



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

6500 HEMBREE LANE  
WINDSOR, CA

PRIME RETAIL OPPORTUNITY  
WALMART, HOME DEPOT &  
GROCERY OUTLET-ANCHORED  
SHILOH CENTER



Go beyond broker.

REPRESENTED BY:

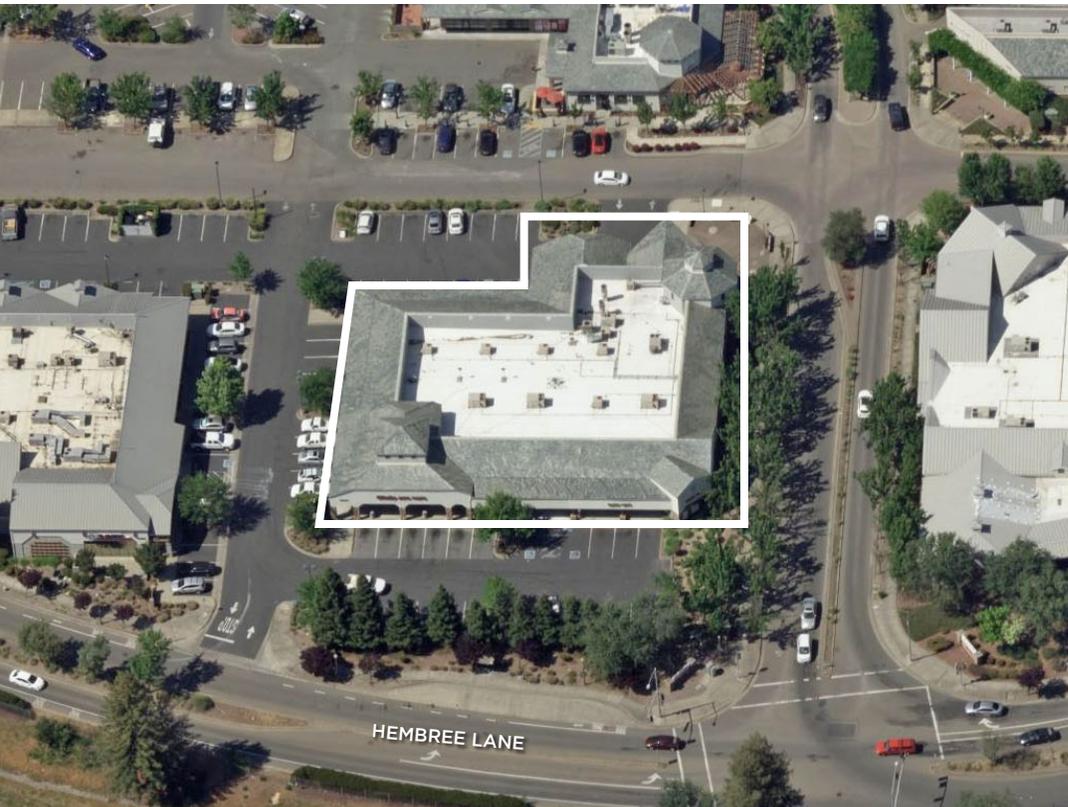
**MARSHALL KELLY, BROKER ASSOCIATE**  
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MKELLY@KEEGANCOPPIN.COM



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OPPORTUNITY  
FOR LEASE**

## PROPERTY DETAILS



### LEASE RATE

\$2.00 psf - Negotiable  
plus \$1.27/psf Net Charges

### RENTABLE SPACE

4,260+/- sf (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 sq. ft. 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.

