



CROSSROAD
VENTURES GROUP

422 Petaluma Blvd N

Petaluma, CA 94952

5,594 RSF Office Building



For Sale

Owner/User/Investment
Office Building

916.788.9731

crossroadventures.net

Property Highlights

- +/- 5,594 Total RSF/5,269 USF
- Up to 50% of Building that Buyer Can Occupy
- Parcel Size: +/- 12,632 SF
- New Paint and Asphalt Seal Coat
- Immediate Access to Hwy 101
- Parking Ratio: 3/1,000 SF
- Zoning: General Office
- Year Built: 1978
- Digital Security Camera System
- Exterior and Interior Light Fixtures are LED
- Well Below Replacement Cost
- APN: 006-163-048-000
- Purchase Price: \$1,800,000 / \$321 Per SF

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your real estate compass.

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Site Plan

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2022 Rent Roll 422 Petaluma Blvd N, Petaluma, CA

Suite/Build	Tenant	SF Area	% of Total	Lease Term		Term	Lease Type	Base Rent	Monthly CAM	Monthly Total Rent/CAM	Monthly Rent/SF	Total Annual Rent	Annual CAM	Annual Rent/SF	Security Deposit
				Begin	End										
A	Hart and Hands Chiropractic	1,472	26%	10/1/2015	6/30/2022	36	Gross	\$ 2,898.18	\$ -	\$ 2,898.18	\$ 1.97	\$ 34,778.16	\$ -	\$ 23.63	\$ 3,000.00
B & C	Christie Johnson Learning Center LLC	2,797	50%	7/1/2019	6/30/2022	36	Gross	\$ 4,350.00	\$ -	\$ 4,350.00	\$ 1.56	\$ 52,200.00	\$ -	\$ 18.66	\$ 2,000.00
D	VACANT	1,000	18%	N/A	N/A	N/A	N/A	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2.00	\$ 24,000.00	\$ -	\$ 24.00	\$ -
Total		5,594.00						\$ 9,248.18	\$ -	\$ 9,248.18	\$ 1.84	\$ 110,978.16	\$ -	\$ 66.29	\$ 5,000.00

*NOTE: STE D is currently vacant. The Base Rent is estimated at \$2.00 PSF (\$2,000 per month)

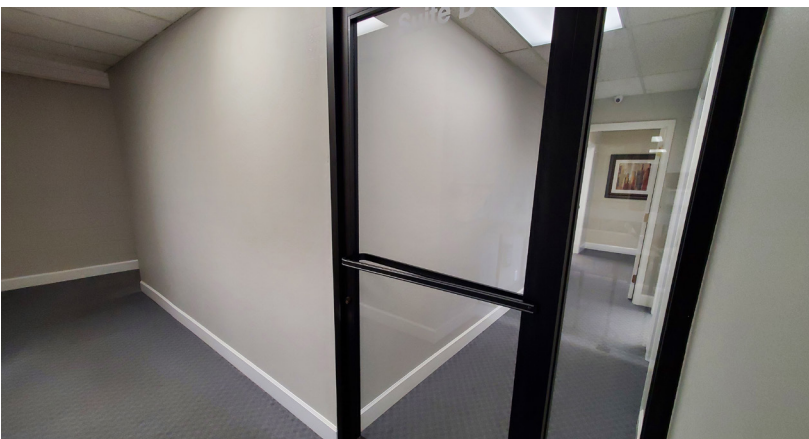


Rent Roll

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Photos

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422 Petaluma Blvd. N SALES COMPARABLES

