



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**6500 HEMBREE LANE  
WINDSOR, CA**

**PRIME RETAIL OPPORTUNITY  
WALMART, HOME DEPOT &  
GROCERY OUTLET-ANCHORED  
SHILOH CENTER  
PLEASE DO NOT DISTURB TENANT**



Go beyond broker.

REPRESENTED BY:

**MARSHALL KELLY, BROKER ASSOCIATE**  
LIC # 00801883 (707) 528-1400, EXT 277  
**MKELLY@KEEGANCOPPIN.COM**





**Keegan & Coppin**  
COMPANY, INC.



6500 HEMBREE LANE  
WINDSOR, CA

**PRIME RETAIL  
OPPORTUNITY  
FOR LEASE**

## PROPERTY DETAILS



### LEASE RATE

Negotiable  
plus \$1.27/SQFT Net Charges

### RENTABLE SPACE

4,260+/- SQFT (Divisible)

### ZONING

PD - Planned Development

### PARKING

Approx. 5/1000

### LOCATION

Directly off Highway 101 Shiloh Road exit, a major highway commuter route.

### HIGHWAY TRAFFIC COUNTS

Approx. 68,000 cars daily

This retail space is located within the Shiloh Center, off Hembree Lane in Windsor CA. The unit is located within a free standing "PAD" building close to the Walmart store. The center itself composes approximately 344,000 SQFT and has many tenants including Walmart, and Home Depot. The freeway offers traffic counts along the Hembree Lane entrance with approx. 25,000 cars/day.

- Join Walmart, Home Depot, Grocery Outlet, and other quality retailers in the Shiloh Center.
- Directly off of the Shiloh Road exit from Highway 101
- Possible uses include a furniture store and many more.

**REPRESENTED BY:** **MARSHALL KELLY, BROKER ASSOCIATE**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 00801883 (707) 528-1400, EXT 277  
MKELLY@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



**Keegan & Coppin**  
COMPANY, INC.



6500 HEMBREE LANE  
WINDSOR, CA

**PRIME RETAIL  
OPPORTUNITY  
FOR LEASE**

## PROPERTY PHOTOS



**REPRESENTED BY:** MARSHALL KELLY, BROKER ASSOCIATE  
KEEGAN & COPPIN CO., INC.  
LIC # 00801883 (707) 528-1400, EXT 277  
MKELLY@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal.  
An interested party should verify the status of the property and the information herein.





