



FOR SALE

30

West El Rose Drive
PETALUMA, CA

Dental Building
for Investor/Owner-User



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

www.hlcre.com

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DISCLOSURE STATEMENT



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals. The prospective purchaser/lessee should independently verify all information. 6/3/25

PROPERTY OVERVIEW

Nestled in the heart of Petaluma's historic "Pill Hill" district, this dental office building offers an exceptional opportunity for an owner-user or investor. Comprised of two office suites and designed with modern efficiency in mind, the building is LEED pre-certified, ensuring energy efficiency and sustainability with lower operating costs. This well-established dental building is widely recognized in the community and surrounded by other medical and healthcare professionals. The property is located adjacent to high-income residential neighborhoods, providing a strong client base for any specialty or general practitioner. The sale includes Suite C, located downstairs, providing additional space for equipment or expansion. For a dentist looking to establish or expand their practice, this move-in-ready facility eliminates the time-consuming and costly buildout process.

PROPERTY INFORMATION/FEATURES

LOCATION:	30 West El Rose Dr. Petaluma, CA 94954
APN:	008-480-039-000
TOTAL BUILDING SQUARE FEET:	4,458 +/- sq. ft.
TOTAL SQ. FT OF LAND:	21,450 +/- sq. ft.
YEAR CONSTRUCTED:	1990 +/-
TYPE OF CONSTRUCTION:	Wood Frame & Stucco
ROOF:	Replaced 2007/Peak-2018
STORIES:	2
PARKING:	21, Private lot
FIRE SPRINKLERS:	No
HEATING AND AIR CONDITIONING:	Yes
ZONING:	MU1C (Mixed Use)
FLOOD ZONE DESIGNATION:	X

OFFERING SUMMARY

ASKING PRICE
\$2,100,000
 PRICE PER SQ. FT.
\$471.00
 TOTAL BUILDING SQ. FT.
4,458^{+/-}
 CAP RATE
6.27%

HIGHLIGHTS

RECENTLY RENOVATED
LEED PRE-CERTIFIED
21 PARKING SPACES
TWO DENTAL OFFICES
LARGE STORAGE AREA



PETALUMA HISTORY

As Sonoma County's southernmost city, Petaluma lies 32 miles (51 km) north of San Francisco. As of the 2020 census, population was 59,776. With 3.35 million square feet of commercial real estate space available, the majority represented by 671,108 sq ft of industrial space, as well as 545,788 sq ft of total office space across 41 buildings. While the wine industry takes up the lion's share of Petaluma's industrial space due to Petaluma's location at the end of Napa Valley's Los Carneros AVA, other listings include warehouse and manufacturing plants, the Petaluma Municipal Airport, and SMART stations, Sonoma County's light-rail.

Chartered in 1858, Petaluma is one of California's oldest cities. The city's riverfront location made it a bustling destination during the mid-19th century Gold Rush when the river carried produce, poultry, and dairy products from this fertile valley to the rapidly exploding populations of San Francisco and Oakland. During the peak of the riverboat era, there was more tonnage and dollar value hauled on the Petaluma River (Sonoma County's main estuary flowing into San Pablo Bay) than on any other river in the state. The schooners, sloops, and paddle wheelers transporting people and goods made Petaluma the third busiest inland port in the state. Today, thanks to chief architect, Brainerd Jones, whose career began in 1900, historic downtown Petaluma attracts tourists, birdwatchers, shoppers and history buffs, alike.





ESTIMATED INCOME & EXPENSES

GROSS SCHEDULED RENTAL INCOME	\$	176,717
Reimbursed expenses (A Roper)	\$	2,347
Reimbursed expenses (B Wahedi)	\$	9,912
SUBTOTAL	\$	188,976
LESS VACANCY ALLOWANCE 2%)	\$	(3,780)
GROSS OPERATING INCOME	\$	185,197

ANNUAL OPERATING EXPENSES

Gas	\$	936
Electric (fixed rate solar)	\$	6,000
Insurance-Building & Liability	\$	3,360
Property Management	\$	7,003
Water/Sewer	\$	1,892
Garbage	\$	999
Alarm	\$	665
Fire/Safety	\$	490
Business License	\$	254
Cleaning and Landscaping	\$	5,555
Painting	\$	980
Repair & Maintenance	\$	2,944
Est. New Taxes - Real Property (1% of price)	\$	21,000
Est. New Taxes - Real Property (% add ons)	\$	1,491
Est. New Taxes - Real Property (\$ add ons)	\$	238
	\$	53,569
TOTAL OPERATING EXPENSES	\$	53,569