Updated 6/30/2022

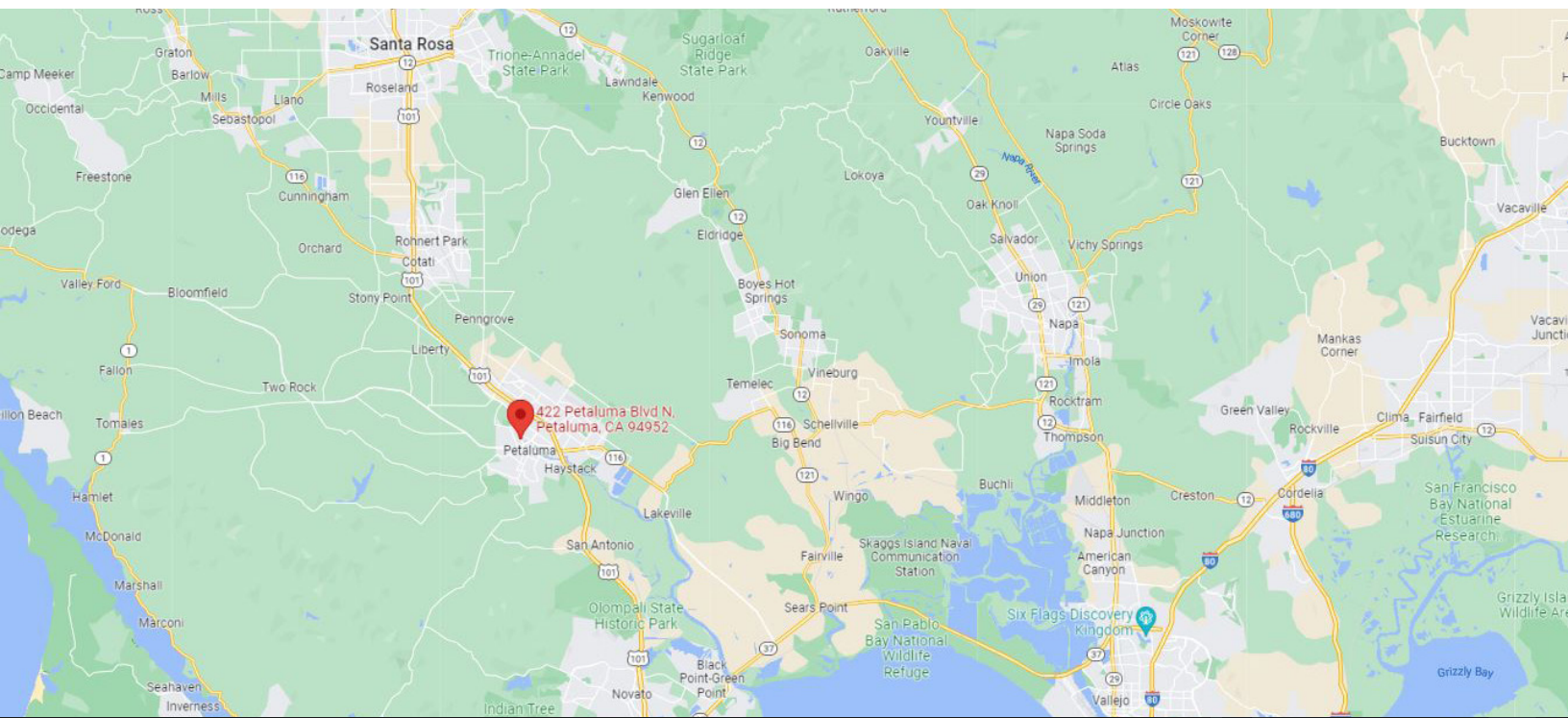
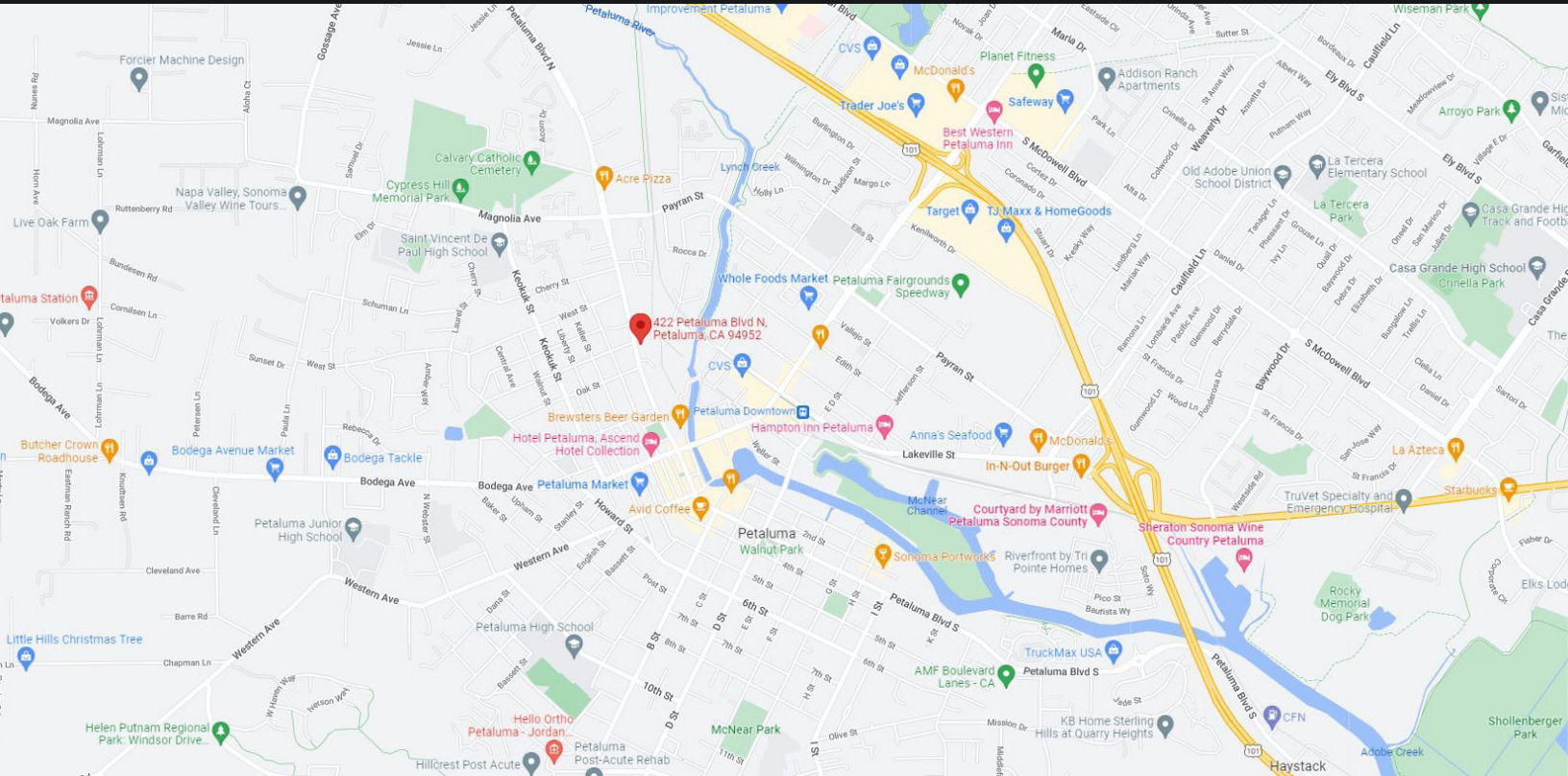
Address	Type	SF	Sales Price	Sales Price PSF	COE
422 Petaluma Blvd. N, Petaluma, CA 94952	Class C Office Building	5,594	\$ 1,800,000.00	\$ 321.77	TBD
800 Baywood Drive, Petaluma, CA 94954	Class C Office Building	3,816	\$ 760,000.00	\$ 199.16	6/7/2021
315 E Cotati Ave, Cotati, CA 94931	Class C Office Building	4,199	\$ 929,500.00	\$ 221.36	4/30/2021
9 W El Rose Dr, Petaluma, CA 94952	Class C Medical Office Building	2,268	\$ 800,000.00	\$ 352.73	3/12/2021
111 Lynch Creek Way, Petaluma, CA 94954	Class C Office Building	7,184	\$ 2,450,000.00	\$ 341.04	1/7/2021

Sales Comparables

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Area Maps

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