

# Lakewood Shopping Center

Windsor, CA · Sonoma County

AVAILABLE  
1,029 SF - 5,372 SF

JR Anchor, 2<sup>nd</sup> Generation Restaurant, Medical,  
and Retail Opportunity Space Available



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## HIGHLIGHTS

- Located in Windsor, CA in Beautiful Sonoma County
- Close Proximity to HWY 101
- Anchored By One of the Top Performing Raley's Supermarket, Anytime Fitness, Kelly Moore Paints, Wells Fargo Bank, and Many Other Local and Regional Tenants
- Situated at the Entrance of a Private Residential Community, Lakewood Hills
- Within Walking Distance of Mission College, Windsor Middle School, Lakewood Park, and a SMART Train Station
- (2) 2<sup>nd</sup> Generation Restaurant Opportunity (Former Starbucks & Papa Murphy's)
- (1) Jr Anchor Opportunity: suite 8868 – 5,372 SF
- Anytime Fitness & West Coast Sourdough Now Open!
- Racks-N-Cues (coming soon)
- Multiple Medical Use Opportunities



Tenants:



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# SUITE 8794 (Former Papa Murphy's)



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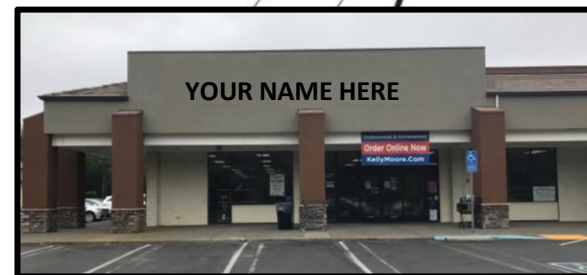
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# SITE PLAN



| SUITE       | TENANT                             | SF           |
|-------------|------------------------------------|--------------|
| 8927        | Anytime Fitness                    | 5,500        |
| 8928        | Racks N Cues (coming soon)         | 5,987        |
| <b>8908</b> | <b>Available (Medical)</b>         | <b>1,905</b> |
| 8900        | State Farm Insurance               | 680          |
| 8896        | Lakewood Wash'n Dry                | 1,370        |
| <b>8890</b> | <b>Available</b>                   | <b>1,366</b> |
| <b>8888</b> | <b>Available (Medical)</b>         | <b>1,500</b> |
| 8886        | Dr Joyce Y Chang, DMD              | 1,230        |
| <b>8868</b> | <b>Available</b>                   | <b>5,372</b> |
| 8852        | Raley's                            | 56,477       |
| 8848        | Wells Fargo Bank                   | 3,086        |
| 8840        | Yinken Chinese Restaurant          | 1,525        |
| 8836        | Little Caesars                     | 1,301        |
| 8832        | Mi Pueblo Taqueria                 | 2,272        |
| 8828        | Diamond Spa                        | 820          |
| 8824        | Passion Nails                      | 820          |
| 8800        | U.S. Postal Service                | 8,481        |
| 8796        | Vintage Jewelers                   | 1,560        |
| <b>8794</b> | <b>Available (limited 2nd Gen)</b> | <b>1,029</b> |
| 8790        | West Coast Sourdough               | 1,300        |
| <b>8786</b> | <b>Available (limited 2nd Gen)</b> | <b>1,300</b> |
| 8782        | Windsor Salon                      | 1,230        |
| 8778        | Lakewood Dry Cleaners              | 1,000        |
| 8774        | Skillets Café                      | 1,200        |



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# RETAIL TRADE MAP



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# 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  |

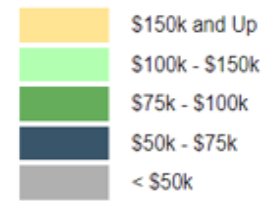


| 2022 SUMMARY                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 17,892    | 32,756    | 45,016    |
| Households                    | 6,002     | 10,958    | 15,732    |
| Families                      | 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      |

## Average Household Income

by Block Group



Popstats, 4Q 2020, Trade Area Systems

| 2020 Estimates     | 1 Mile    | 3 Mile    | 5 Mile    | 10 Mile   |
|--------------------|-----------|-----------|-----------|-----------|
| Population:        | 14,997    | 30,569    | 43,057    | 206,855   |
| Daytime Pop:       | 10,965    | 28,881    | 42,297    | 252,445   |
| Households:        | 5,188     | 10,429    | 15,306    | 77,665    |
| Avg. HH Income:    | \$119,862 | \$117,013 | \$120,337 | \$107,394 |
| Med. HH Income:    | \$102,632 | \$100,214 | \$95,460  | \$81,998  |
| Per Capita Income: | \$41,518  | \$40,089  | \$43,075  | \$40,827  |

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