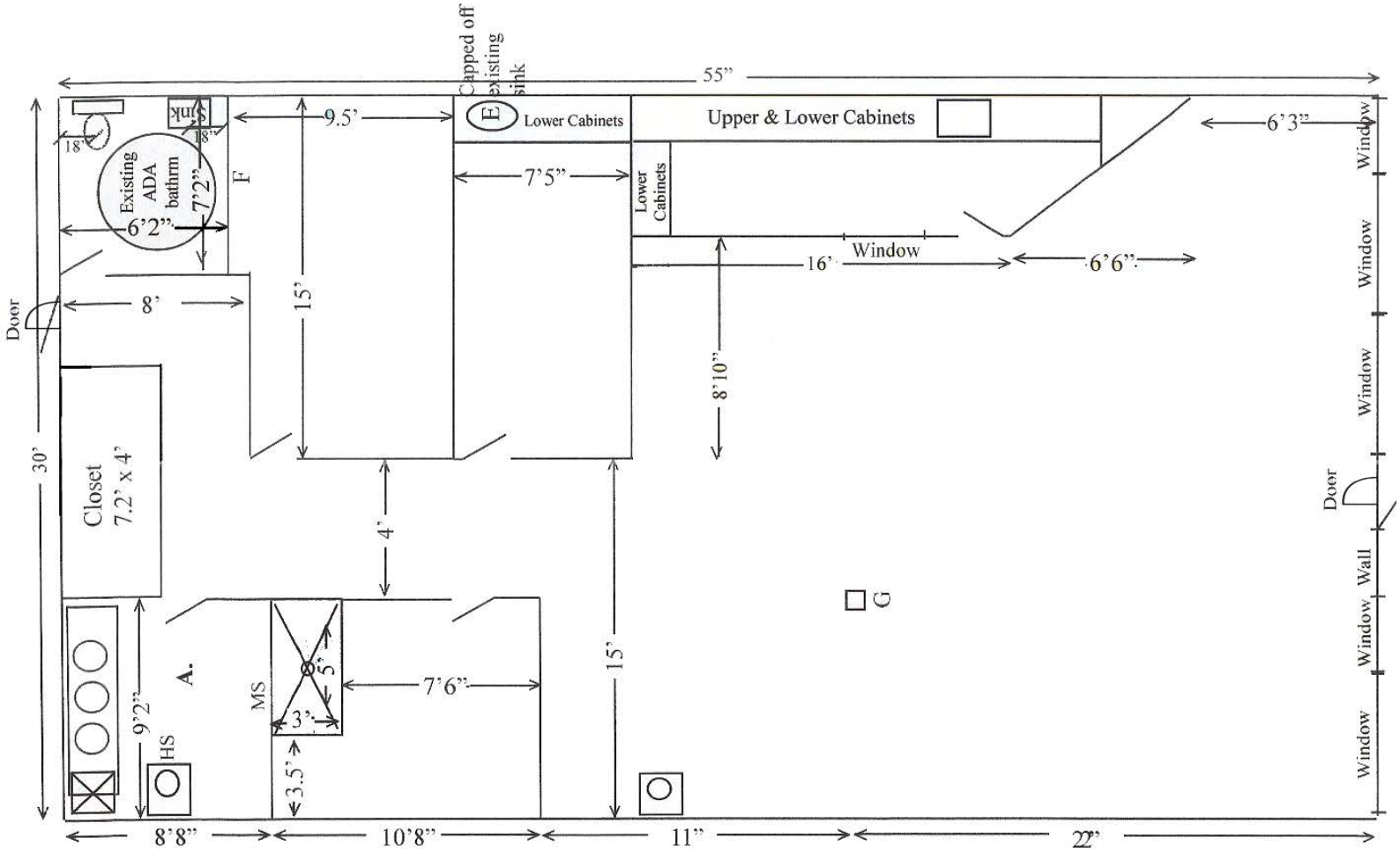



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# SUITE 114 FLOOR PLAN

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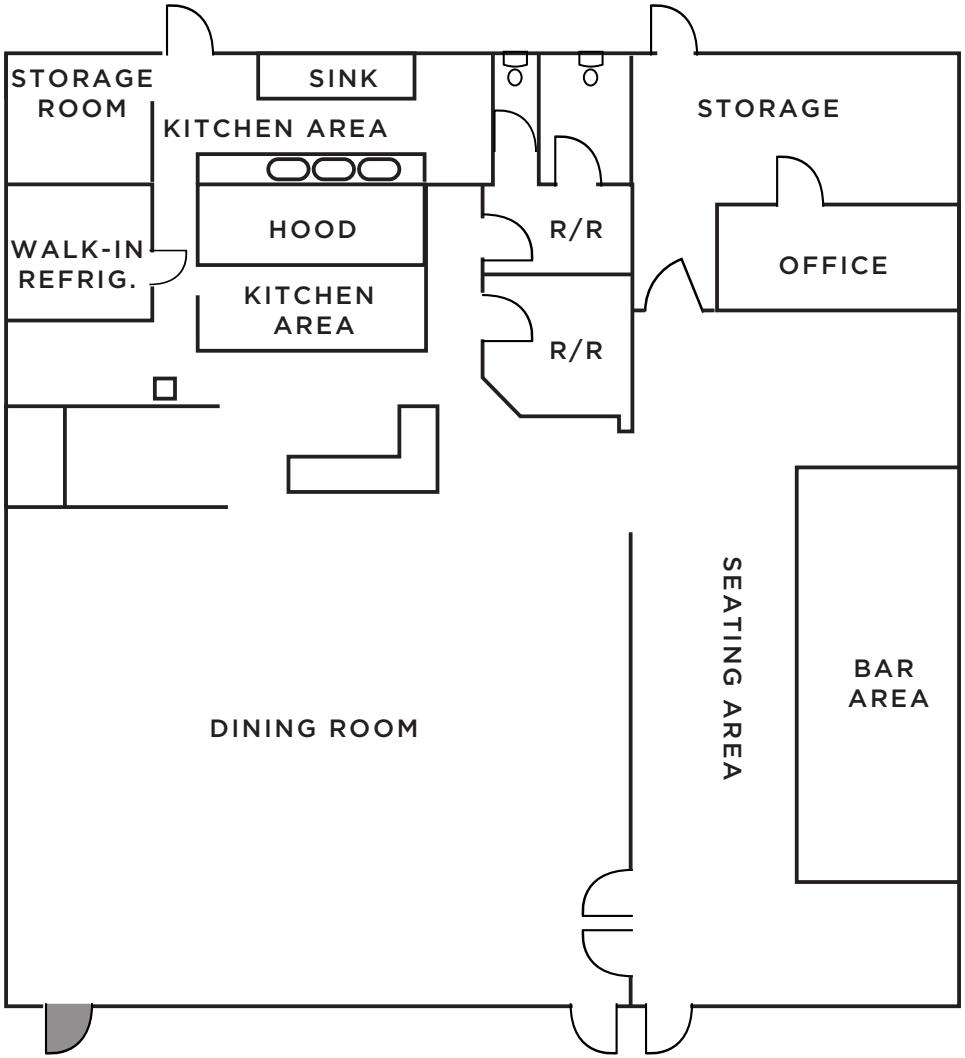


