



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

6560 HEMBREE LANE  
WINDSOR, CA

REGIONAL SHILOH SHOPPING CENTER  
POSSIBLE: RETAIL/RESTAURANT, CAFE,  
BAKERY, SALON, & MORE

Your Name Here



Go beyond broker.

PRESENTED BY:

MARSHALL KELLY, BROKER ASSOCIATE  
LIC # 00801883 (707) 528-1400  
[MKelly@KeeganCoppin.com](mailto:MKelly@KeeganCoppin.com)



**Keegan & Coppin**  
COMPANY, INC.

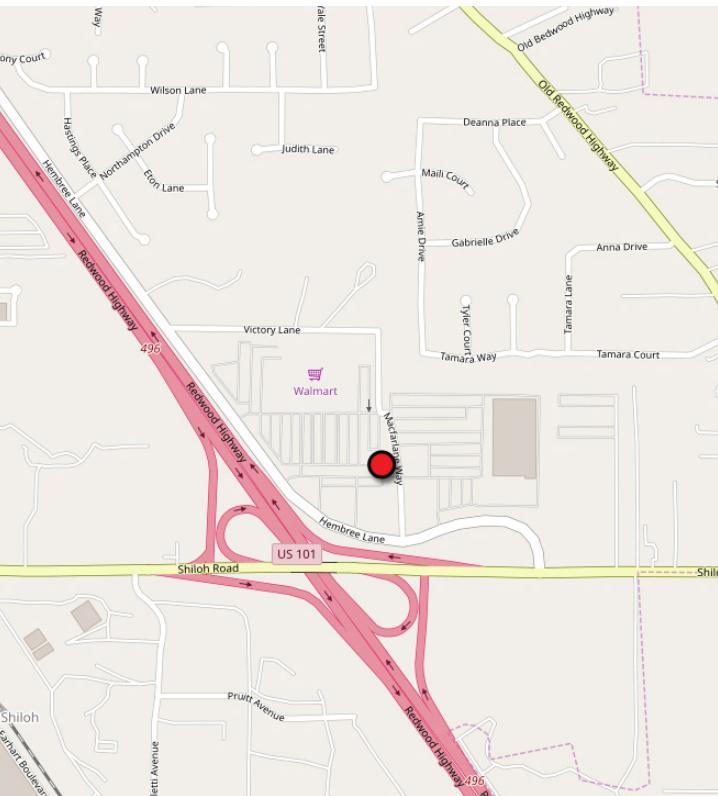


6560 HEMBREE LANE  
WINDSOR, CA

Retail Space for Lease in Shiloh  
Regional Shopping Center

## PROPERTY SUMMARY

- 1,900+/- sf End-Cap Space; Divisible to approximately 900 & 1000 sf.
- Possible Uses Include: Restaurant, Bakery, Cafe, Beverage/Smoothie, Retail Sales, etc.
- Neighboring Tenants Include: Panda Express, Sally's Beauty Supply, & Mountain Mike's Pizza
- 344,000+/- sf Shopping Center Anchored by Wal-Mart, Home Depot, Grocery Outlet, O'Reilly Auto Parts, Sleep City and many more National & Regional Retailers
- Off-ramp and Hembree Lane Entrance to Center: 25,000+/- cars per day
- Pylon Signage Available



### OFFERED RENT RATE

**\$2.65/SF NNN**

### TENANT IMPROVEMENTS

Landlord will consider a tenant improvement allowance for a qualified tenant based on rental terms to be negotiated

### ZONING

PD - Planned Development

### RENTABLE SPACE

900 - 1,900+/- Sq. Ft.

### PARKING

Approx. 5/1,000

### DESCRIPTION OF PREMISES - FEATURES

This is an end-cap space facing Wal-Mart with two side windows & building signage. Located along the main driveway entrance to the center, near WalMart.

### DESCRIPTION OF LOCATION - AREA

This Center is located just off Highway 101 which is a major commute route for residents to the north including Healdsburg, Cloverdale, Hopland and Ukiah that commute south to Windsor, Santa Rosa, Rohnert Park, and Petaluma. Current traffic counts are estimated at over 108,000 cars daily. It takes less than 2 minutes to exit the highway and approach the center entrance.