**Keegan & Coppin**  
COMPANY, INC.



6500 HEMBREE LANE  
WINDSOR, CA

**PRIME RETAIL  
OPPORTUNITY  
FOR LEASE**

## AREA DESCRIPTION

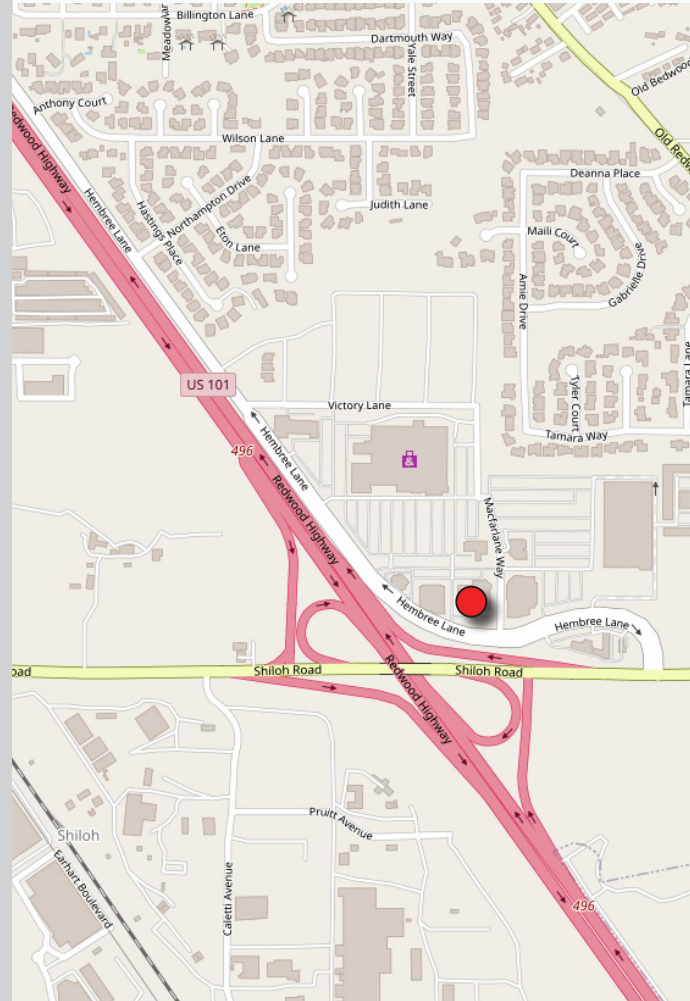
### DESCRIPTION OF AREA

The area provides immediate access to the freeway and is in close proximity to the Charles Schultz Sonoma County Airport, Championship Windsor Golf Course, Airport Health Club and the Shiloh Regional Shopping Center. Other businesses in and adjacent to the shopping center include Kendall Jackson Winery, Federal Express, M Storm Forest Products, Inc., Storage Pro, Mobile Mini Storage Tanks/Pumps, West Coast Metals, All Around Auto Repair, Tractor Supply Co., Santa Rosa BMW Motorcycles, Marcassin Wine, O'Reilly Auto Parts, Office Depot, Goodwill, The Home Depot, Walmart, Barrel Brothers Brewing Co., and many more.

### TRANSPORTATION ACCESS

- Direct access to Highway 101 via Shiloh Road

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	5,967	36,986	64,437
Est. Avg. HH Income	\$123,960	\$135,651	\$131,143



Keegan & Coppin Co., Inc.  
1355 N Dutton Ave., Suite 100  
Santa Rosa, CA 95401  
keegancoppin.com  
P: (707) 528-1400

REPRESENTED BY:

**MARSHALL KELLY, BROKER  
ASSOCIATE**

LIC # 00801883 (707) 528-1400, EXT 277

**MKELLY@KEEGANCOPPIN.COM**



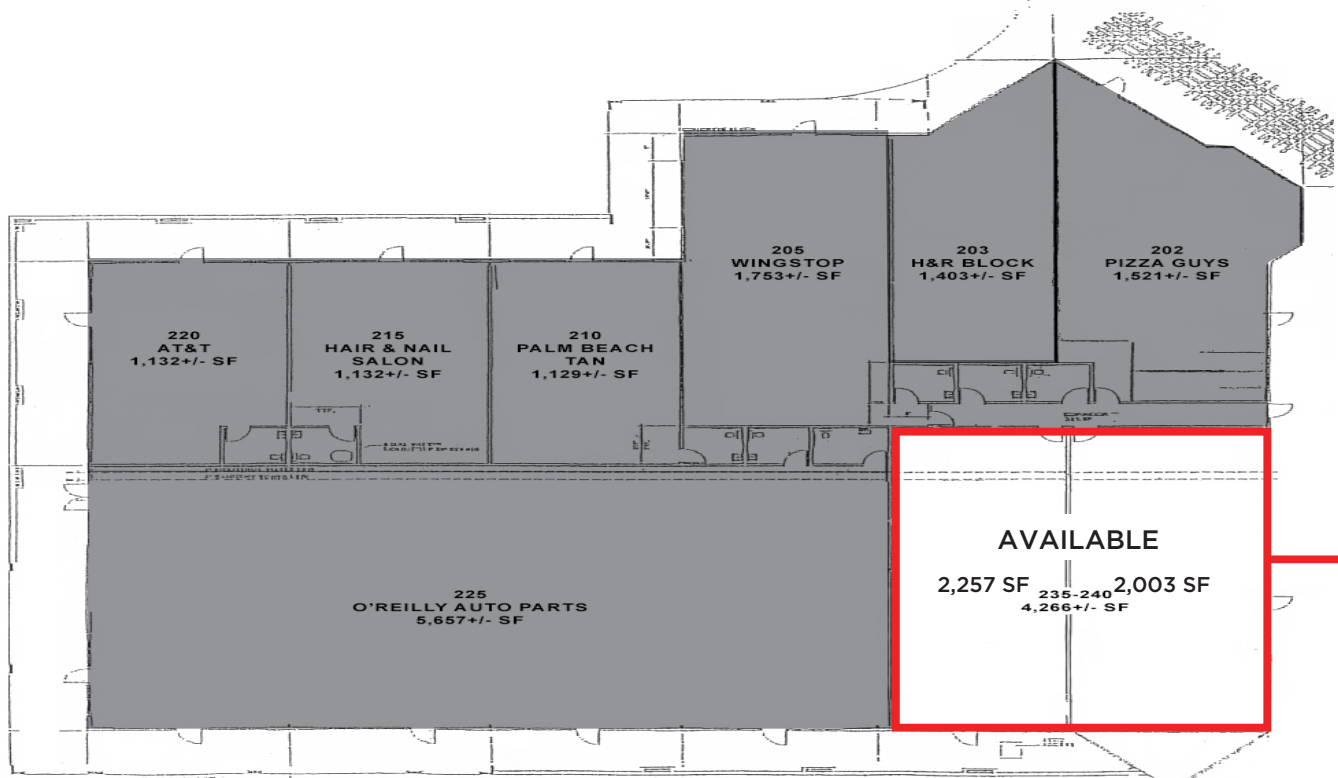
**Keegan & Coppin**  
COMPANY, INC.



