

# Lakewood Shopping Center

Windsor, CA · Sonoma County



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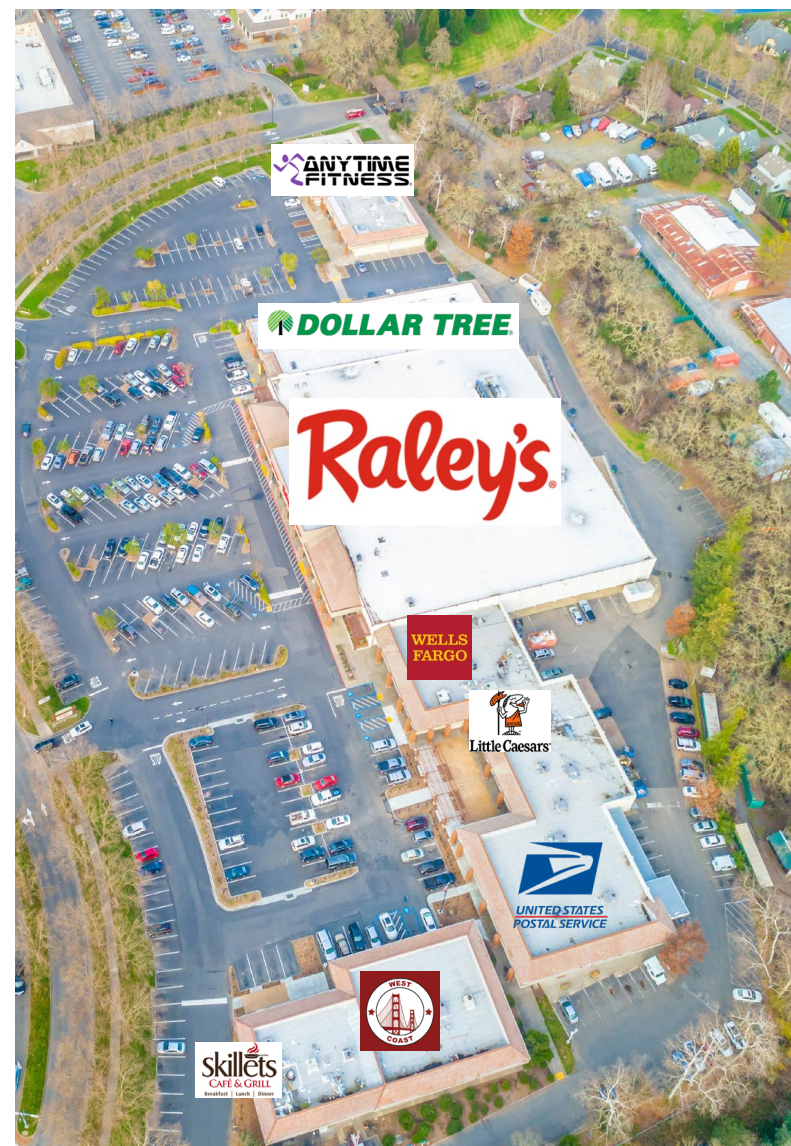


# PROPERTY SUMMARY



## HIGHLIGHTS

- Local Neighborhood Shopping Center Strategically Positioned in Beautiful Windsor, CA
- Anchored By One of the Top-Performing Raley's Supermarket and Dollar Tree (coming soon)
- Other Tenants Include Anytime Fitness, Wells Fargo Bank, Mi Pueblo, Teaspoon, US Post Office, West Coast Sourdough, and Many Other Local and Regional Tenants
- Dollar Tree- Currently Under Construction and Coming Soon
- Prime Location with High Visibility and Accessibility
- Close Proximity to HWY 101
- Within Walking Distance of Mission College, Windsor Middle School, Lakewood Park, and a SMART Train Station
- Situated at the Entrance of a Private Residential Community, Lakewood Hills
- High Daytime Population



Tenants:



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# SITE PLAN



SUITE	TENANT	SF
8927	Anytime Fitness	5,500
8928	Racks N Cues	5,987
8868	Dollar Tree (coming soon)	13,432
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
8794	First Class Barbershop	1,029
8790	West Coast Sourdough	1,300
8786	Teaspoon (coming soon)	1,300
8782	Windsor Salon	1,230
8778	Lakewood Dry Cleaners	1,000
8774	Skillet's Café	1,200