### HWY 101 TRAFFIC COUNT

68,000 Average Cars Daily

#### PRESENTED BY:

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

Keegan & Coppin Company, Inc.

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.



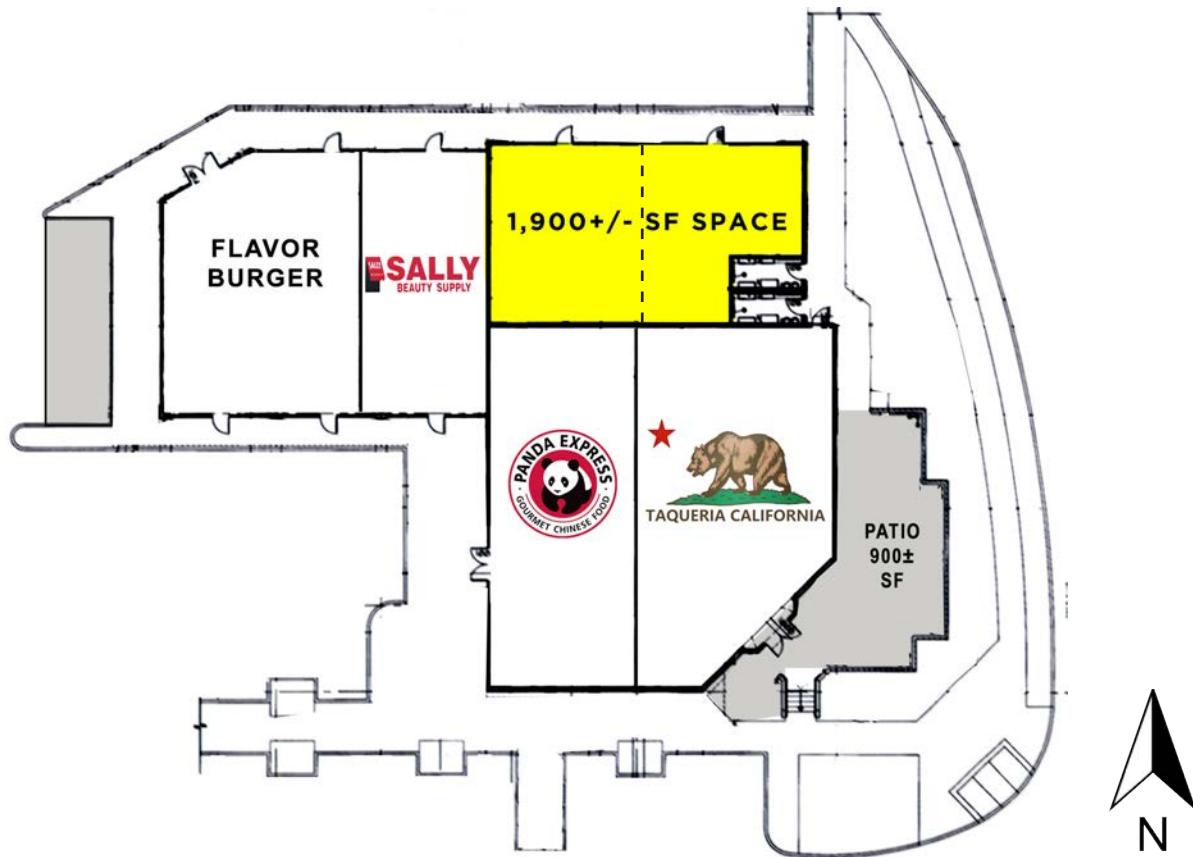
**Keegan & Coppin**  
COMPANY, INC.



6560 HEMBREE LANE  
WINDSOR, CA

Retail Space for Lease in Shiloh  
Regional Shopping Center

## SITE PLAN



PRESENTED BY:

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

Keegan & Coppin Company, Inc.

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.

