

270 - 290 WINDSOR RIVER ROAD, WINDSOR, CA 95492

Development Land For Sale



PROPERTY DESCRIPTION

Three commercial lots containing approximately 23,773 square feet. Zoning is TC – Town Center Commercial. The allowed uses include mixed-use, commercial on first floor, residential above. Corner, signalized location.

PROPERTY HIGHLIGHTS

- Excellent Location
- Downtown Windsor
- Signalized Intersection
- Good Frontage
- Excellent Development Opportunity

LOCATION DESCRIPTION

Signalized SW corner of Windsor River Road and Bell Road in Downtown Windsor

OFFERING SUMMARY

Sale Price:	\$735,000
Lot Size:	23,773 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,303	10,042	17,481
Total Population	9,296	28,145	48,162
Average HH Income	\$79,685	\$82,506	\$84,473



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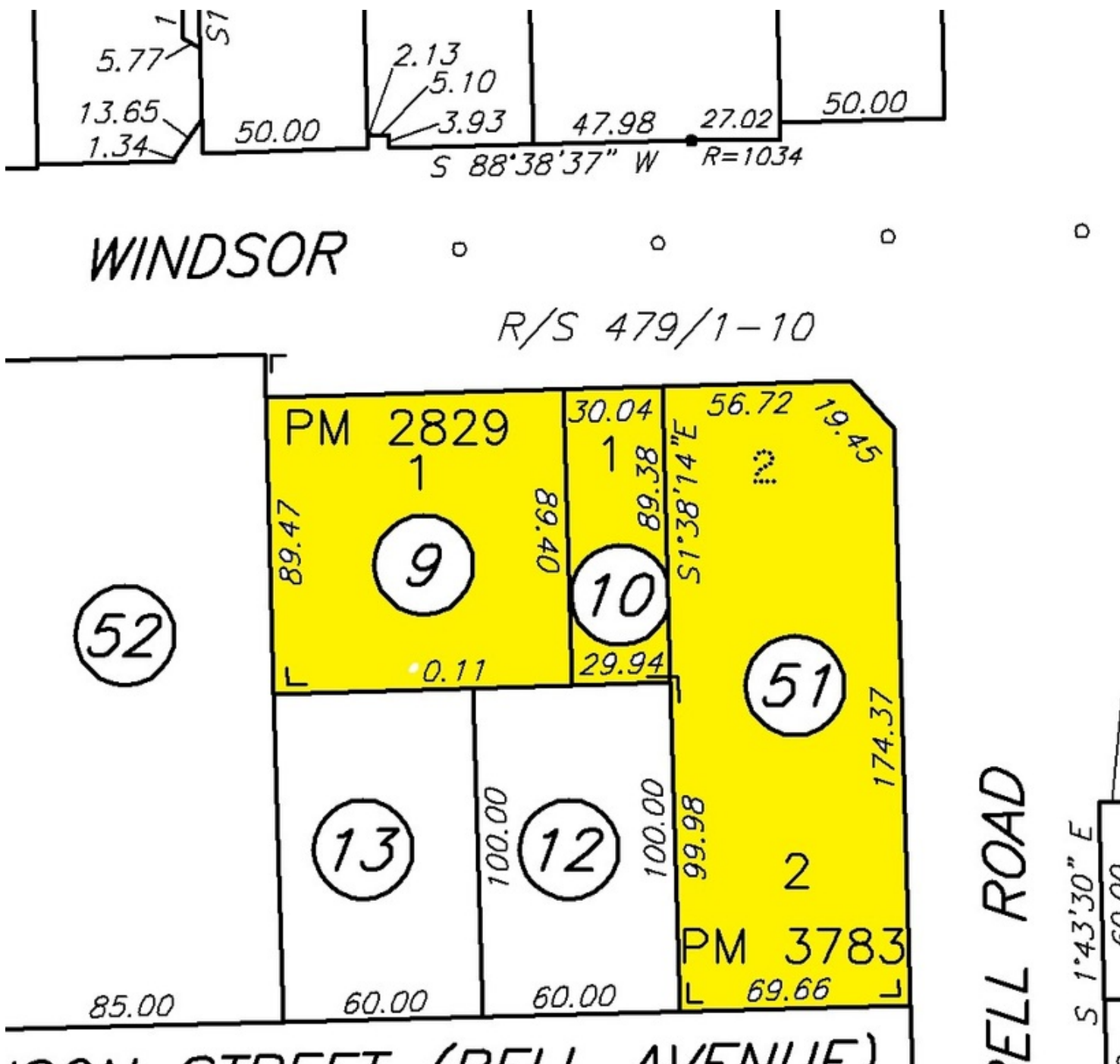
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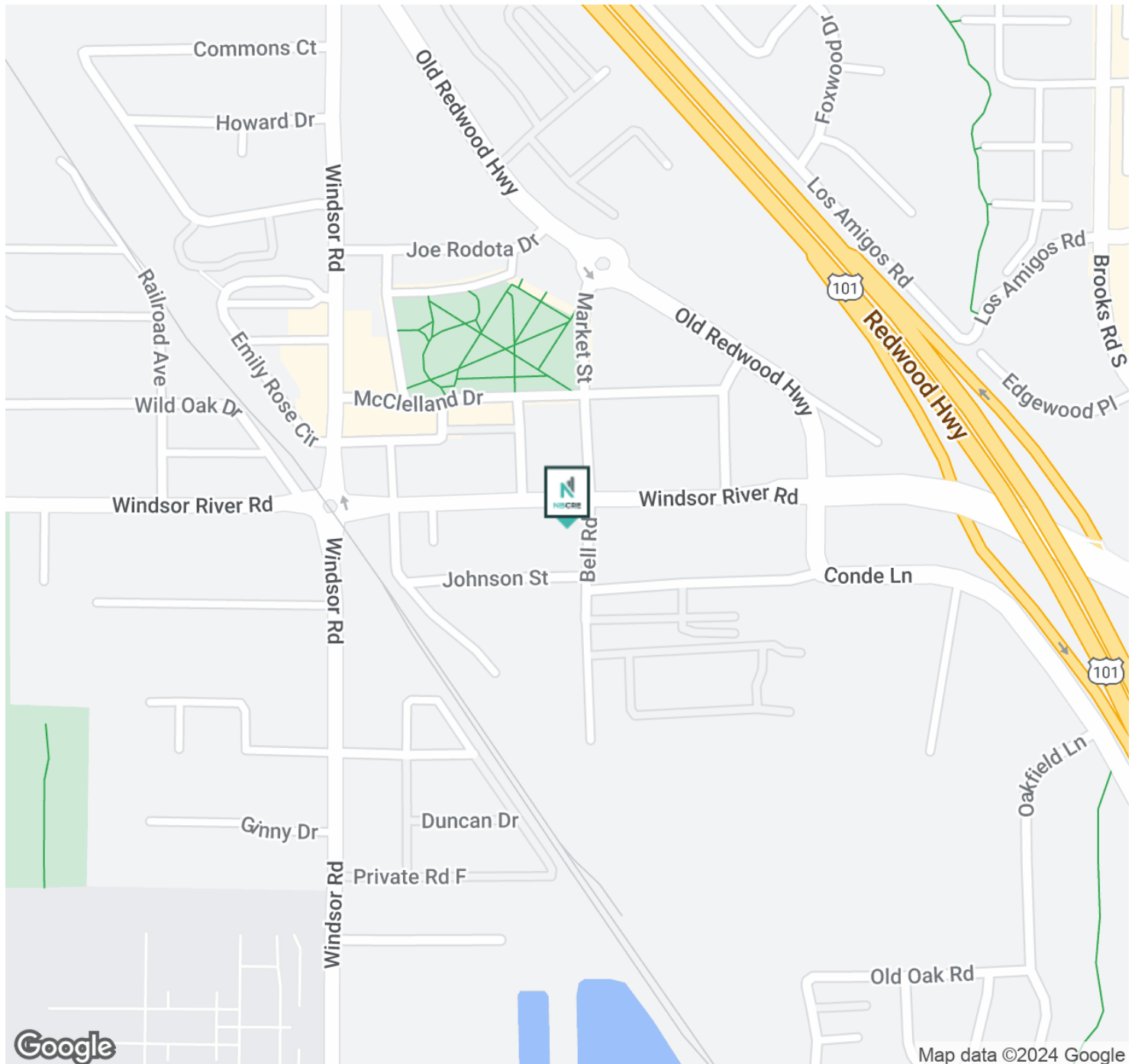
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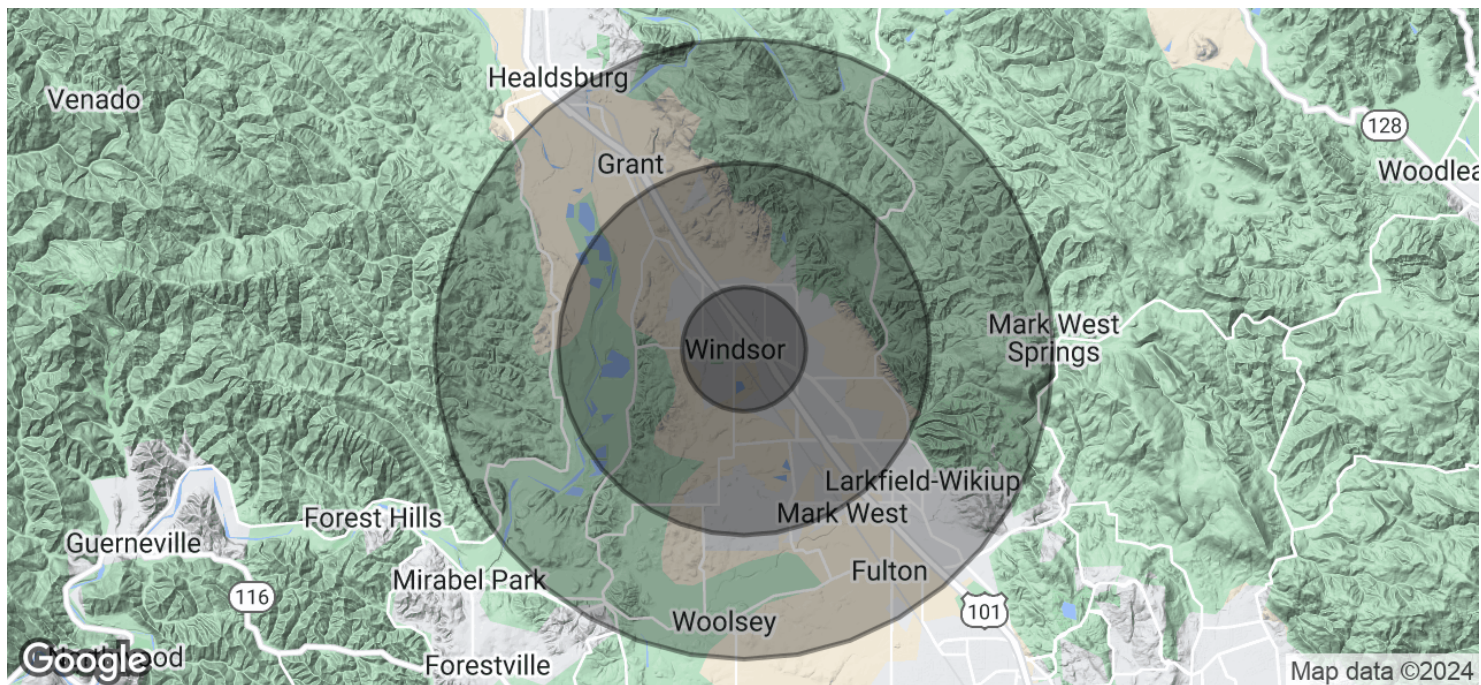
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,296	28,145	48,162
Average Age	36.6	37.0	37.7
Average Age (Male)	33.4	35.1	36.1
Average Age (Female)	40.7	39.6	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,303	10,042	17,481
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$79,685	\$82,506	\$84,473
Average House Value	\$500,052	\$534,750	\$548,312