RENT ROLL AS OF 1/15/2025

UNIT	USE	Sq. Ft. +/-	RENT/SF	BASE RENT/MO	LEASE TYPE	LEASE	START DATE	END DATE
30A	Mark Roper DDS	1,500	\$3.77	\$5,657	Gross	Mo/Mo	3/1/2021	2/28/2026*
30B	Dr Majid Wahedi	2,100	\$3.37	\$7,069	Gross	Mo/Mo	1/28/2023	5/31/2029**
30C	Cyrus Liberty	858	\$2.33	\$2,000	Gross	Mo/Mo	1/1/2025	12/31/2025
		4,458	Monthly Annually	\$14,726.00 \$176,717.00				

NOTE:

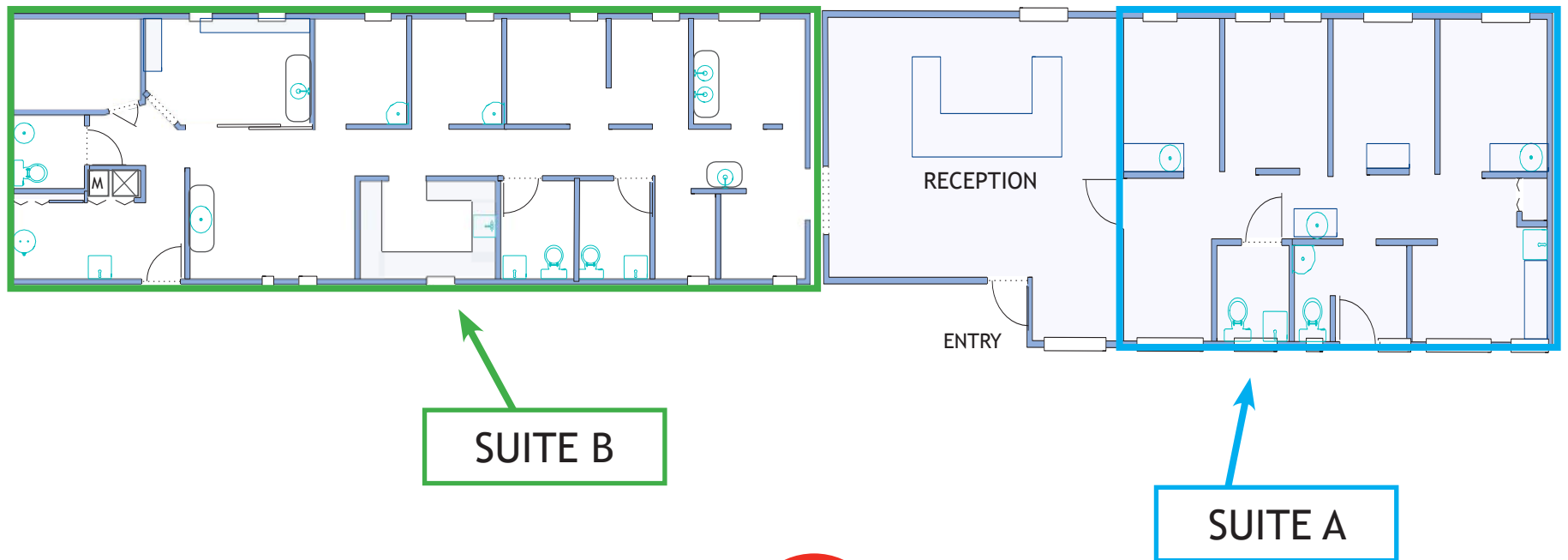
**Suite A is available as of March 2026 for the new owner to occupy or it can be leased to new tenant.*