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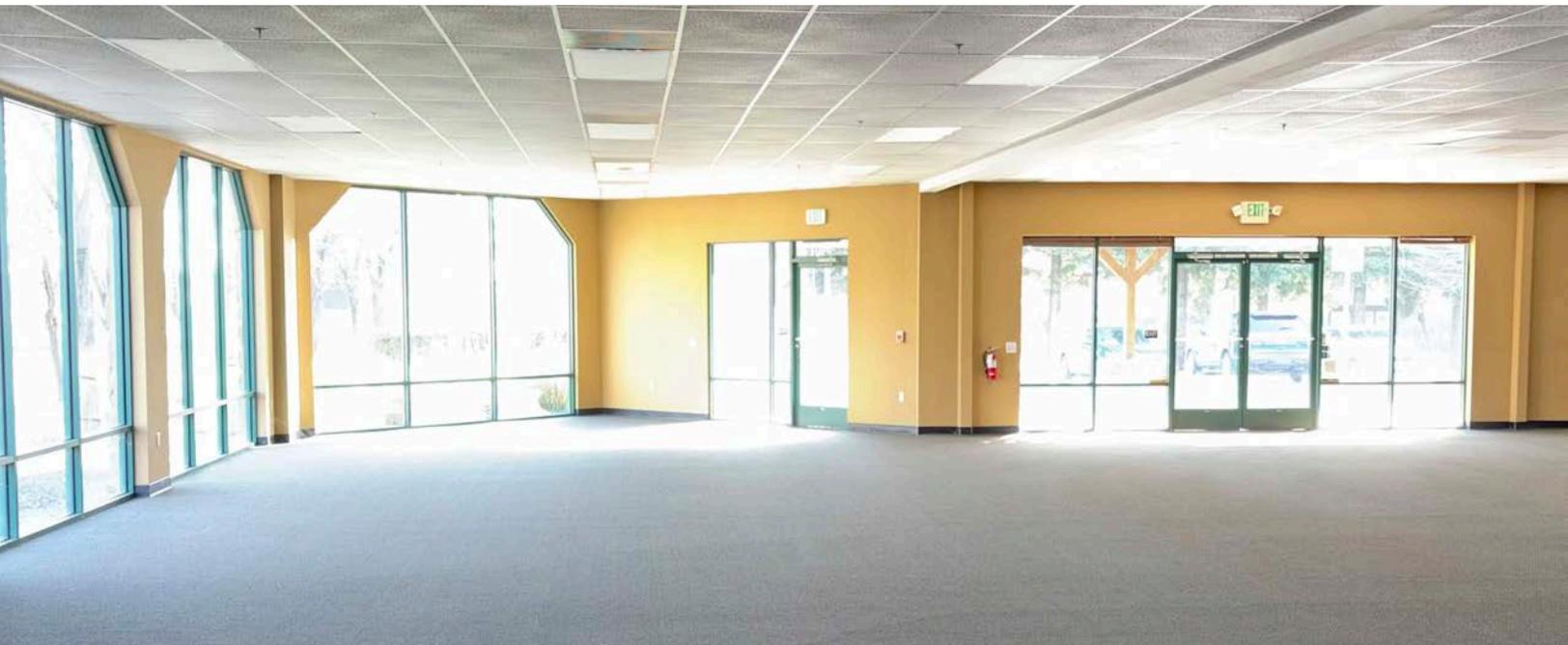
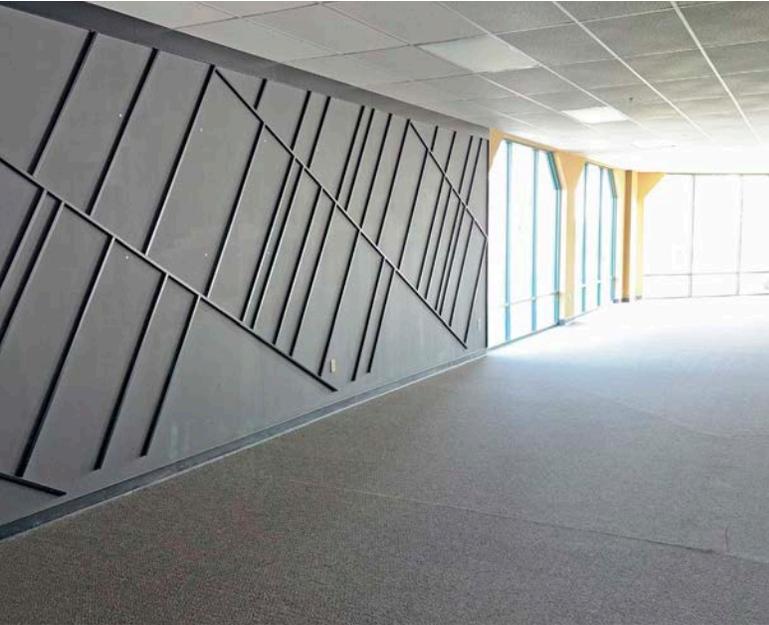
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## PROPERTY PHOTOS