6500 HEMBREE LANE  
WINDSOR, CA

**PRIME RETAIL  
OPPORTUNITY  
FOR LEASE**

## FLOOR PLAN

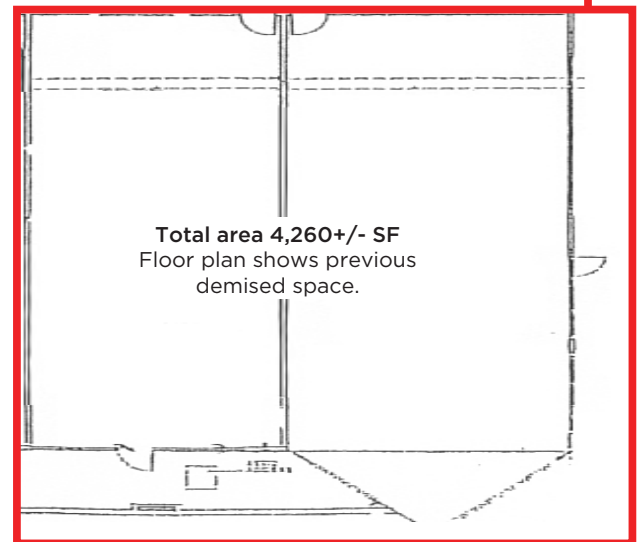


**AVAILABLE**



**NOT AVAILABLE**

TENANT	SUITE
Pizza Guys	202
H&R Block	203
Wing Stop	205
Palm Beach Tan	210
Hair & Nail Salon	215
AT&T	220
O'Reilly Auto Parts	225
<b>AVAILABLE</b> <b>4,260+/- SF</b>	<b>235-240</b>



**REPRESENTED BY:** MARSHALL KELLY, BROKER ASSOCIATE  
KEEGAN & COPPIN CO., INC.  
LIC # 00801883 (707) 528-1400, EXT 277  
MKELLY@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal.  
An interested party should verify the status of the property and the information herein.





