

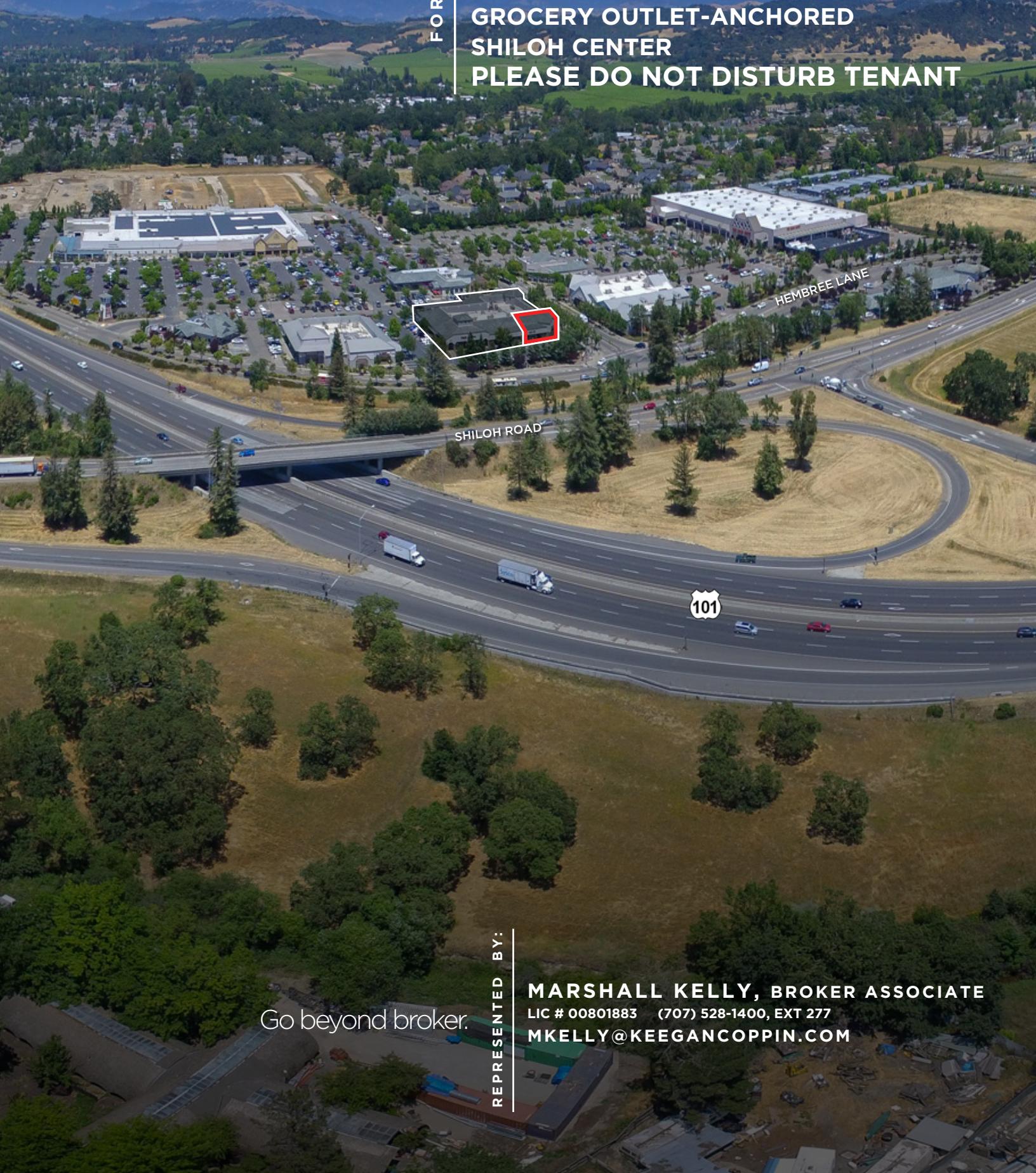


Keegan & Coppin
COMPANY, INC.

