



FOR SALE

30

West El Rose Drive  
PETALUMA, CA

Dental Building  
for Investor/Owner-User



**HL Commercial Real Estate**

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San Rafael, CA 94903

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# DISCLOSURE STATEMENT



## DISCLOSURE STATEMENT

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:	<a href="#">MU1C (Mixed Use)</a>
FLOOD ZONE DESIGNATION:	X

## OFFERING SUMMARY

ASKING PRICE  
**\$2,100,000**  
 PRICE PER SQ. FT.  
**\$471.00**  
 TOTAL BUILDING SQ. FT.  
**4,458<sup>+/-</sup>**  
 CAP RATE  
**6.27%**

## HIGHLIGHTS

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





## PETALUMA HISTORY

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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
<b>SUBTOTAL</b>	<b>\$</b>	<b>188,976</b>
LESS VACANCY ALLOWANCE 2%)	\$	(3,780)
<b>GROSS OPERATING INCOME</b>	<b>\$</b>	<b>185,197</b>

### 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
<b>TOTAL OPERATING EXPENSES</b>	<b>\$</b>	<b>53,569</b>



### RENT ROLL AS OF 1/15/2025

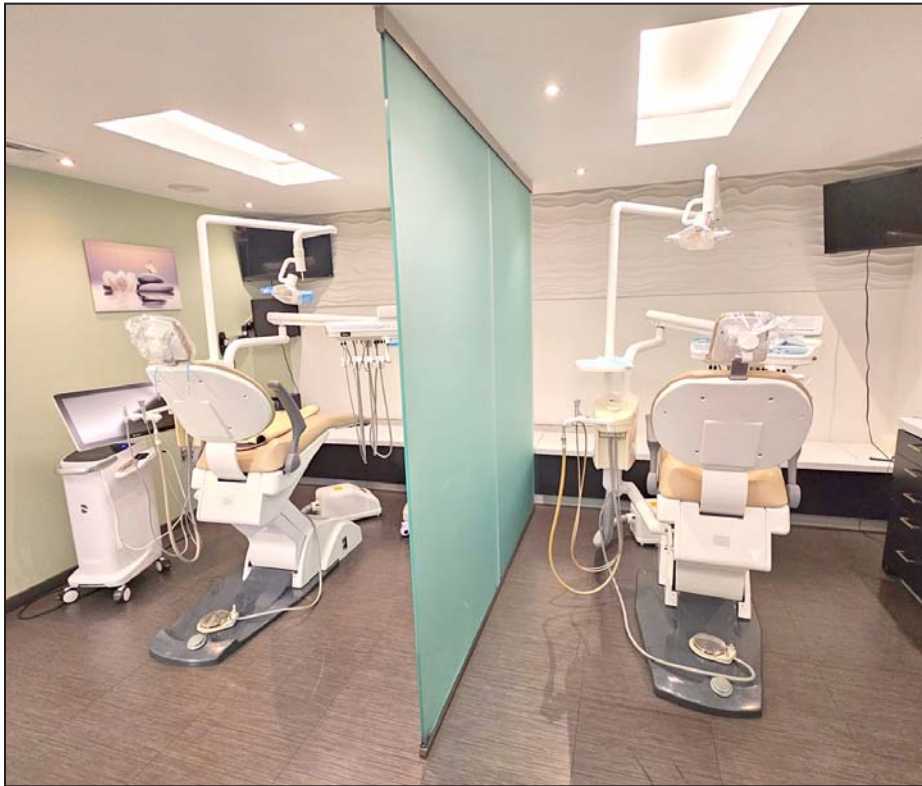
UNIT	USE	Sq. Ft. +/-	RENT/SF	BASE RENT/MO	LEASE TYPE	LEASE	START DATE	END DATE
30A	Mark Roper DDS	1,500	\$3.77	\$5,657	Gross	Mo/Mo	3/1/2021	2/28/2026*
30B	Dr Majid Wahedi	2,100	\$3.37	\$7,069	Gross	Mo/Mo	1/28/2023	5/31/2029**
30C	Cyrus Liberty	858	\$2.33	\$2,000	Gross	Mo/Mo	1/1/2025	12/31/2025
		4,458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

