



Keegan & Coppin  
COMPANY, INC.

FOR SALE

620 & 624 McCLELLAND DR.  
WINDSOR, CA  
RETAIL SPACE AVAILABLE



Go beyond broker.

PRESENTED BY

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT. 270  
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**SUMMER JAGER, AGENT**  
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# EXECUTIVE SUMMARY

Ideally situated in the heart of Town Green Village, 620 and 624 McClelland Drive offer a rare chance to acquire two ground-floor condos totaling 1,291+/- square feet. These units are perfectly positioned directly in front of the Windsor Town Green, benefiting from exceptional foot traffic generated by the regional Farmers Market and popular Summer Concert Series. The offering features a 431+/- square foot unit alongside a larger 860+/- square foot unit with two private offices, both with an abundance of natural light. Currently occupied by month-to-month wellness studio and bookstore tenants, this is a great opportunity for an owner-user seeking high visibility and a turnkey presence in Sonoma County's most vibrant community hub.

- Front-row Visibility on the Windsor Town Green
- Expansive Window Lines Providing Natural Light
- Conveniently Located a Short Walk from Windsor SMART Train Station
- Flexible Month-to-Month Tenancies
- Excellent Owner-User Opportunity
- Fully Sprinklered

## OFFERING

Sale Price      **\$450,000**



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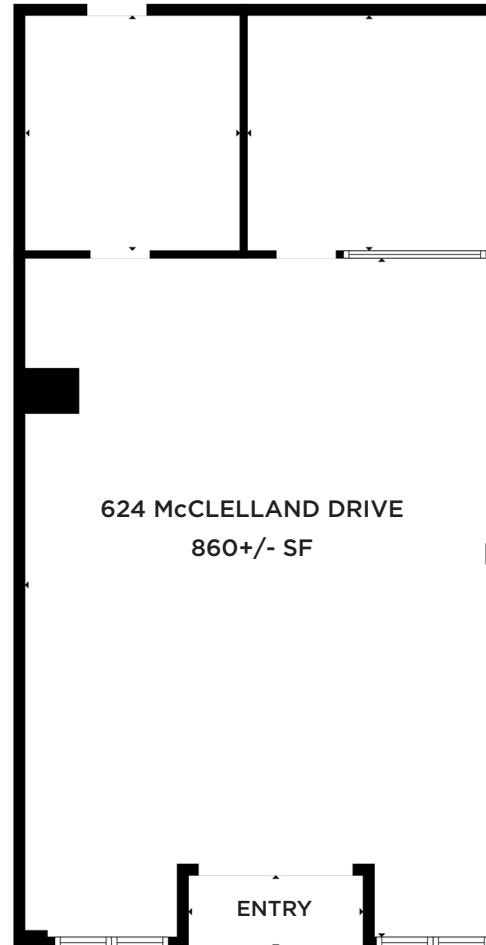
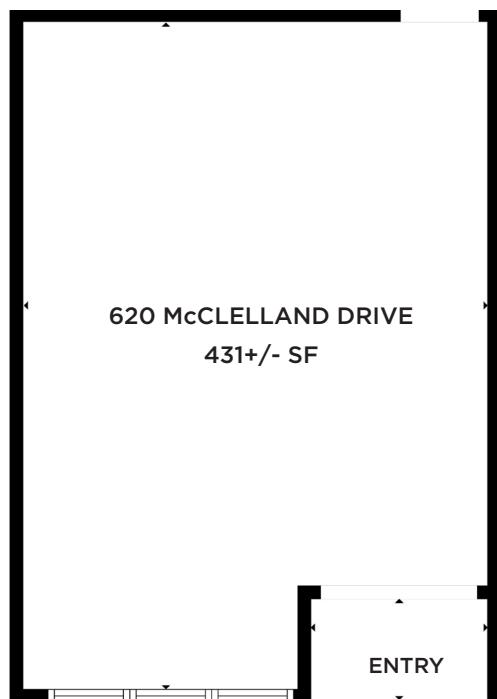


