



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

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MKelly@KeeganCoppin.com



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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

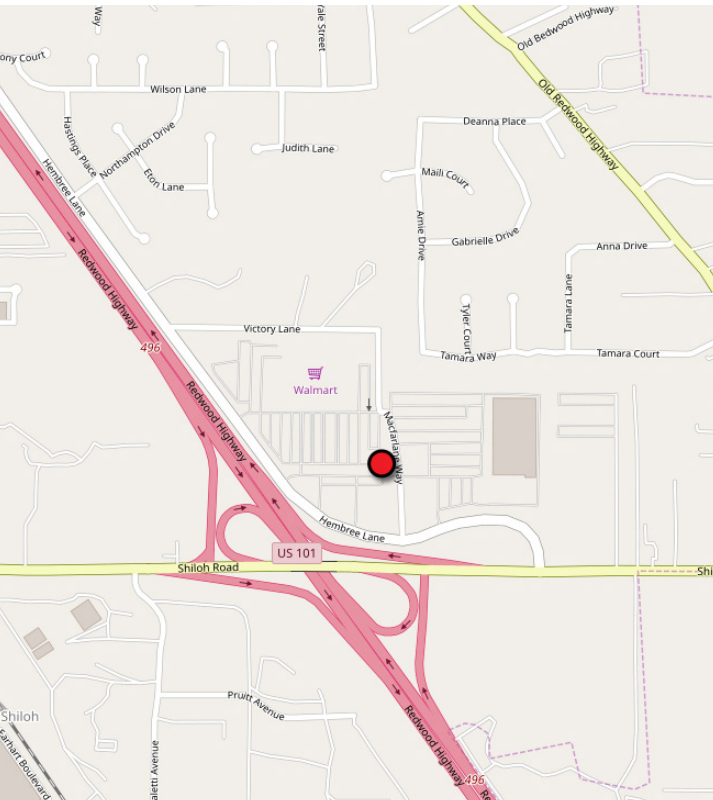
Approx. 5/1,000

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

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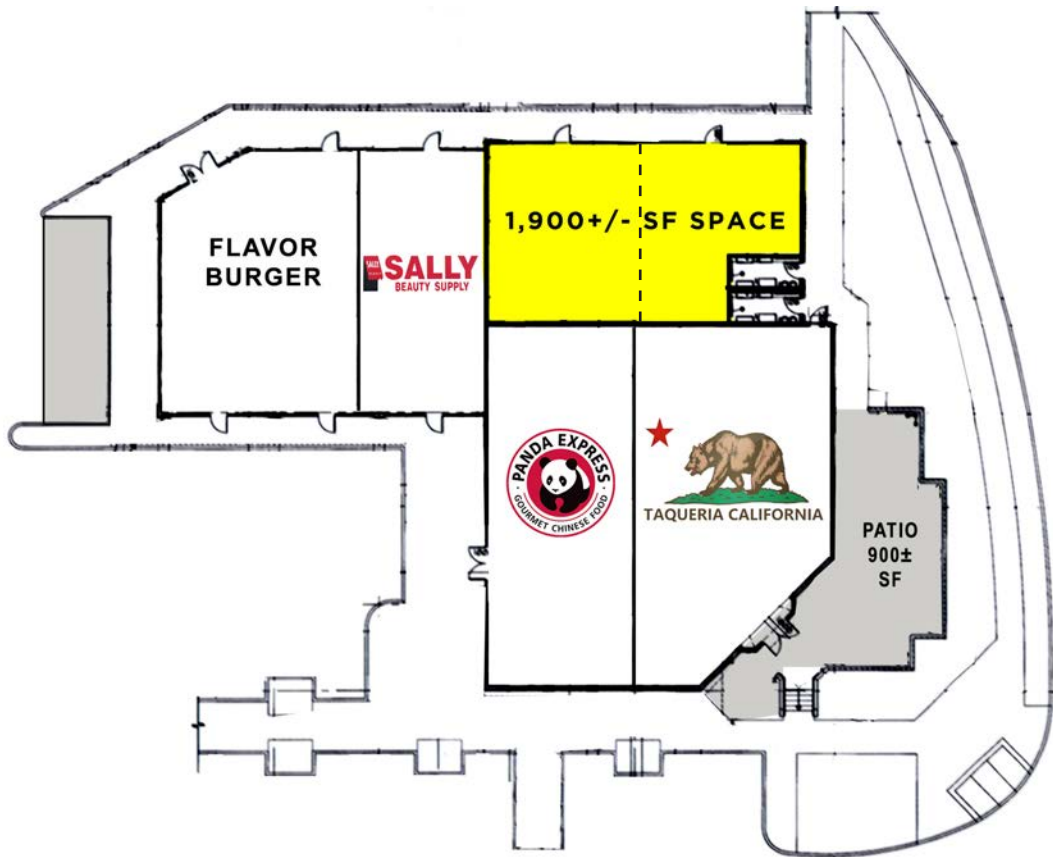
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SITE PLAN



