

LAKEWOOD SHOPPING CENTER

WINDSOR, CA · SONOMA COUNTY



SPACE AVAILABLE: 680 SF-11,511 SF

JOHN SCHAEFER
Executive Vice President
RE License # 01251740
+1 415 299 6855
john.schaefer@am.jll.com

JAVIERA PIERATTINI
Associate
RE License # 02036712
+1 415 299 6854
javiera.pierattini@am.jll.com



PROPERTY HIGHLIGHTS



Junior anchor opportunity with ample parking—11,511 square feet.



Center is anchored by Raley's along with a great mix of national and local tenants.



Located in downtown Windsor right off of HWY 101 and situated at the entrance of a private residential community, Lakewood Hills.



Shopping center is located less than a mile from Windsor Middle School and SMART train station.

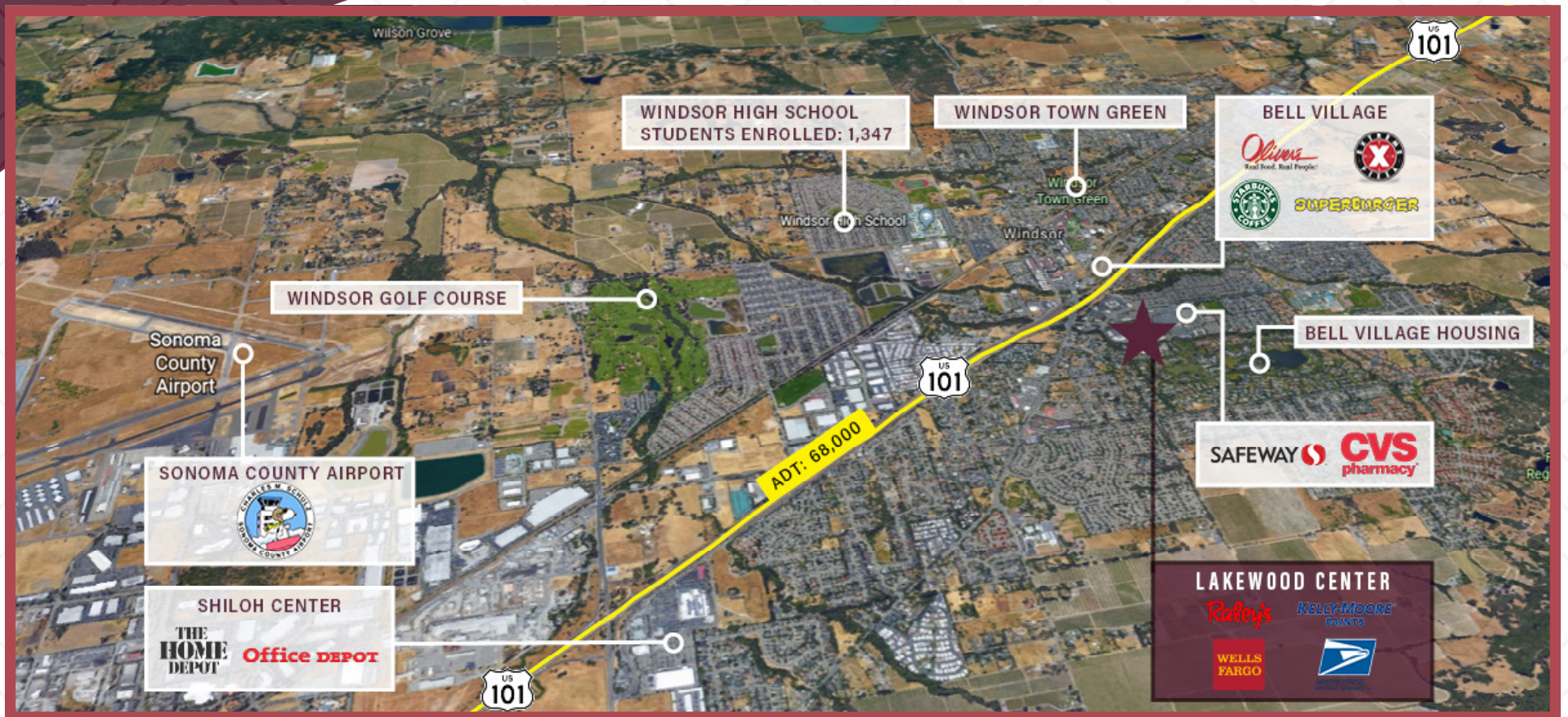


SITE PLAN

SUITE	TENANT	SF
8928	Available	11,511
8908	Available	1,905
8900	Available	680
8896	Lakewood Wash'n Dry	1,370
8890	Available	1,366
8888	Windsor Oaks Vet	1,500
8886	Joyce Chang, DDS	1,230
8884-8866	Kelly Moore	5,372
8852	Raley's	56,477
8848	Windsor Beauty Salon	825
8840	Yinkeng Chinese Restaurant	1,525
8836	Little Caesars	1,301
8832	Mi Pueblo	2,272
8828	Blue Moon Spa	820
8824	Passion Nails	820
8800	U.S. Postal Service	8,483
8796	Vintage Jewelers	1,560
8794	Papa Murphy's	979
8790	Available	1,300
8786	No Quarter Brewery	1,300
8787	Tickled Pink Gift Shop	900
8778	Lakewood Dry Cleaners	1,000
8774	Skillet's Cafe	1,200
TOTAL		107,769



WINDSOR AERIAL MAP



DEMOGRAPHICS

2019 ESTIMATED SURVEY	1 MILE	3 MILES	5 MILES
Total Population	17,001	30,745	42,424
Daytime Population	12,981	29,349	41,980
Average Household Income	106,028	109,002	103,551
Estimated Households	5,500	10,082	14,946
Families	3,943	7,400	10,641

2018 SUMMARY	1 MILE	3 MILES	5 MILES
Population	17,380	31,783	43,717
Households	5,854	10,676	15,334
Families	4,197	7,798	10,609
Average Household Size	2.97	2.95	2.79
Owner Occupied Housing Units	4,267	7,873	10,723
Renter Occupied Housing Units	1,587	2,803	4,611
Median Age	38.6	38.9	39.9
Median Household Income	\$81,106	\$81,406	\$79,344
Average Household Size	\$102,861	\$104,096	\$101,930

TRENDS 2017-2022 ANNUAL RATE	1 MILE	3 MILES	5 MILES
Population	0.58%	0.60%	0.59%
Households	0.50%	0.52%	0.51%
Families	0.48%	0.52%	0.51%
Owner Households	0.36%	0.42%	0.44%
Median Household Income	1.69%	1.89%	1.89%

2019 ESTIMATED SURVEY	1 MILE	3 MILES	5 MILES
Housing Units	4,788	8,877	13,617
Median Age	37.5	38.8	39.5
Total Businesses	487	1,185	1,852
Total Employees	3,878	12,122	19,112

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	17,892	32,756	45,016
Households	6,002	10,958	15,732
Families	4,299	8,001	11,209
Average Household Size	2.98	2.96	2.84
Owner Occupied Housing Units	4,345	8,038	10,963
Renter Occupied Housing Units	1,656	2,921	4,761
Median Age	38.9	39.1	40.5
Median Household Income	\$88,211	\$89,379	\$87,122
Average Household Size	\$116,460	\$118,252	\$115,318

DATA FOR ALL BUSINESSES IN AREA	1 MILE	3 MILES	5 MILES
Total Businesses	475	1,201	1,740
Total Employees	3,749	13,102	18,874
Total Residential Population	17,380	31,783	43,711
Employee/Residential Population Ratio	22	41	43



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