***Suite B is leased through 5/31/2029. This tenant has an option to lease for 5 additional years.*



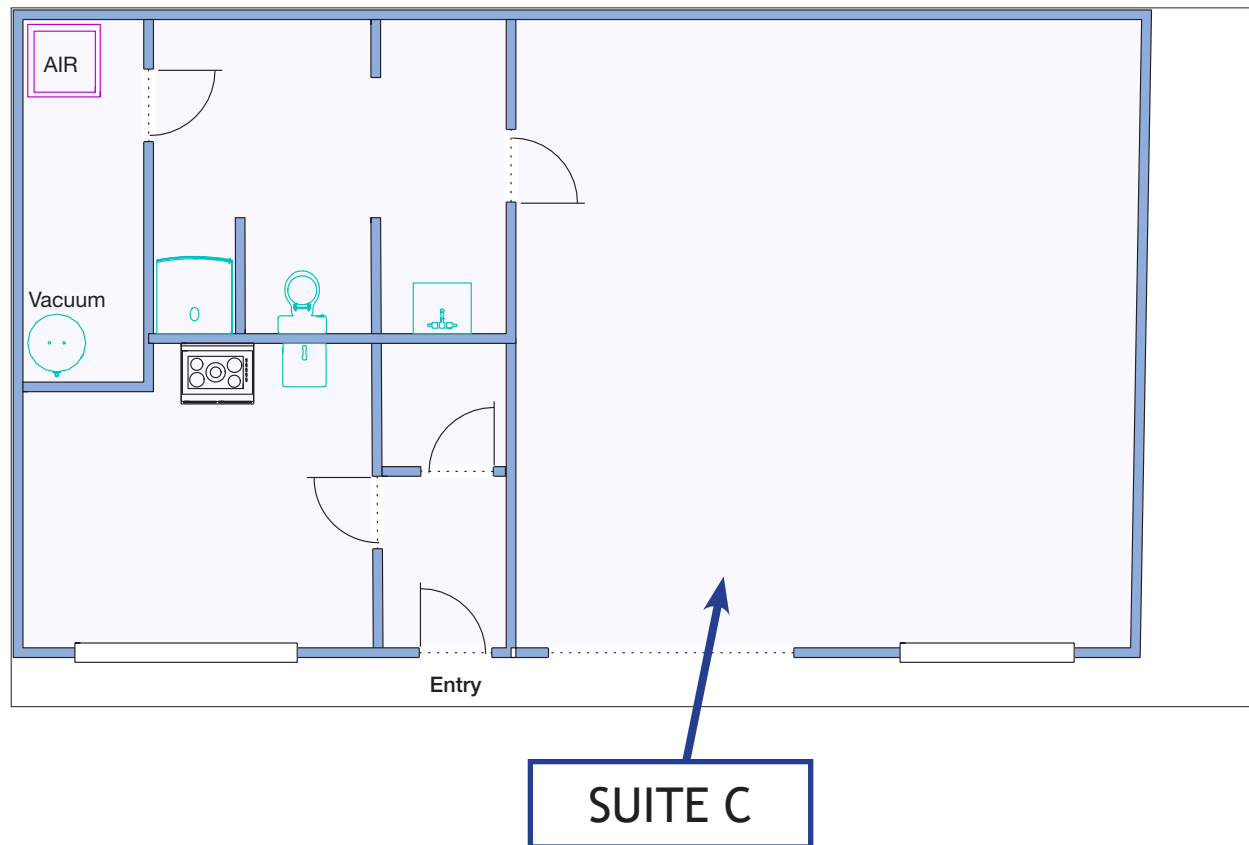


FLOOR PLAN



Click Here
VIRTUAL TOUR

