

## Offering Memorandum



**Goodwill Industries**  
**Retail**  
**6450 Hembree Ln**  
**Windsor, CA, 95492**

## **Confidentiality Agreement**

### ***Goodwill Industries***

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*ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY*

*PLEASE CONSULT YOUR REALTY WORLD HIRSCH & ASSOCIATES AGENT FOR MORE DETAILS*

## The Offering

### *Goodwill Industries*

#### Property Highlights

Retail Center occupied by Goodwill.

Located inside of 344,000± sf shopping center anchored by WalMart, Home Depot, Office Depot, O'Reilly Auto Parts, Sleep City and many more National & Regional Retailers.

Traffic Count: US Highway 101 Approximately 68,000± cars per day

Off-ramp and Hembree Lane entrance to Center: 25,000± cars per day

**Please contact Broker for Confidentiality Agreement in order to receive supporting documentation.**

*All square footages are approximate*

## Location Overview

### *Goodwill Industries*

#### Location Highlights

**Windsor** is an incorporated town in Sonoma County, California, United States.<sup>[5]</sup> The town is 9 miles north of Santa Rosa and 63 miles north of San Francisco. The population was 26,801 as of the 2010 census.

Windsor is located on U.S. Highway Route 101 in the Russian River valley. Neighboring cities include Healdsburg, Santa Rosa, and Forestville.

Shopping centers include Bell Village, Bonaventure Plaza, Brooks Village, Copperstone Building, Lakewood Shopping Center, Lakewood Village, Old Downtown Windsor, Shiloh Shopping Center, Starr Station, The Plaza on Lakewood, Windsor Creek Plaza, Windsor Palms Plaza, and Windsor Village.

In 2009, the Town joined the Sonoma County Business Improvement Area to take advantage of the marketing opportunities provided by Sonoma County Tourism. Through the Town's partnership with this regional organization, the Town benefits from a robust destination marketing effort, promotion of local events and tourist attraction programs.

Since 2001, the Town of Windsor and local sponsors put on a weekly Summer Nights on the Green free concert series full of healthy fun, quality family entertainment and great food, collectively with the Windsor Farmer's Market.

Windsor is home to several other community events in coordination with local non-profits and standing citizen advisory groups.

## Property Summary

### *Goodwill Industries*

#### The Offering

Property	<b>Goodwill Industries</b>
Address	6450 Hembree Ln Windsor, CA, 95492

#### Offered at **\$2,850,000**

Assessor's Parcel Number	163-280-015
Zoning	C2

#### Site Description

Number Units	2
Number of Buildings	1
Number of Stories	1
Year Built	2002
Rentable Square Feet	7,200
Lot Size	43,995
Type of Ownership	Fee Simple
Parking Spaces	
Topography	Flat

Income & Expense	Current	Proforma
<b>Effective Gross Income</b>	\$ 141,816	\$ 144,000
<b>Operating Expenses</b>	\$ -	\$ -
<b>Net Operation Income</b>	\$ 141,816	\$ 144,000

#### Indicators

Cost Per Square Foot	\$395.83
Price Square Foot Land	\$64.78
Current Cap Rate	4.98%
Proforma Cap Rate	5.05%
Price Per Unit	\$1,425,000