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## AREA DESCRIPTION

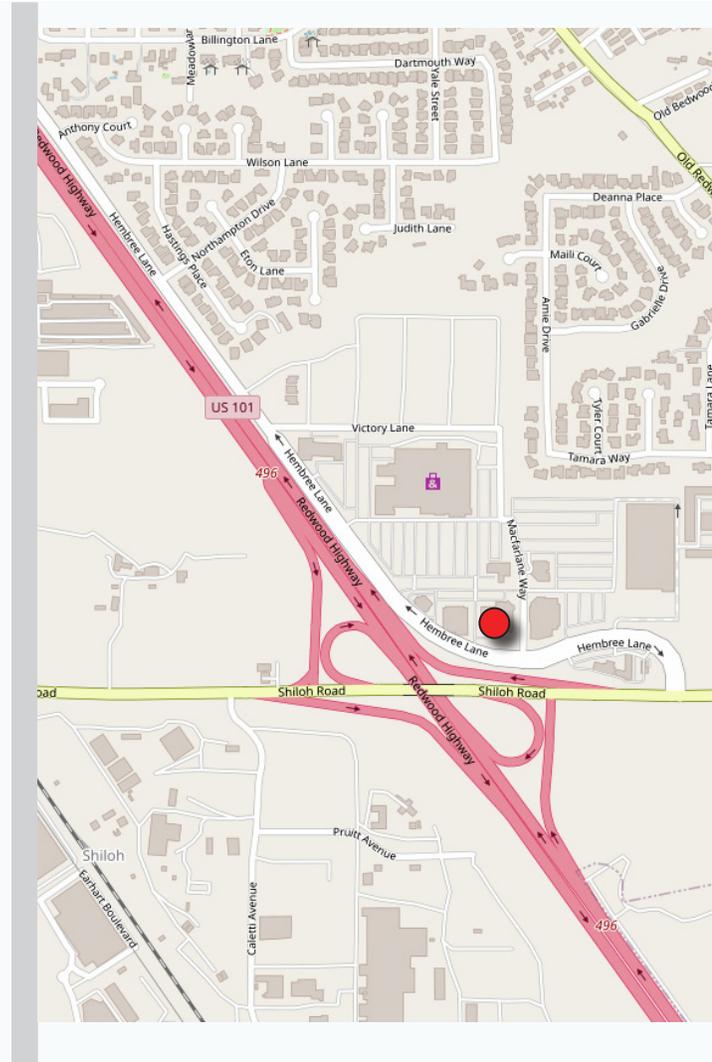
### DESCRIPTION OF AREA

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'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 |



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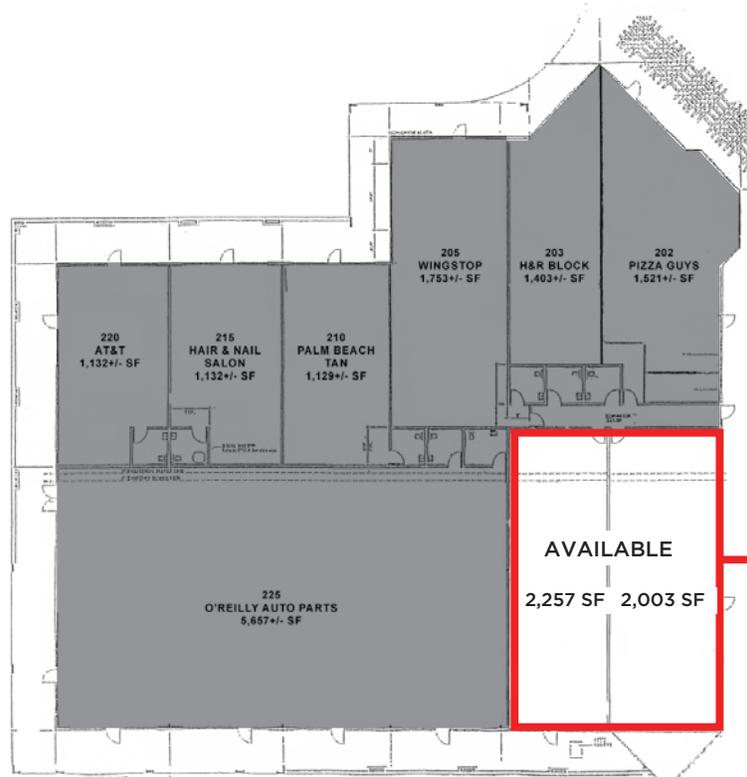
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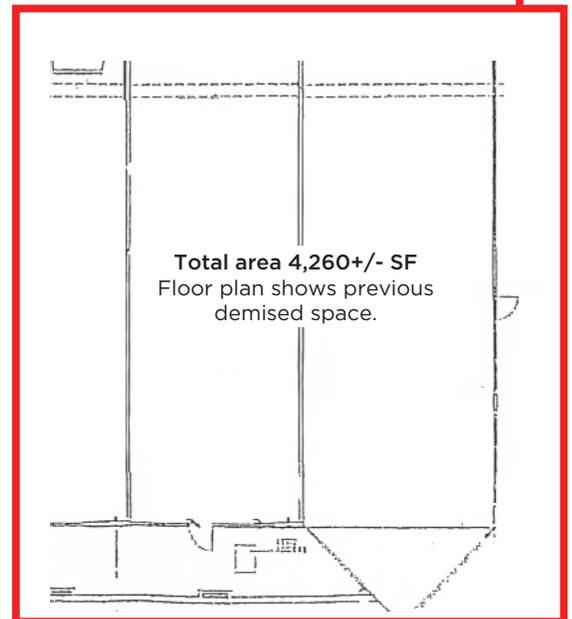