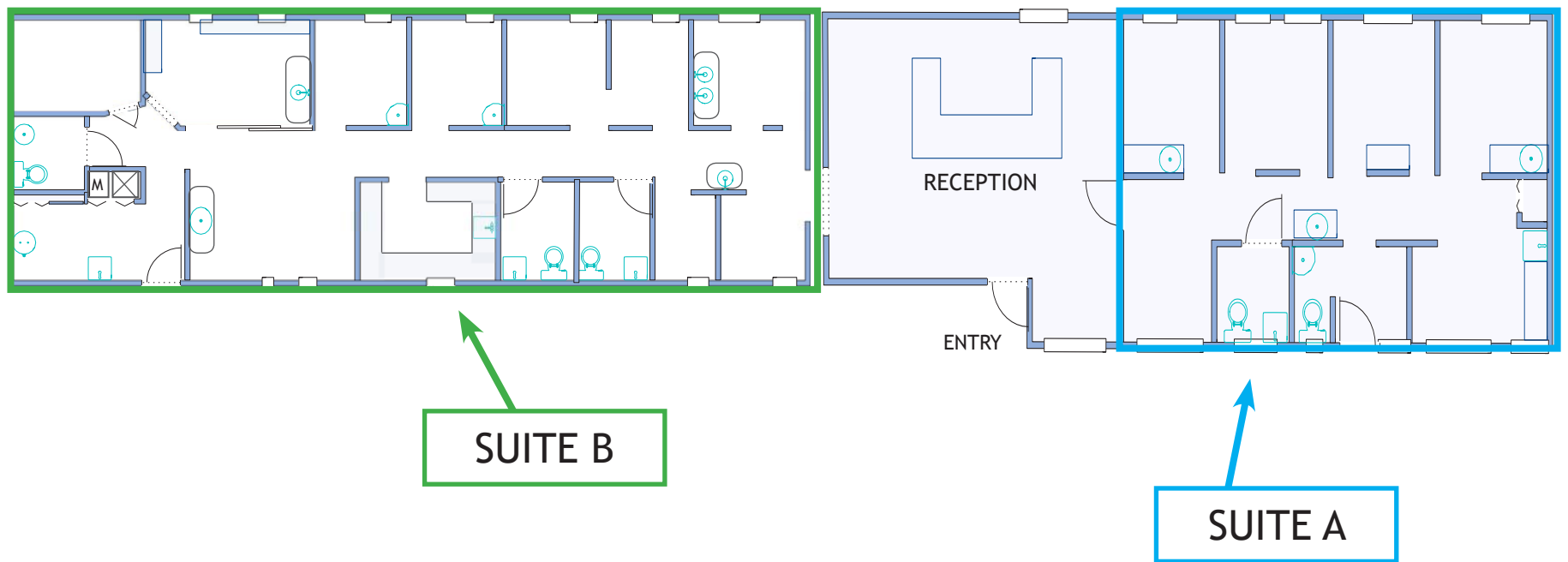
*\*\*Suite B is leased through 5/31/2029. This tenant has an option to lease for 5 additional years.*