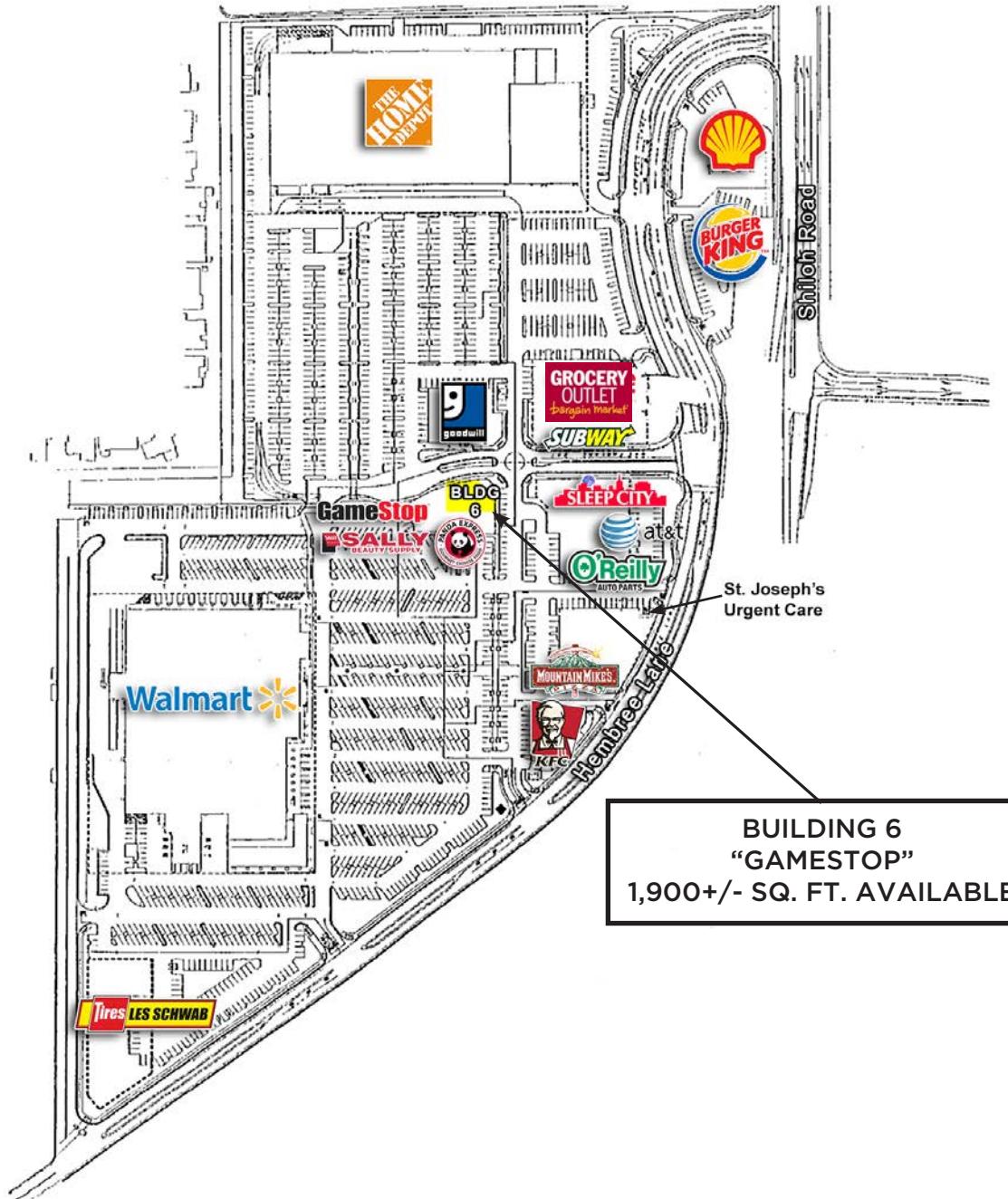


**Keegan & Coppin**  
COMPANY, INC.



6560 HEMBREE LANE  
WINDSOR, CA

Retail Space for Lease in Shiloh  
Regional Shopping Center



PRESENTED BY:

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

Keegan & Coppin Company, Inc.

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.



6560 HEMBREE LANE  
WINDSOR, CA

Retail Space for Lease in Shiloh  
Regional Shopping Center



Keegan & Coppin Co., Inc.  
1355 N Dutton Ave.  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 528-1400

PRESENTED BY:

**MARSHALL KELLY, BROKER ASSOCIATE**  
LIC # 00801883 (707) 528-1400  
[MKelly@KeeganCoppin.com](mailto: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.