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



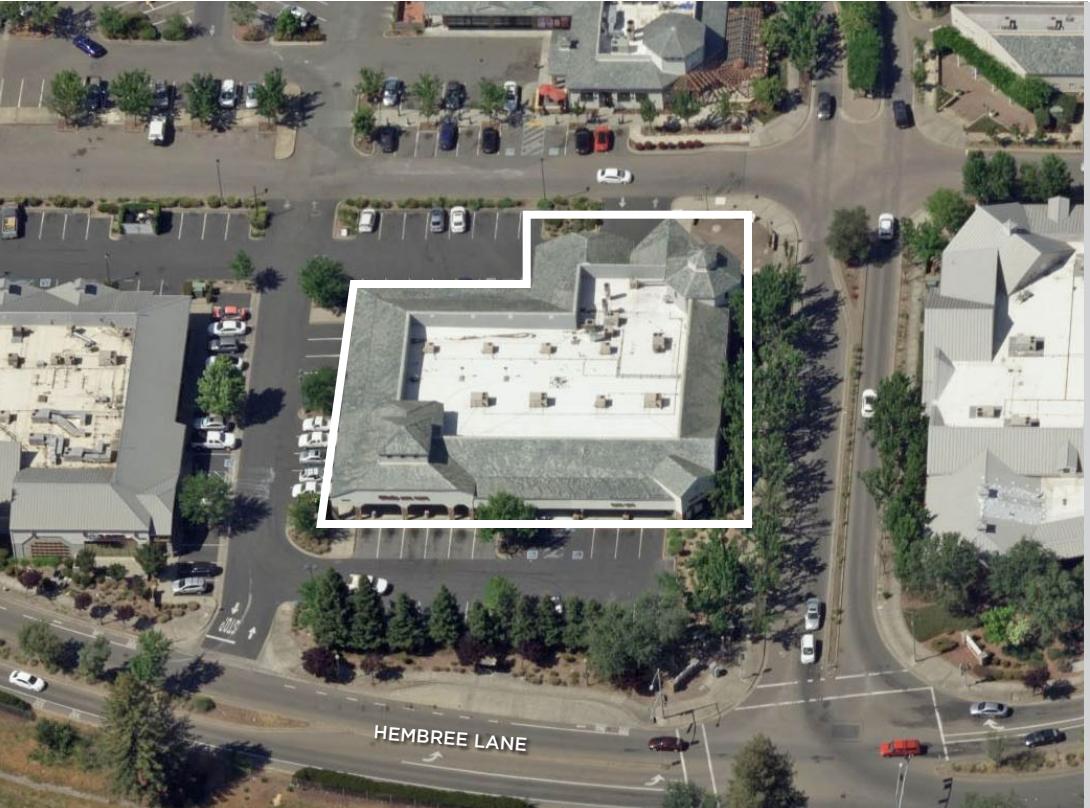
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**PRIME RETAIL
OPPORTUNITY
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PROPERTY DETAILS



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.

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

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PROPERTY PHOTOS



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AREA DESCRIPTION

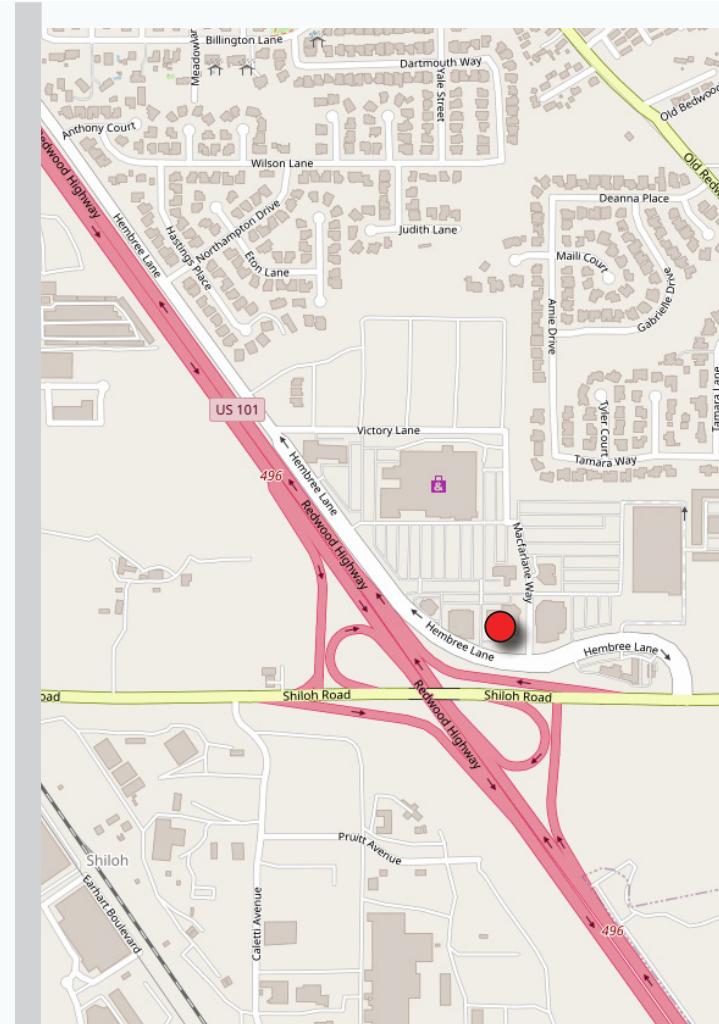
DESCRIPTION OF AREA

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'Reily 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