# FLOOR PLANS



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## McCLELLAND DRIVE

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# PROPERTY PHOTOS

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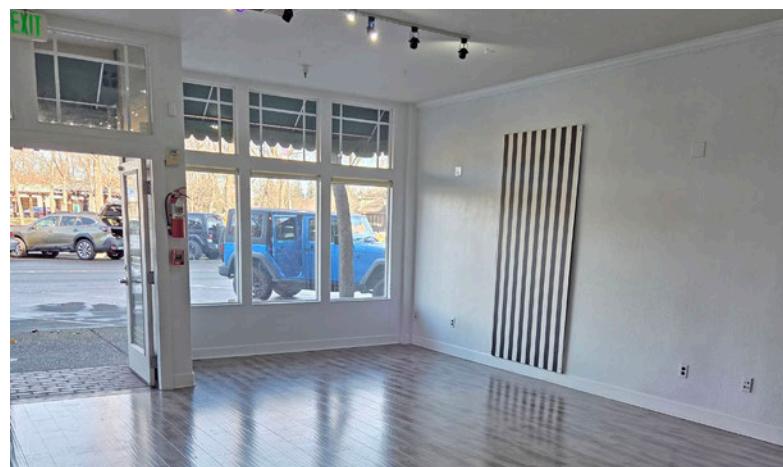


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# AREA DESCRIPTION



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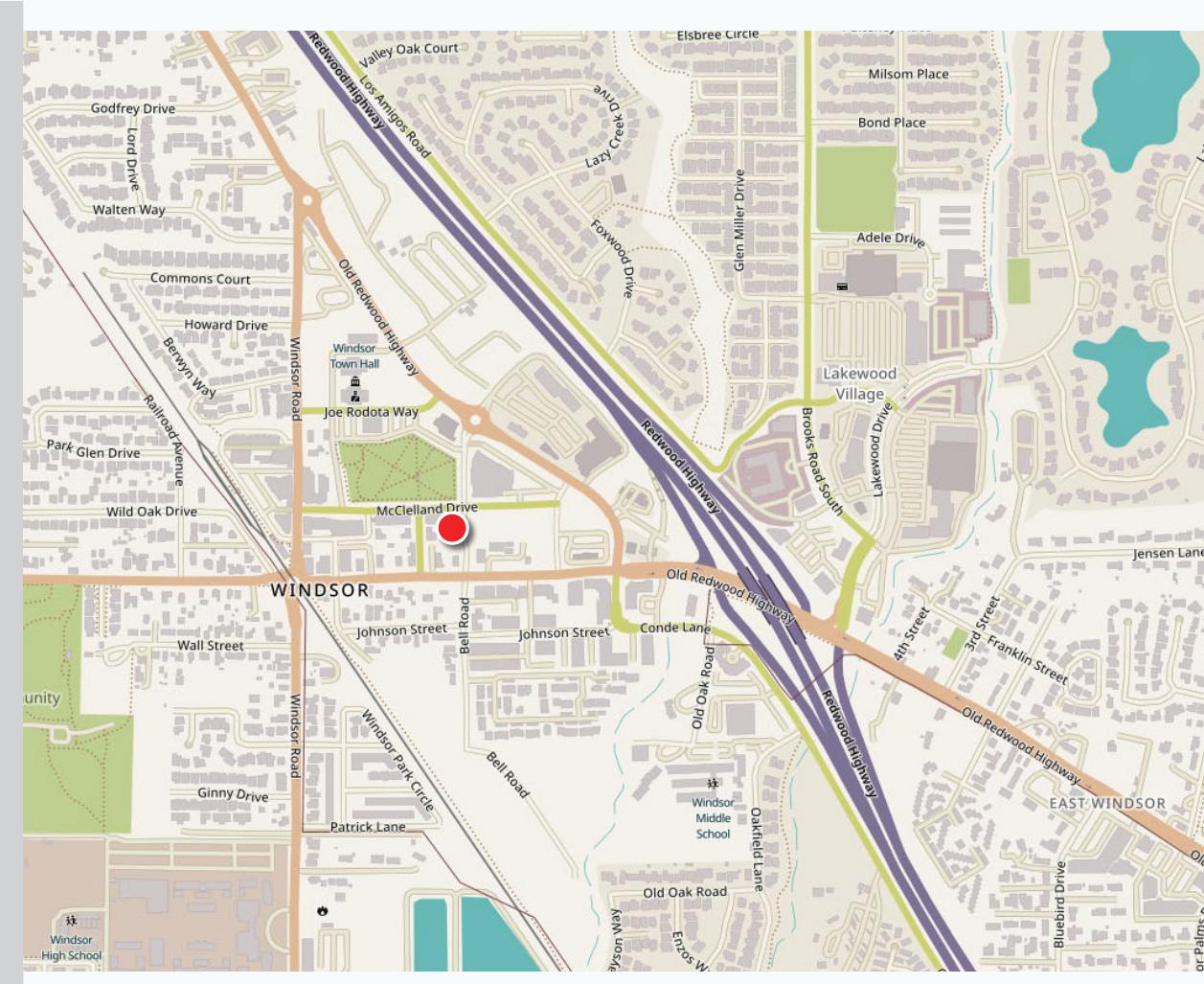
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## DESCRIPTION OF AREA

The immediate surroundings include local shops, cafes, professional services, and other street-front retail/office spaces, reflecting a community-oriented downtown rather than isolated commercial sprawl.