**DOLLAR TREE UNDER  
CONSTRUCTION AND COMING SOON!**



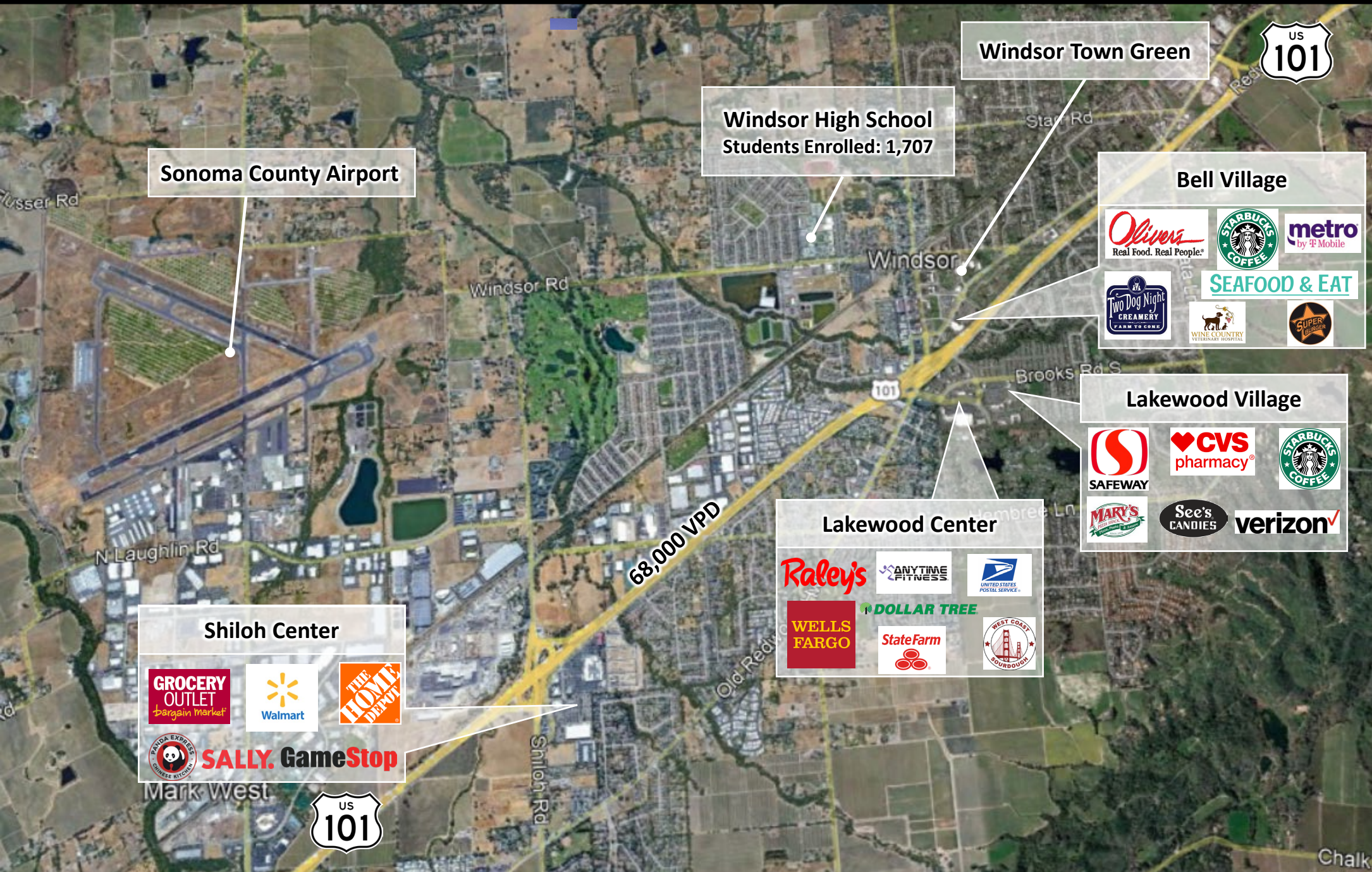
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# RETAIL TRADE MAP



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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

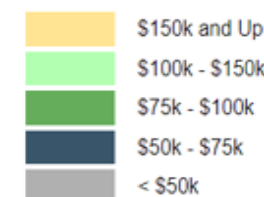


2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	17,892	32,756	45,016
Households	6,002	10,958	15,732
Families	4,299	8,001	11,209
Average Household Size	2.98	2.96	2.84
Owner Occupied Housing Units	4,345	8,038	10,963
Renter Occupied Housing Units	1,656	2,921	4,761
Median Age	38.9	39.1	40.5
Median Household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

DATA FOR ALL BUSINESSES IN AREA		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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