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# PROPERTY PHOTOS

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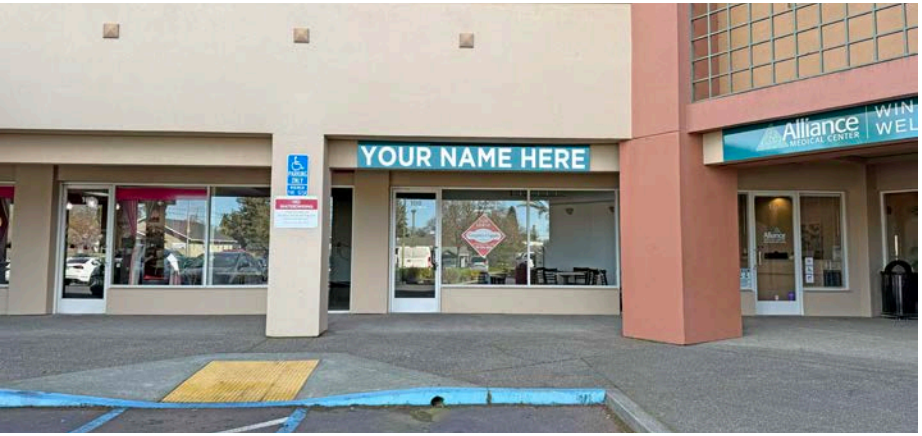