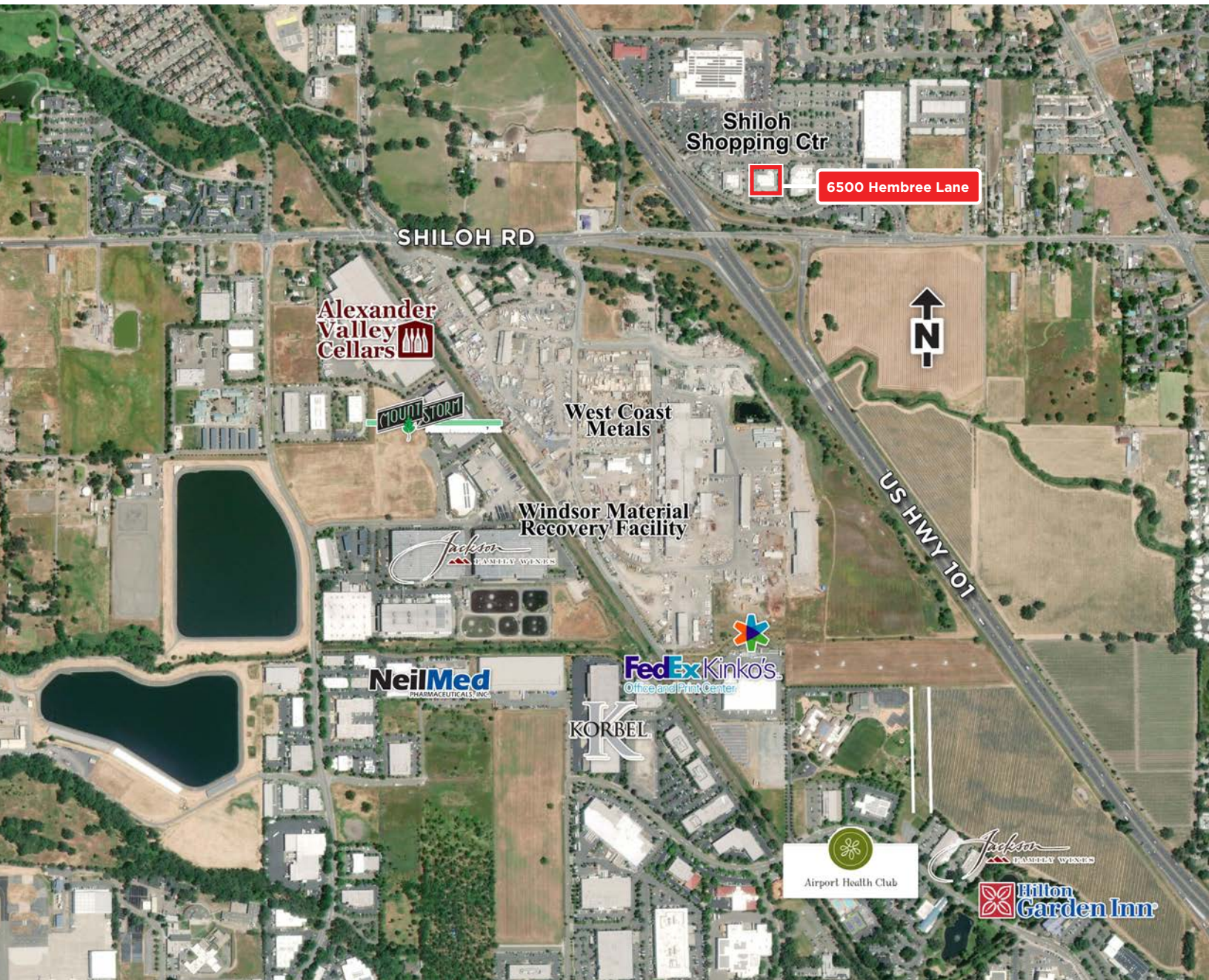
**Keegan & Coppin**  
COMPANY, INC.



6500 HEMBREE LANE  
WINDSOR, CA

**PRIME RETAIL  
OPPORTUNITY  
FOR LEASE**

## VICINITY AERIAL



**REPRESENTED BY:** MARSHALL KELLY, BROKER ASSOCIATE  
KEEGAN & COPPIN CO., INC.  
LIC # 00801883 (707) 528-1400, EXT 277  
MKELLY@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal.  
An interested party should verify the status of the property and the information herein.