## TRANSPORTATION ACCESS

- The area around McClelland Dr has a pedestrian-focused layout with shops and services within easy walking distance.
- The Sonoma-Marin Area Rail Transit (SMART) service recently extended to Windsor, improving transit connections to Santa Rosa and Marin County.
- Easy access to Highway 101



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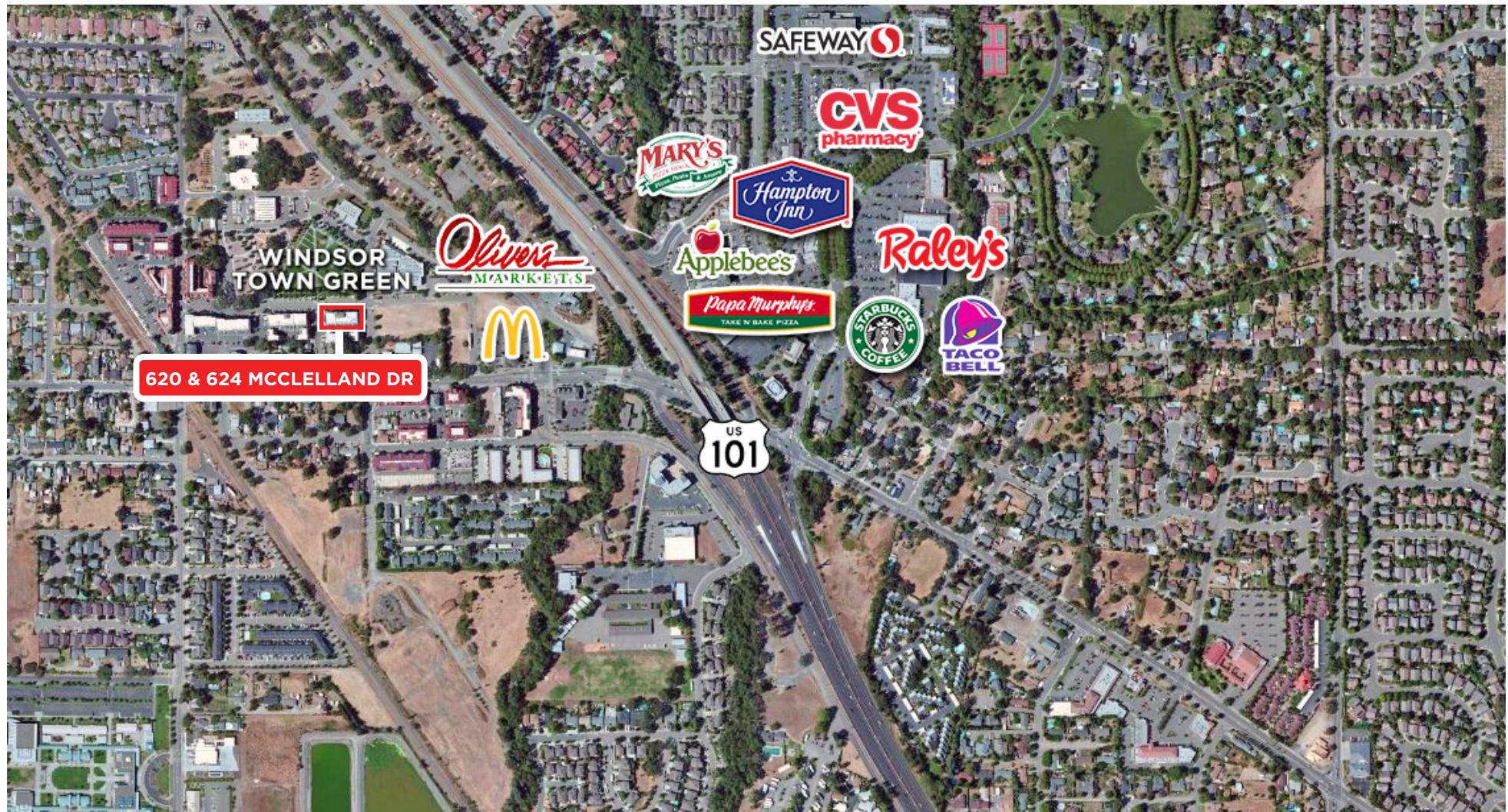


## AERIAL MAP



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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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## 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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## DISCLAIMER

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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