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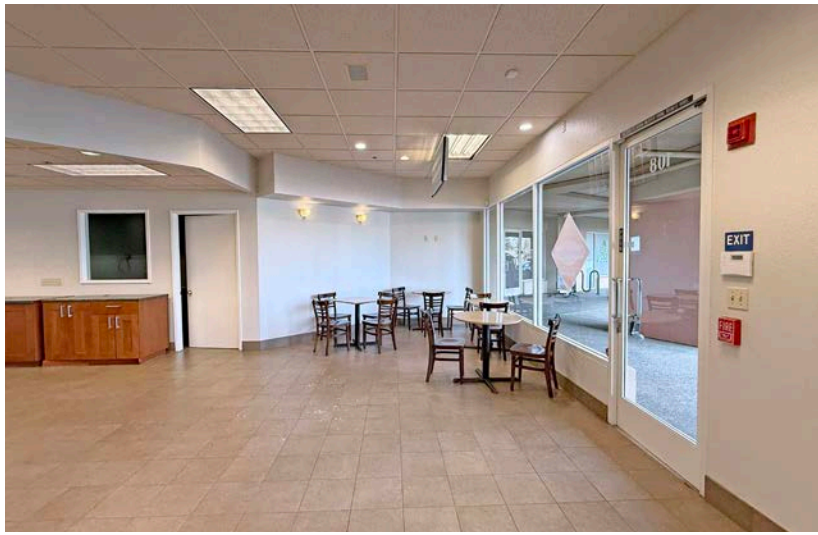


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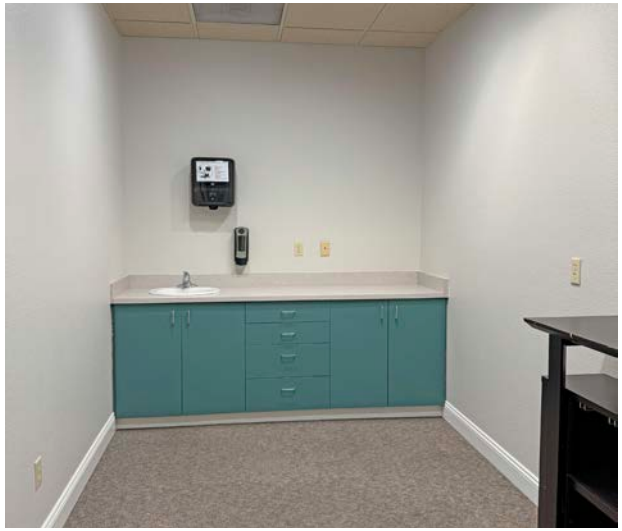