* Demographic data derived from 2020 ACS - US Census

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DALE DOCKINS, CCIM

President

dale@nbcre.com

Direct: 707.521.3500 x302

CalDRE #00977047 // AZ #01322496

PROFESSIONAL BACKGROUND

Dale is the founder and President of North Bay Commercial Real Estate established in 1998. He has been licensed with the California Department of Real Estate since 1987 and Arizona Department of Real Estate since 2004.

Proud to be a CCIM since 1997, Dale has been active in real estate investment and management since 1986. He understands the commercial real estate industry from the owner's and the investor's perspective. He enjoys the challenges of the real estate business.

When not flying as an instrument rated pilot, Dale enjoys photography, gardening, basketball, and working in his woodshop making custom furniture.

Taking the BS out of commercial real estate.

EDUCATION

Over 35 years of practical commercial real estate ownership, investment, renovation, management, and brokerage experience.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

National Association of Realtors (NAR)

California Association of Realtors (CAR)

North Bay Commercial Real Estate

100 Stony Point Road, Suite 250
Santa Rosa, CA 95401
707.521.3500



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MICHAEL MAZANEC

michael@nbcre.com

Direct: 707.521.3500 x306 | **Cell:** 707.570.9390

CalDRE #1968962

PROFESSIONAL BACKGROUND

Michael came to North Bay Commercial Real Estate in the fall of 2015 after a career with JP Morgan Chase Wealth Management as a Financial Advisor.

His financial and detail oriented background has helped his clients and investors navigate a competitive Commercial Real Estate Industry. His dedication and tenacity have quickly launched him to become one of the top producing commercial agents in the North Bay.

When Michael is not assisting clients, he likes to spend time with his family or play in and run multiple soccer leagues as an accomplished goal keeper himself.

EDUCATION

Over 10 years experience in the financial services industry obtaining Series 6, Series 7, Series 63, Series 65 Licenses.

Almost 7 years experience in the commercial real estate industry

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ANDREW CAMERON

Associate

andrew@nbcre.com

Direct: 707.521.3500 x305

CA #01835860

PROFESSIONAL BACKGROUND

Andrew started with North Bay Commercial Real Estate after 12 years of financing and underwriting commercial solar projects in the Bay Area. Prior to his solar career, Andrew was a commercial real estate agent with Colliers Parrish International starting in 2008 and was quick to pick up the business. His combined experience allows him to identify, strategize, and implement solutions for his clients in a dynamic commercial real estate market.

Andrew is a former Division 1 football player, playing Left Tackle at Cal while blocking for future NFL Hall of Famers such as Aaron Rodgers and Marshawn Lynch.

He enjoys spending time with his wife and two daughters, cooking delicious food, running, and playing with his Golden Retriever.

EDUCATION

University of California at Berkeley - BA Legal Studies 2006

MEMBERSHIPS

California Alumni Association
The Big C Society

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