## Property Photos

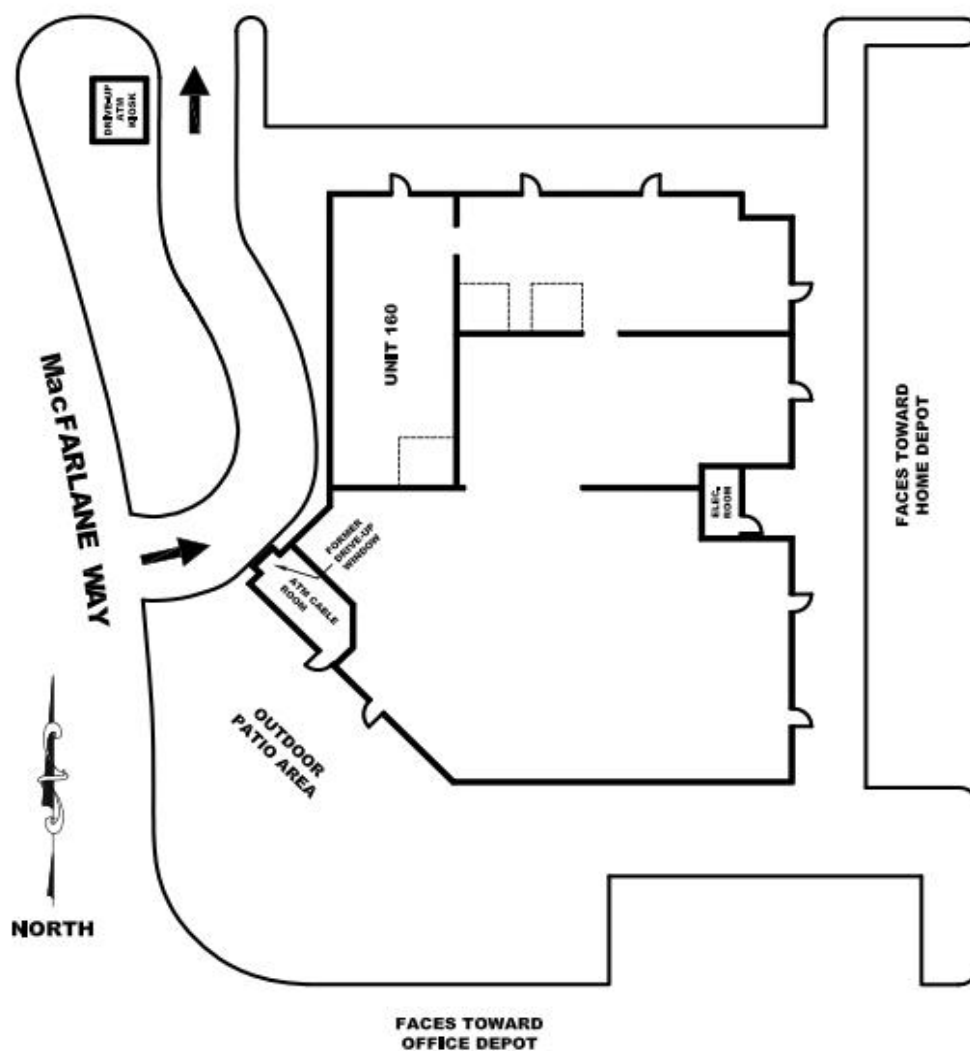
### *Goodwill Industries*



## Floor Plan

*Goodwill Industries*

### FLOOR PLAN / SITE PLAN 6450 HEMBREE LANE (on MacFARLANE WAY)



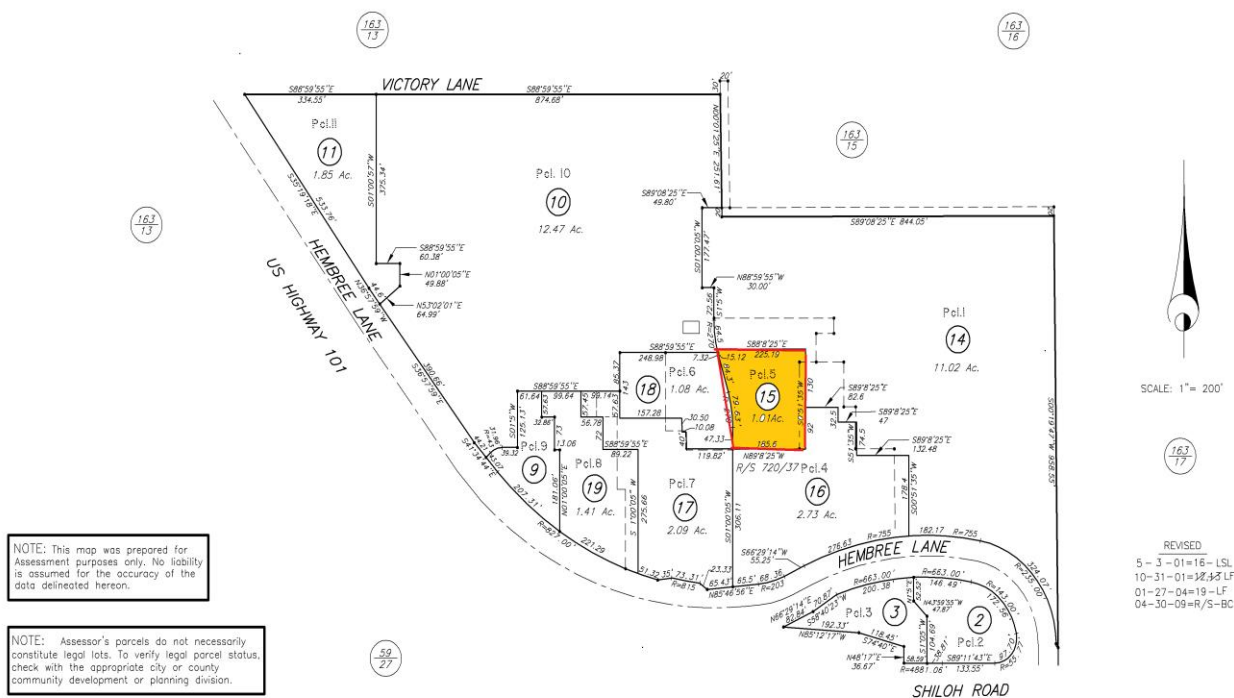