Floor plan Not to Scale
For Illustration Only

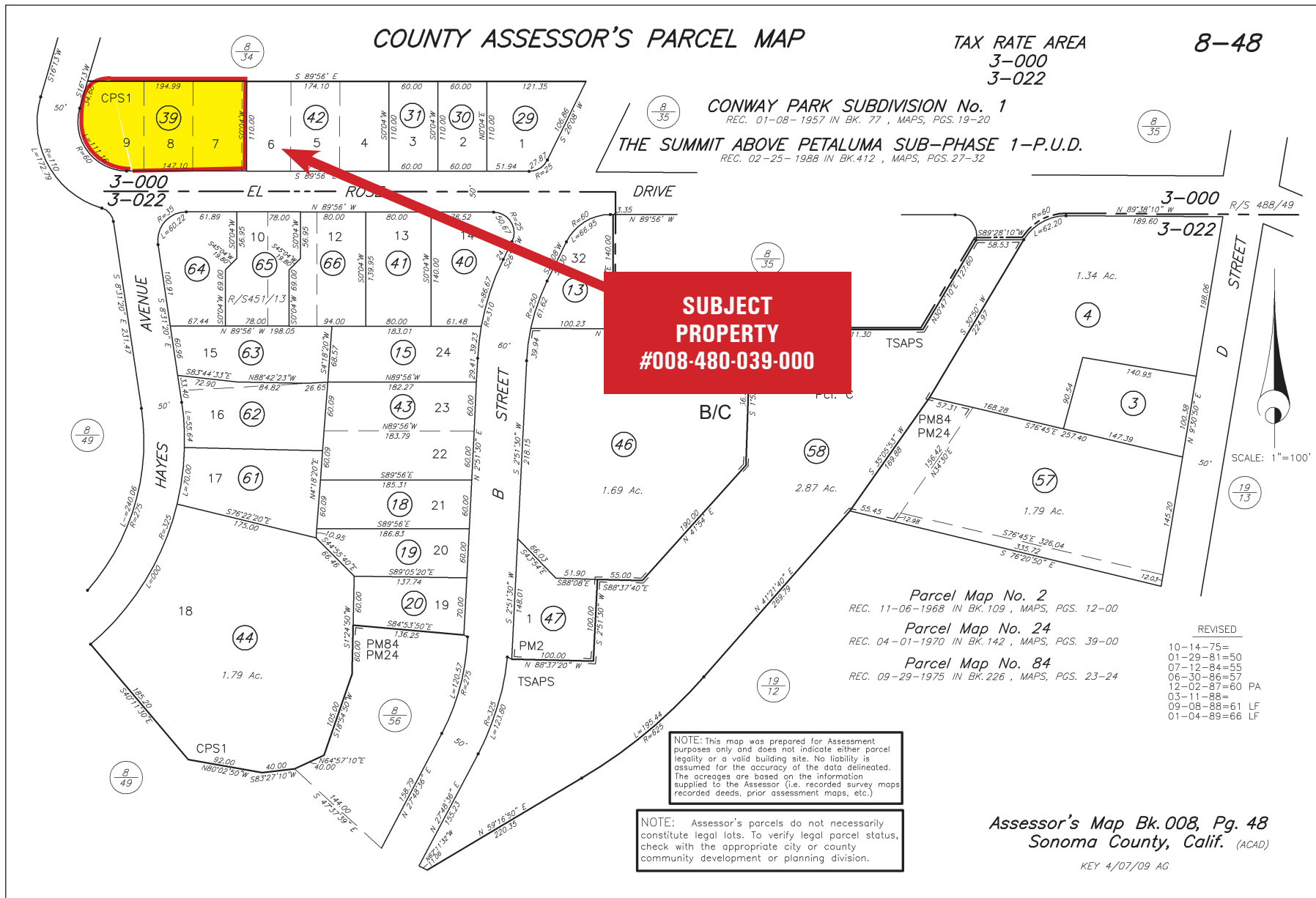


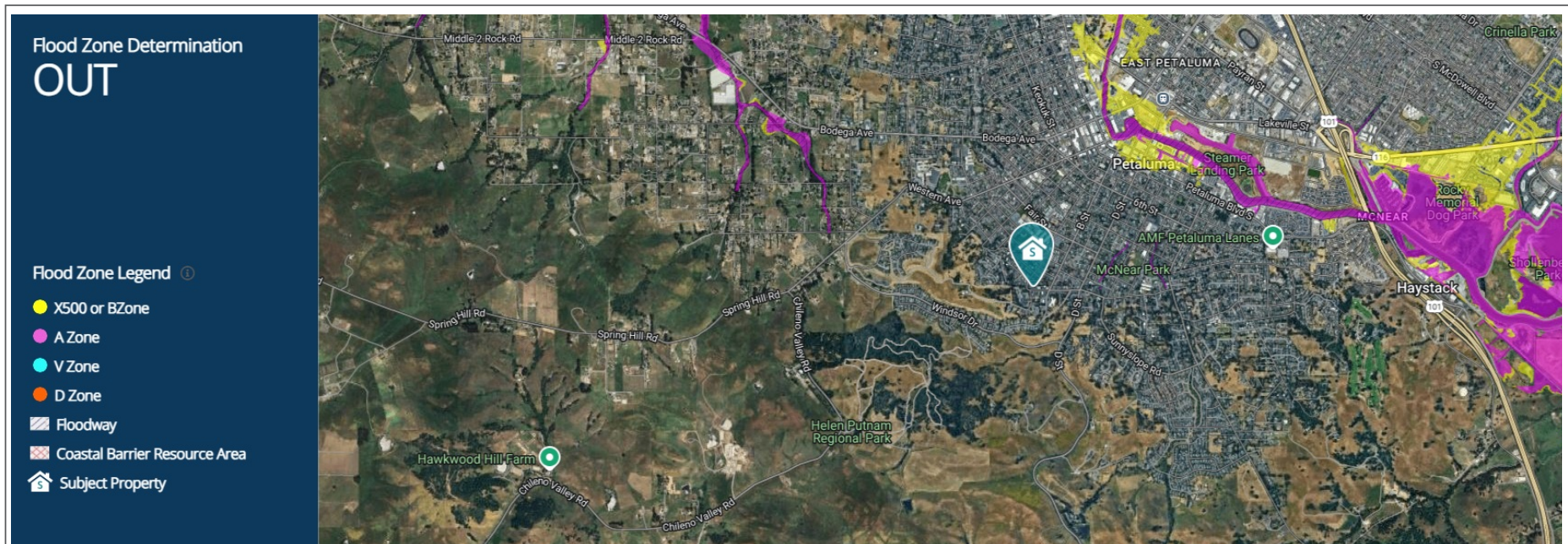
Floor plan Not to Scale
For Illustration Only



