



**NORTH BAY**  
PROPERTY ADVISORS

**FOR LEASE**

Retail / Office - 2,394 +/- Sq. Ft.

**\$1.50 psf / Month / NNN**

**335 Windsor River Rd.  
Windsor, CA 95492**

**ROBERT'S  
RELICS**  
Antiques & Collectibles

835

MARINDA DR



**Broker:** William M. Severi, CCIM, CPM

**BRE No.:** 01000344

**Cell Phone:** 707-291-2722

**Office Phone:** 707-523-2700

**Email:** [William@northbayprop.com](mailto:William@northbayprop.com)

**North Bay Property Advisors**

2777 Cleveland Ave # 110

Santa Rosa, CA 95403

707-523-2700

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



## PROPERTY IMPROVEMENTS

BASE RENT PSF / MONTH	NNN PSF / MONTH	BUILDING SQ. FT.	ZONING
\$1.50 (Total: \$3,591.00)	\$0.25 (Total: \$598.50)	2,394 +/- Sq. Ft.	Town Center Commercial

Property offers approximately 2,394 +/- Sq. Ft. of Retail and/or Office space and includes one non-ADA restroom. The property zoned as Town Center Commercial. Great curbside appeal with street frontage and signage. Located in Windsor's downtown center with a traffic count of approximately 9,500 +/- per day. Abundant on-site parking with approximately 36 spaces and great walkability within the town center. Property is within close proximity to restaurants, town of Windsor City Hall, access to Highway 101, Windsor Police Department, parks, hotels, retails shops, and entertainment.