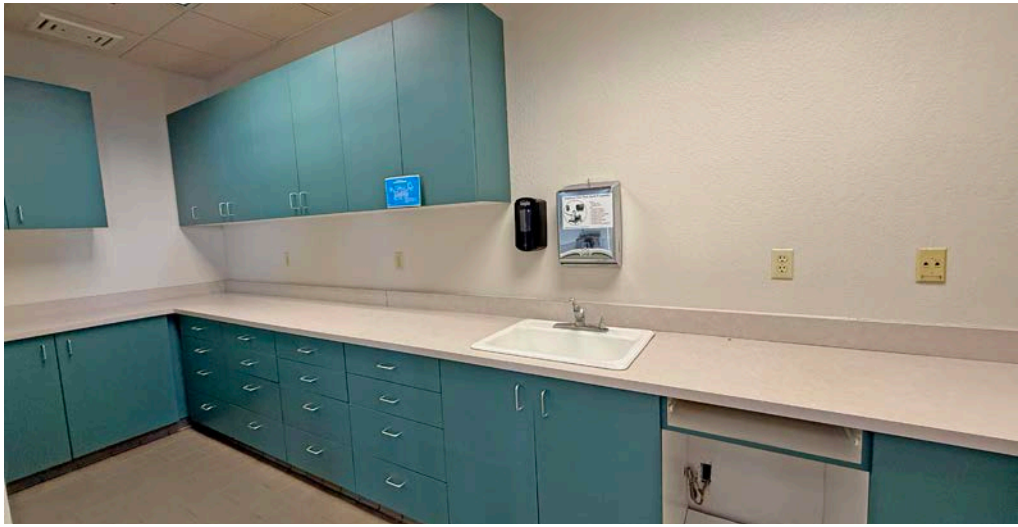

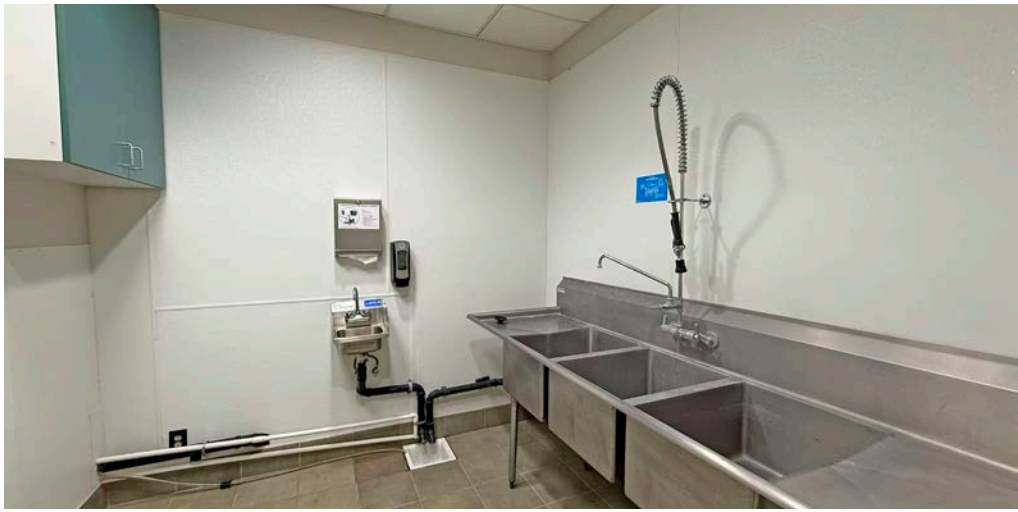


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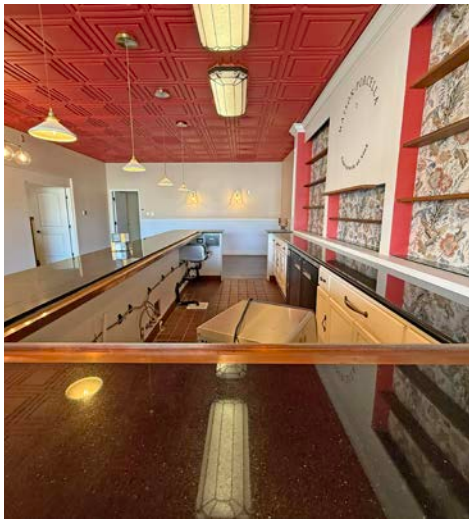

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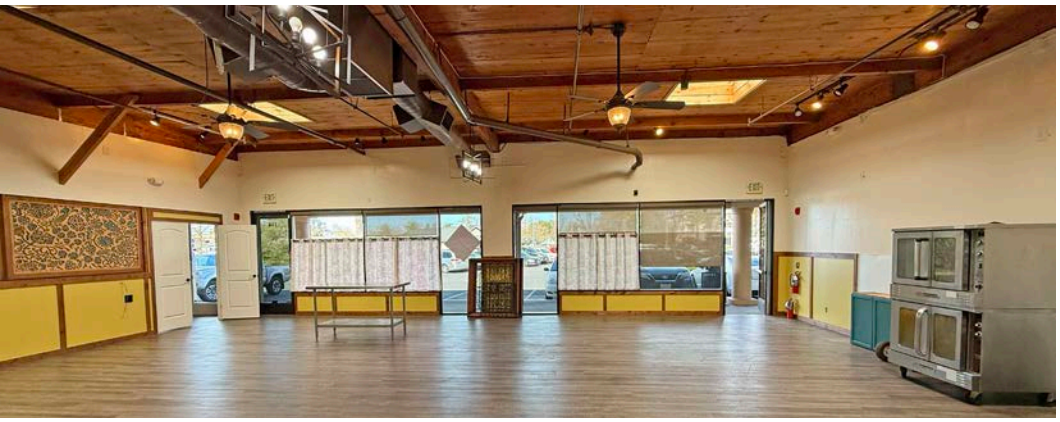