## FLOOR PLAN



- 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            |
| <b>AVAILABLE</b><br>4,260+/- SF | <b>235-240</b> |



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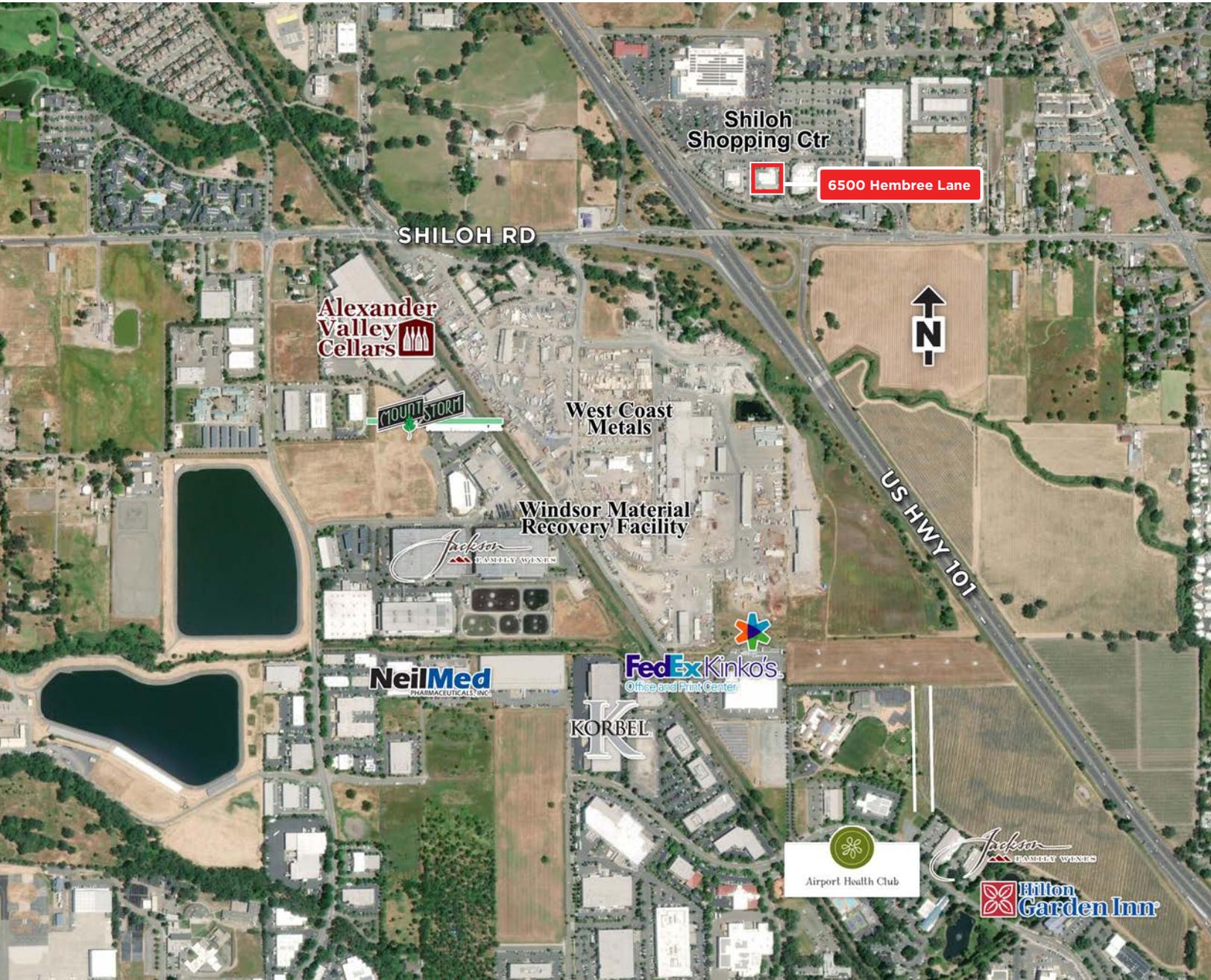
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# VICINITY AERIAL



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