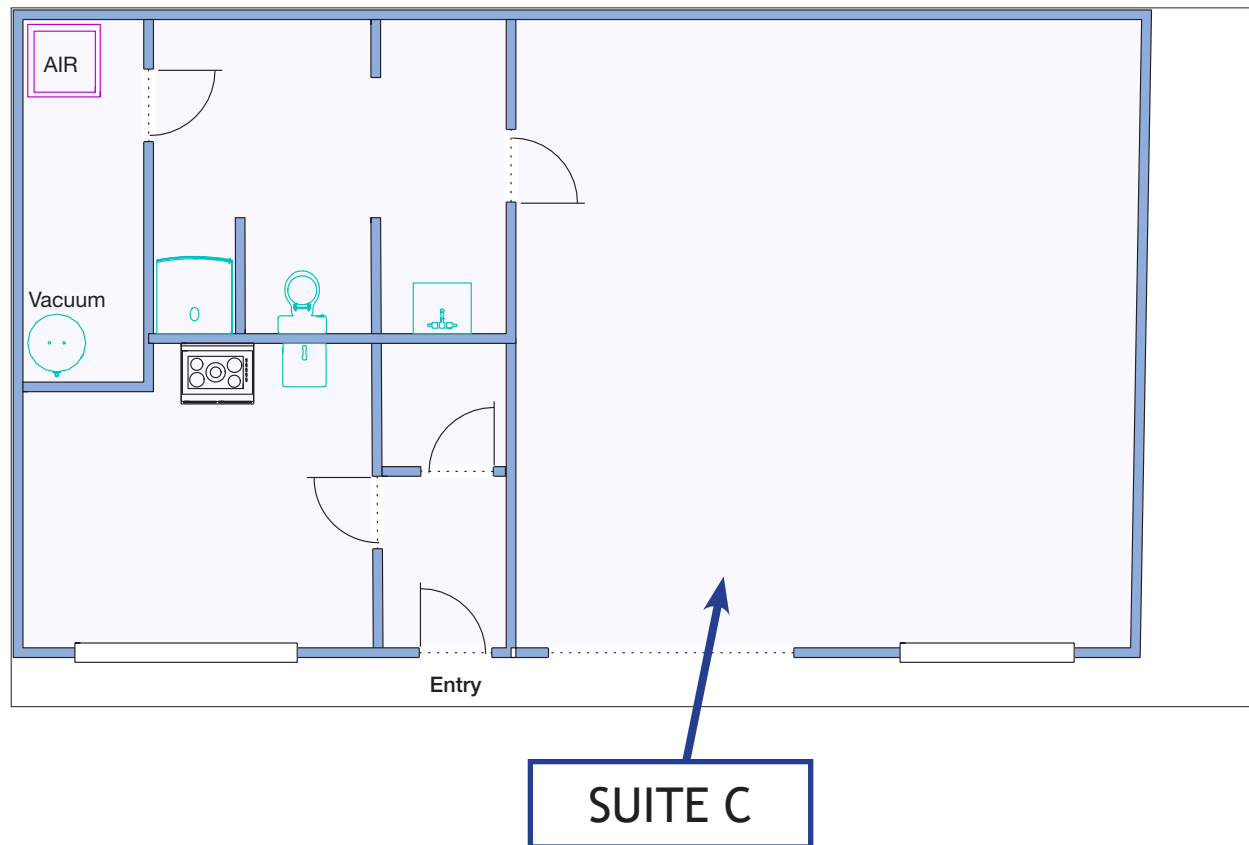




# FLOOR PLAN



Floor plan Not to Scale  
For Illustration Only



Floor plan Not to Scale  
For Illustration Only

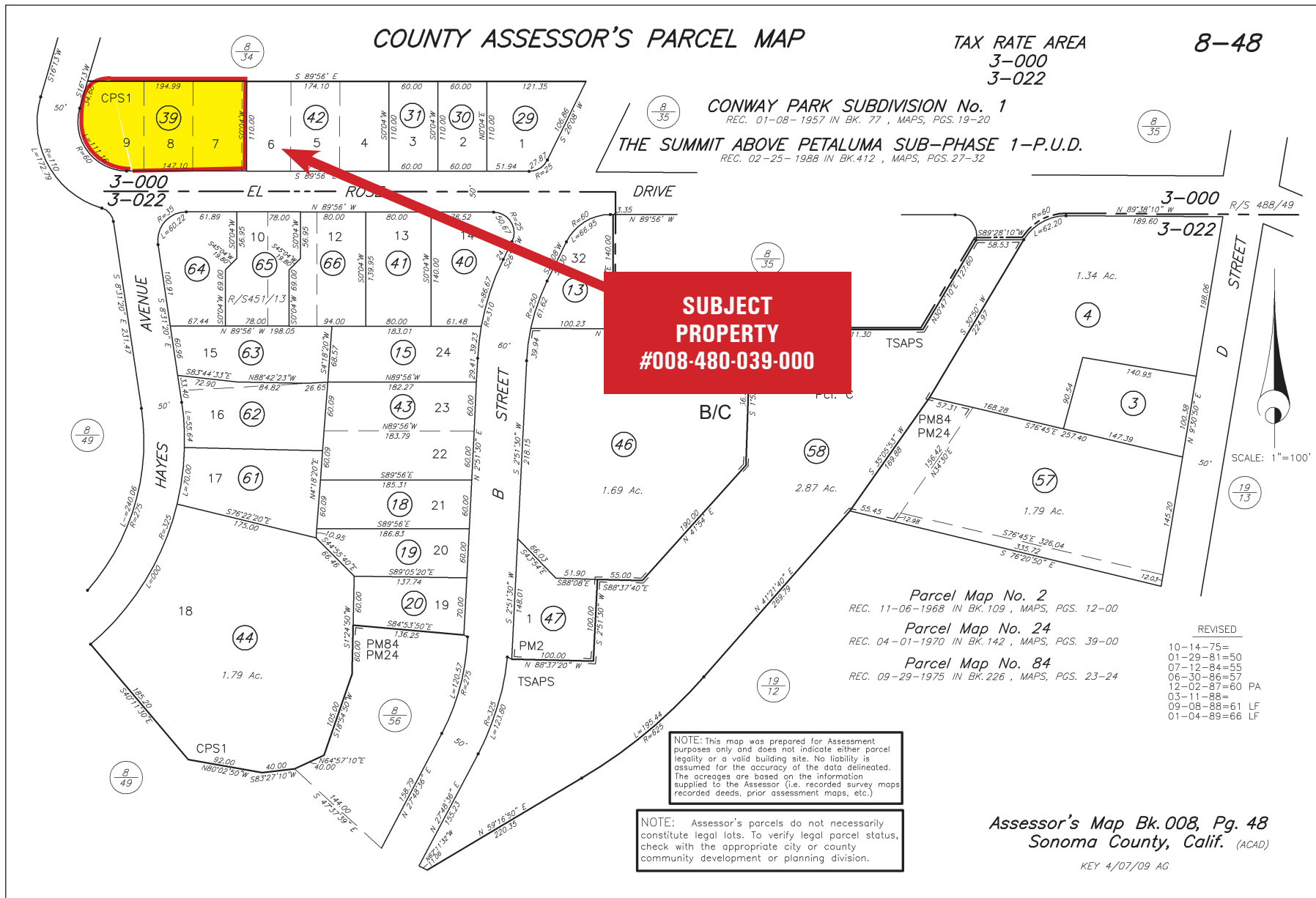


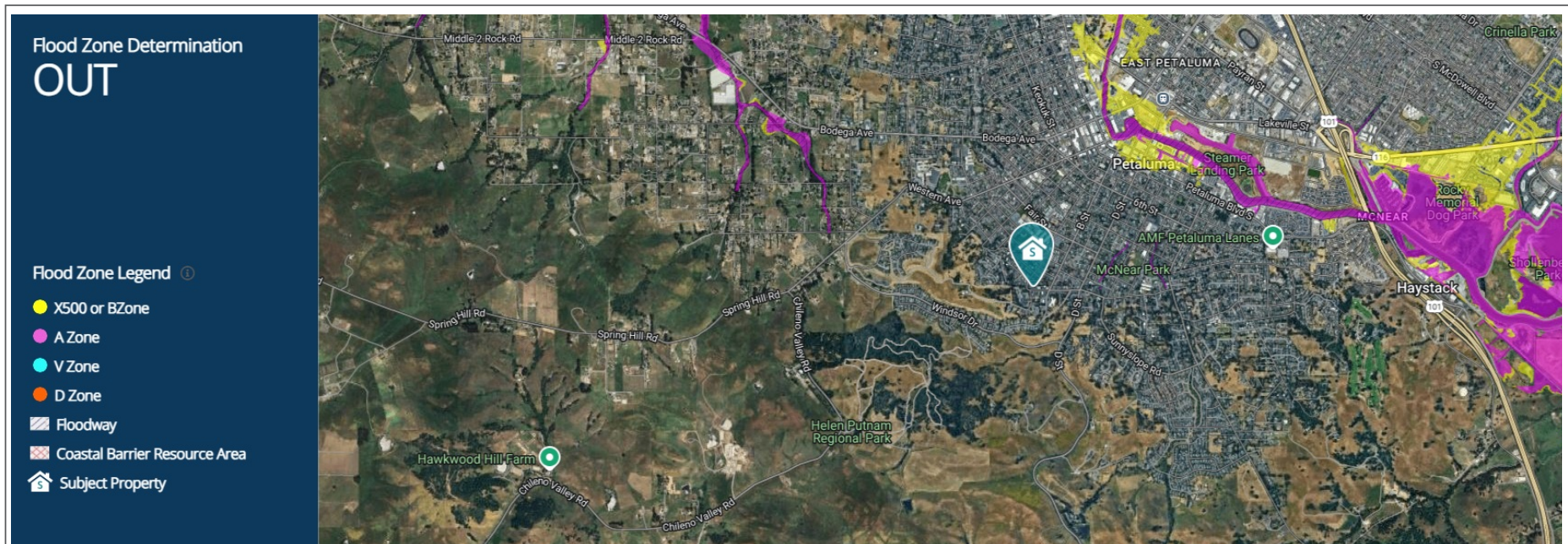


[CLICK HERE TO VIEW IN GOOGLE MAPS](#)



# 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

## 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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