[CLICK HERE TO VIEW IN GOOGLE MAPS](#)

ASSESSOR'S PARCEL MAP





SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	1817 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	060379-0982G
FLOOD ZONE CODE	X
PANEL DATE	10/2/2015
COUNTY	Sonoma
ORIGINAL PANEL FIRM DATE	2/15/80
FIPS CODE	06097
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	Petaluma, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

SBA 504 LOAN PAYMENTS ESTIMATE

Property Address:

30 W. El Rose Drive
Petaluma, CA 94954

Building Acquisition Price

2,100,000

Improvements

0

SBA Fees (Closing Costs-Financed)

\$15,000

Total Project Cost

\$2,115,000

NOTE: The cost to own this property is EQUAL to renting at only \$2.84 NNN!

Loan Structure

Bank	50%	\$1,050,000
SBA 504 Loan	40%	\$862,000
Borrower	10%	\$210,000

Loan Interest Rates / Terms

	Rates	Maturity
Bank	6.25%	25 Years
SBA 504 Loan	6.37%	25 Years

Estimated Loan Payment

	Monthly	Annual
Bank	\$6,927	\$83,119
SBA 504 Loan	\$5,751	\$69,006
Total Loan Payments	\$12,677	\$152,124

The above information is not an offer to lend. It is a general estimate of a potential loan for a qualified buyer. Prospective buyers and the property must qualify for, and satisfy all requirements of a commercial lender and the Small Business Administration. The foregoing estimate is not a guarantee of a loan, and rates and terms may change depending on the date an application is submitted.

SALES COMPARABLES

1	2801 Yulupa Ave	SOLD
<div> <div> <p>Santa Rosa, CA 95405</p> <p>Sale Date Aug 4, 2023</p> <p>Sale Price \$4,142,727</p> <p>Price/SF \$843.22</p> <p>Parcels 147-052-009</p> <p>Comp ID 6486279</p> <p>Comp Status Research Complete</p> </div> <div> <p>Sonoma</p> <p>Type 2 Star Office</p> <p>Year Built 1979</p> <p>RBA 4,913 SF</p> <p>Land Acres 0.55 AC</p> <p>Land SF 23,958 SF</p> <p>Zoning C2P, Santa Rosa</p> </div> <div>  </div> </div>		
2	515 B St	SOLD
<div> <div> <p>Petaluma, CA 94952</p> <p>Sale Date May 11, 2022</p> <p>Sale Price \$1,800,000</p> <p>Price/SF \$816.33</p> <p>Parcels 008-103-003</p> <p>Comp ID 6030826</p> <p>Comp Status Research Complete</p> </div> <div> <p>Sonoma</p> <p>Type 2 Star Office</p> <p>Year Built 1895; Renov 1975</p> <p>RBA 2,205 SF</p> <p>Land Acres 0.09 AC</p> <p>Land SF 3,762 SF</p> <p>Zoning CO, Petaluma</p> </div> <div>  </div> </div>		
3	800 Broadway	SOLD
<div> <div> <p>Sonoma, CA 95476</p> <p>Sale Date May 25, 2021</p> <p>Sale Price \$1,500,000</p> <p>Price/SF \$794.91</p> <p>Parcels 018-412-028</p> <p>Comp ID 5515093</p> <p>Comp Status Research Complete</p> </div> <div> <p>Sonoma</p> <p>Type 2 Star Office</p> <p>Year Built 1978</p> <p>RBA 1,887 SF</p> <p>Land Acres 0.23 AC</p> <p>Land SF 10,000 SF</p> <p>Zoning R3/H</p> <p>Sale Condition 1031 Exchange</p> </div> <div>  </div> </div>		

PETALUMA, CA

POPULATION
59,682

MEDIAN AGE
43.5

MEDIAN HOUSEHOLD INCOME
\$108,527

NUMBER OF EMPLOYEES
30,900

MEDIAN PROPERTY VALUE
\$900,418



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