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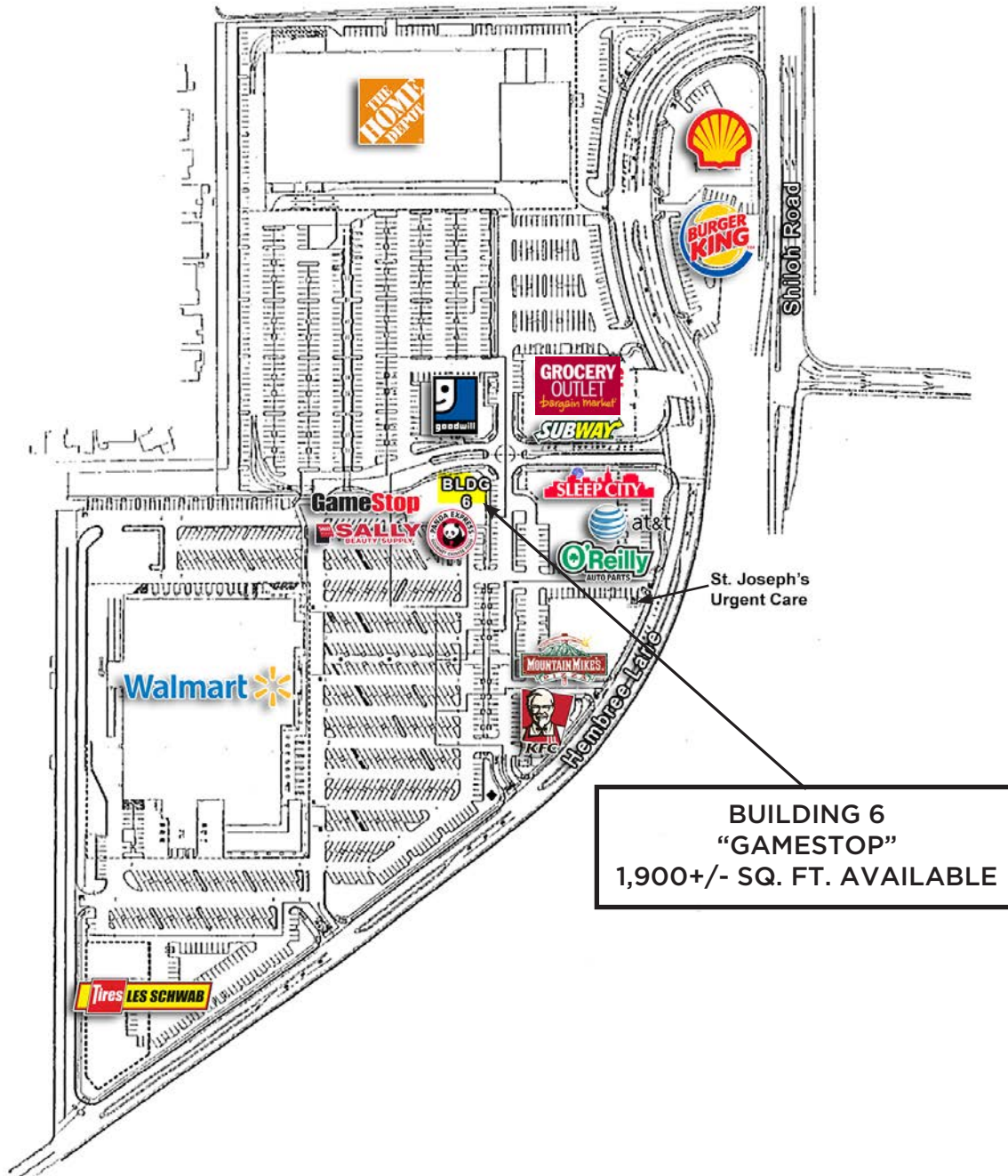
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