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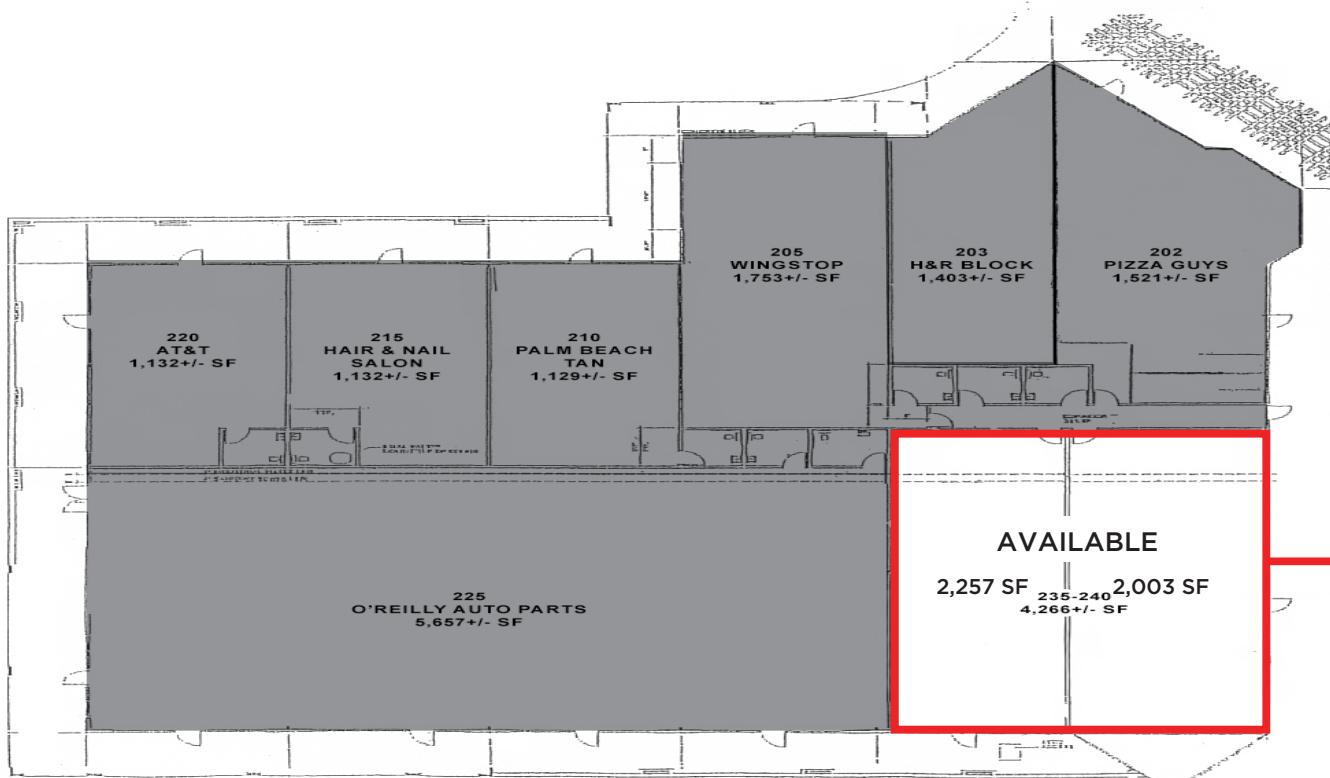
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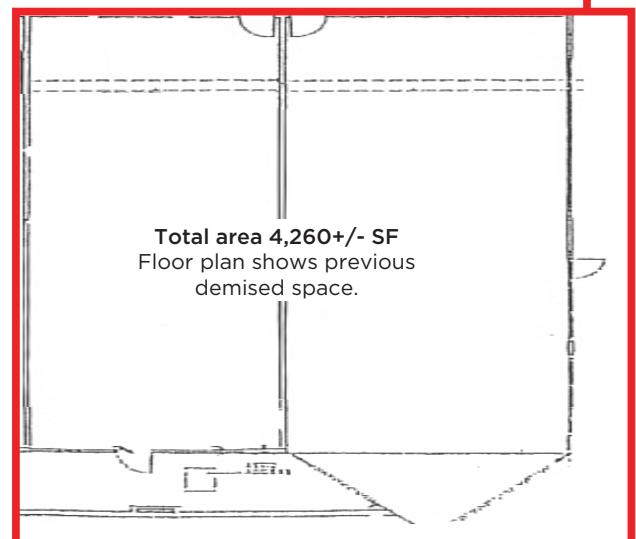
FLOOR PLAN



 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
AVAILABLE	235-240
4,260+/- SF	



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VICINITY AERIAL



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