**Excellent Street Frontage**



**Abundant On-Site Parking**

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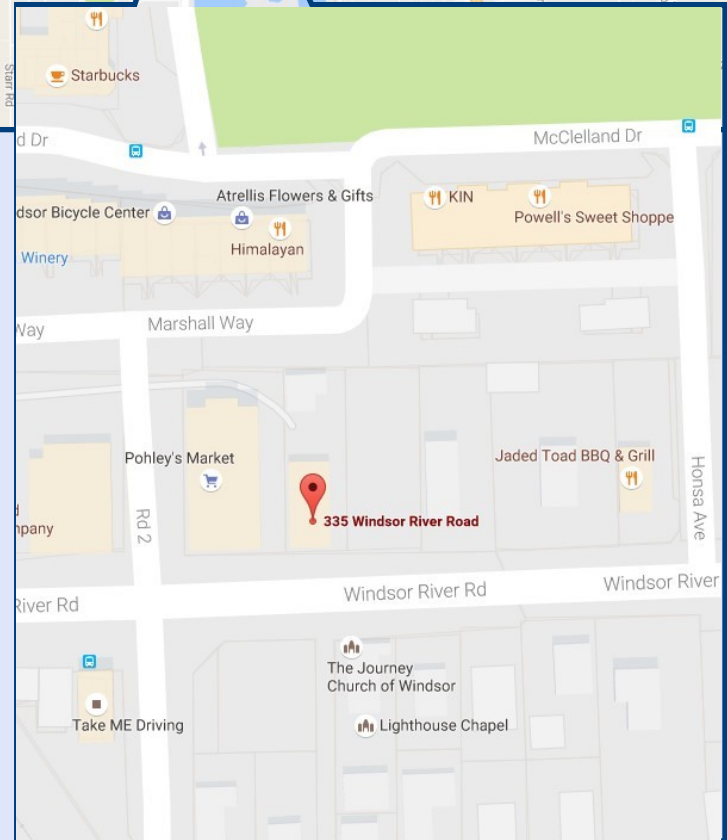
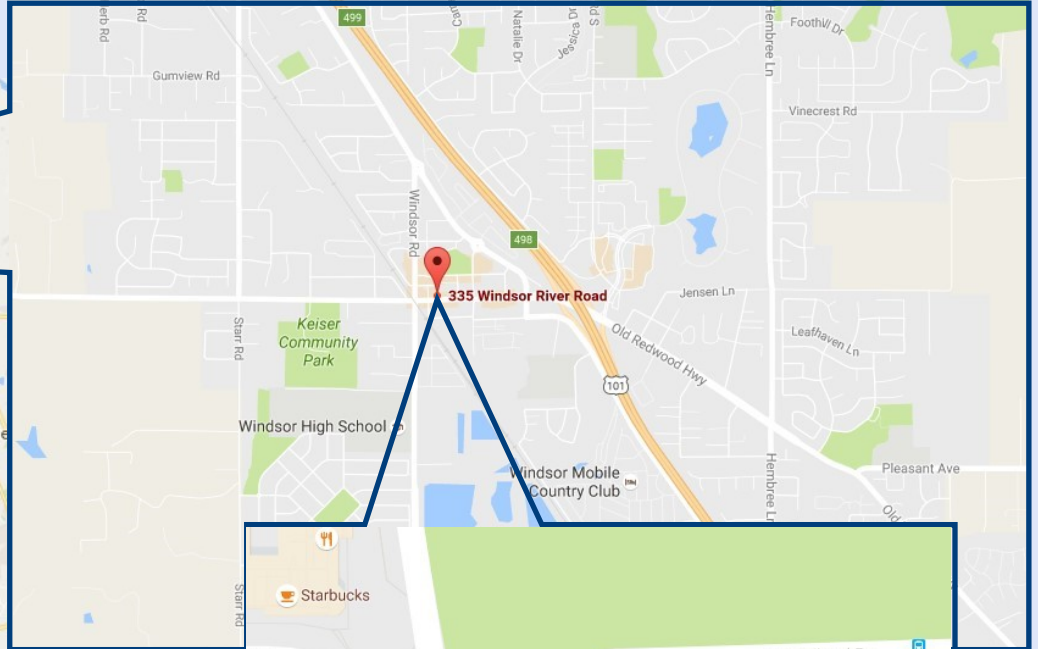
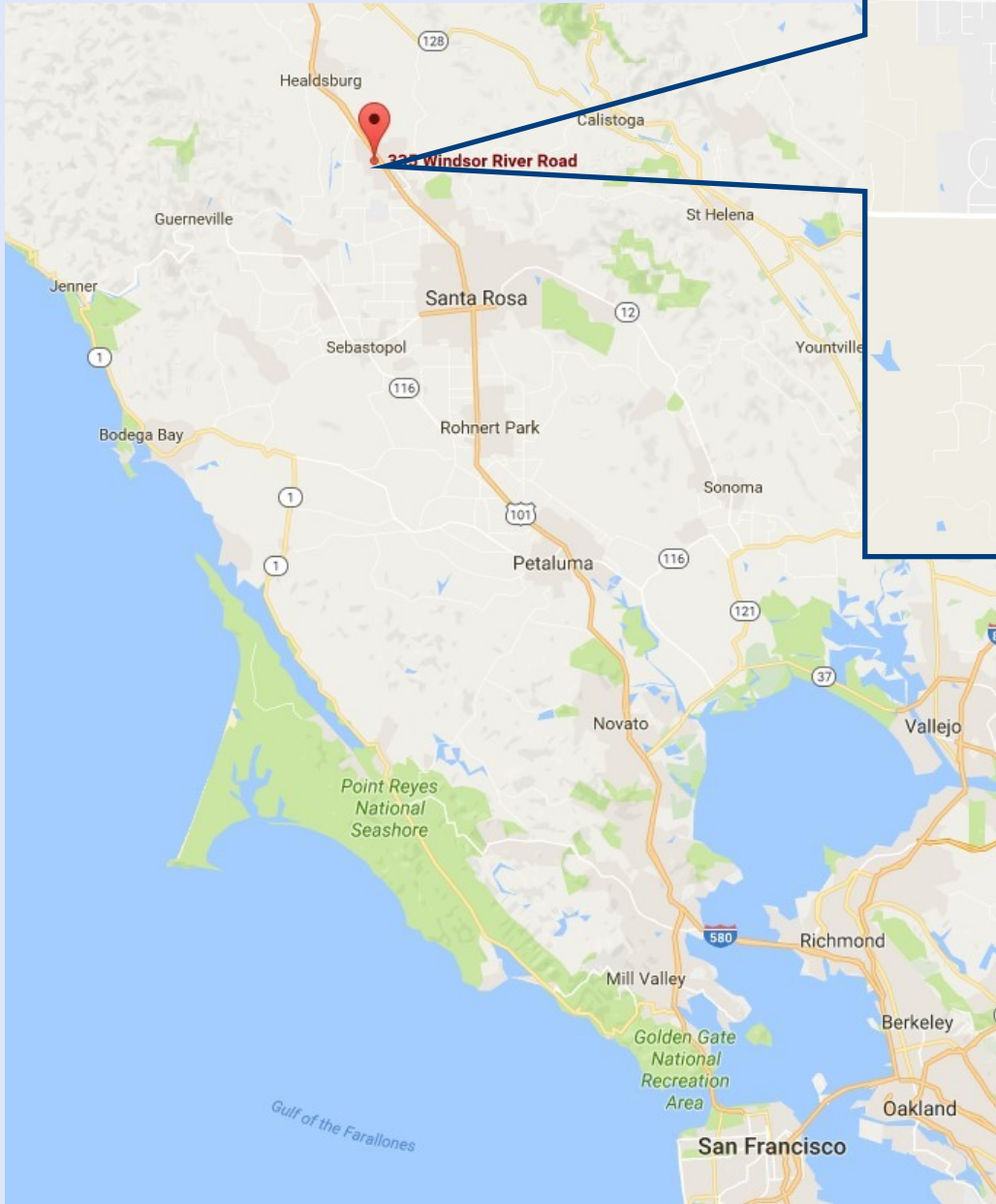


## AERIAL MAP



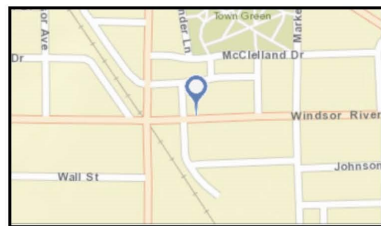


# CITY AND STREET MAPS

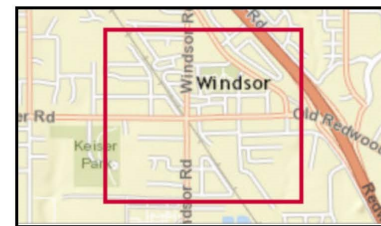




# TRAFFIC COUNT MAP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day





**William Severi, CCIM CPM**  
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