## Plot Map

### Goodwill Industries

#### COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 163-28  
9-001

PARCEL MAP NO. 97-19  
REC. 3-18-98 IN BK. 574, MAPS, PGS. 34-36



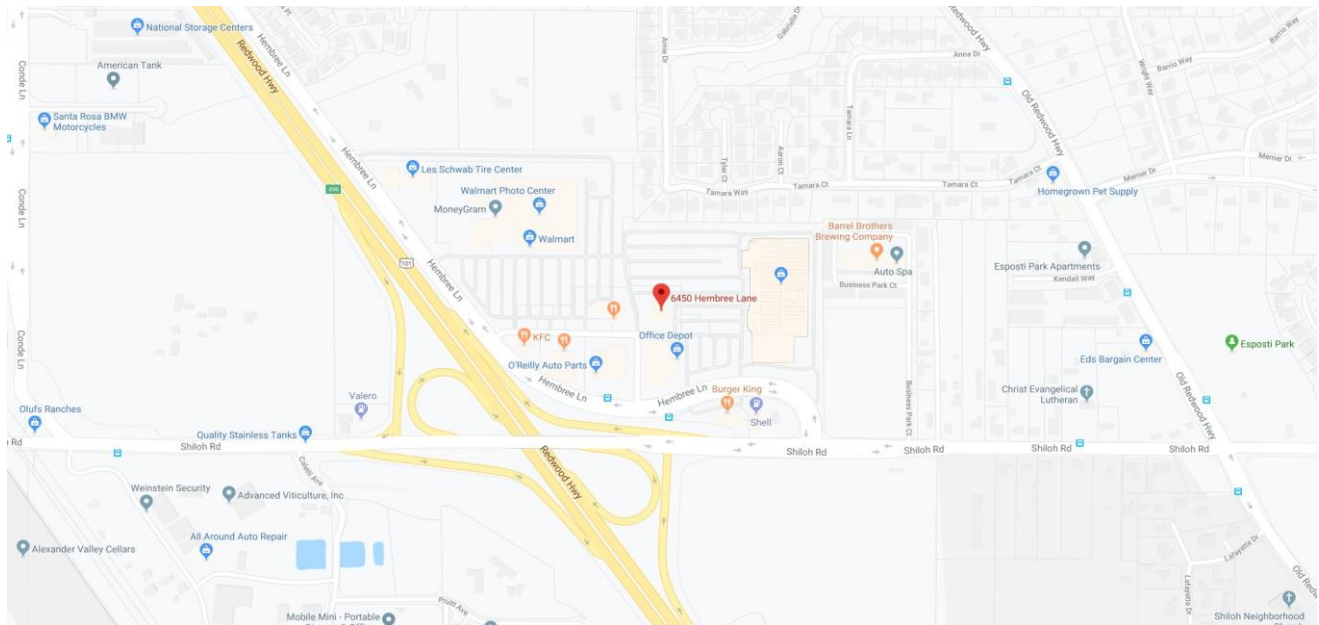