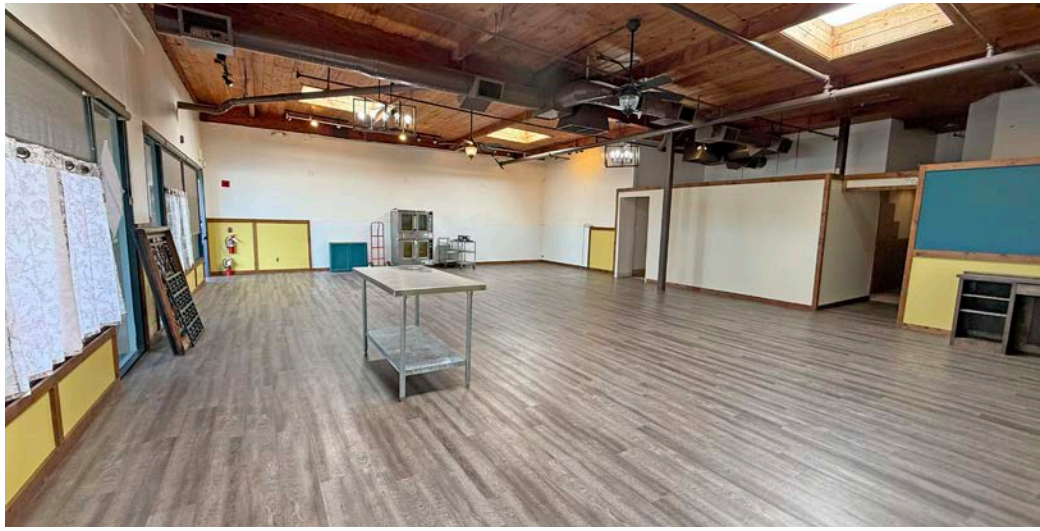

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# AERIAL MAP

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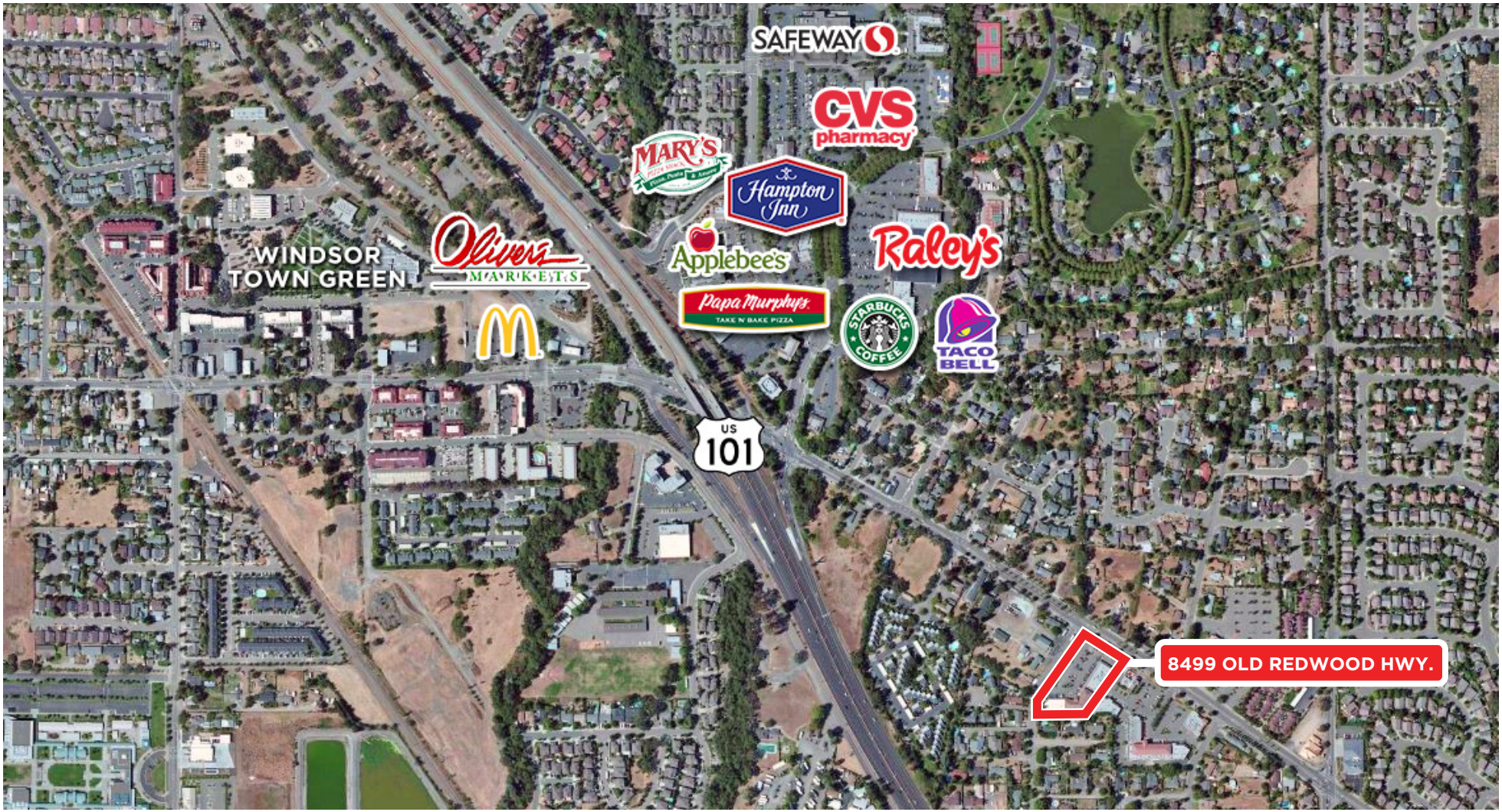


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