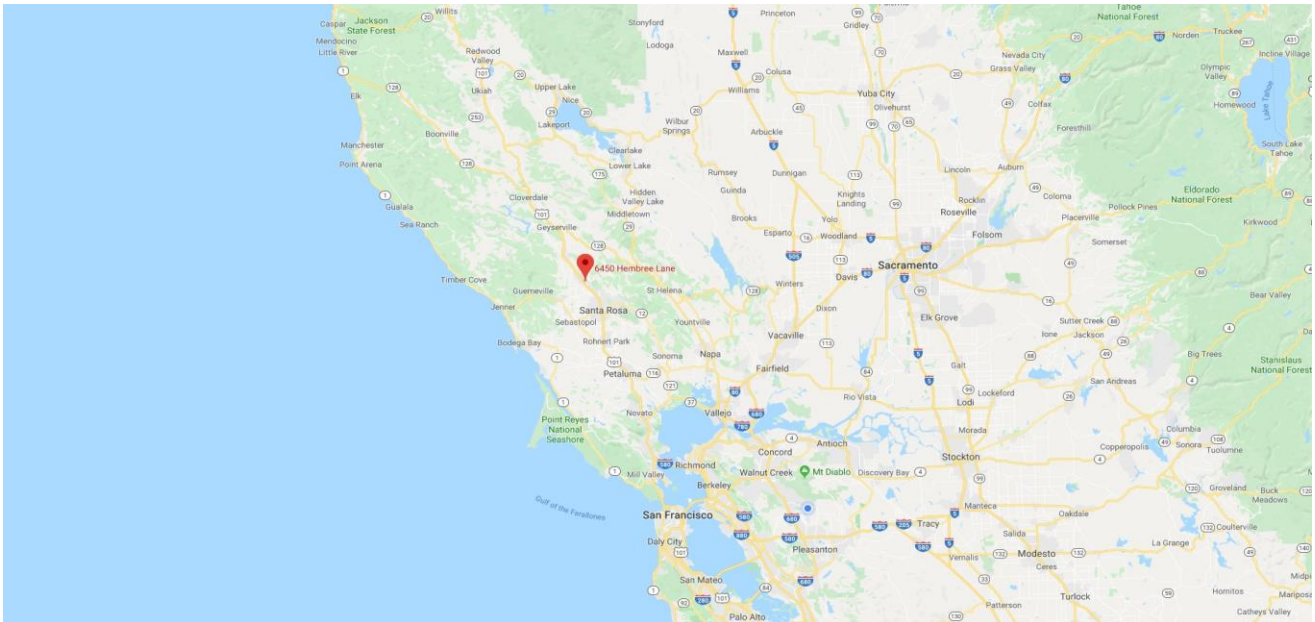
Assessor's Map Bk. 163, Pg. 28  
Sonoma County, Calif. (ACAD)

KEY 10-13-98=13 RPM



## Street Maps

### Goodwill Industries



## Aerial Photo

### Goodwill Industries

