



FOR SALE - THE HEROLD BUILDING

LANDMARK DOWNTOWN PETALUMA PROPERTY

100% LEASED—OUTSTANDING LOCATION

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



OVERVIEW

159-163 Kentucky Street Petaluma, CA 94952

Building Size:	9,756+/- Square Feet
Lot Size (per Tax Records):	4,800+/- Square Feet
Sale Price:	\$2,100,000
Zoning:	MU2– Mixed Use 2
APN:	006-363-011
Parking:	Street parking and 1/2 block from a 3 story parking structure
Utilities:	Public Water & Sewer
Electricity:	PG&E
Gas:	PG&E
Construction:	Reinforced Masonry
Fire Sprinklers:	Yes
Roof:	New Rain Shield Seamless System



PROPERTY DESCRIPTION

North Bay Property Advisors is pleased to offer the historic landmark Herold Building on the corner of Kentucky and Washington Streets in the heart of downtown Petaluma. This multi-tenant building has 4 ground floor retail tenants and 9 2nd floor office tenants. The building has fire sprinklers, is seismically reinforced, all units have central heat and air conditioning and the building has upgraded electrical systems. A chance to own a trophy landmark building in the bustling downtown Petaluma market. There is full height sprinklered basement under the building. A new RainShield seamless single ply roofing system was installed in May 2026

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FINANCIAL ANALYSIS

The Herold Bulding

159-163 Kentuck Street, Petaluma, CA

9,756 square foot building

4,800 square feet lot size

AP# 006-363-011

Income

Annual Gross Income	\$220,569
Less: 2% Vacancy	\$4,411
Adjusted Gross Income	\$216,158

Expenses

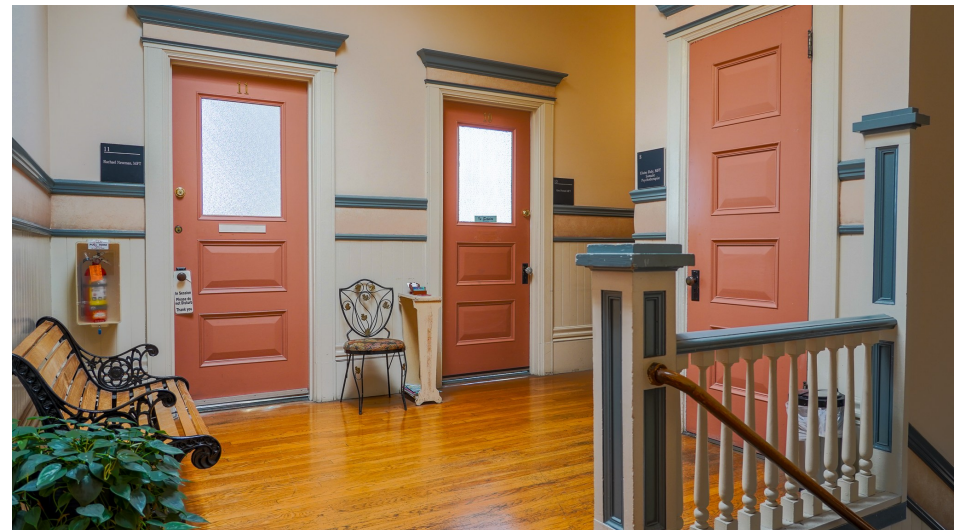
Property Taxes (Estimated at 1.25% of \$2,100,000)	\$26,250
Insurance	\$12,527
Management	\$12,969
Maintenance (includes Pest Control)	\$7,943
Security and Alarm	\$2,097
Utilites (gas, electricity, water, garbage	\$23,681
<u>Repairs</u>	<u>\$5,480</u>
TOTAL EXPENSES	\$90,947

Annual Net Income	\$125,210
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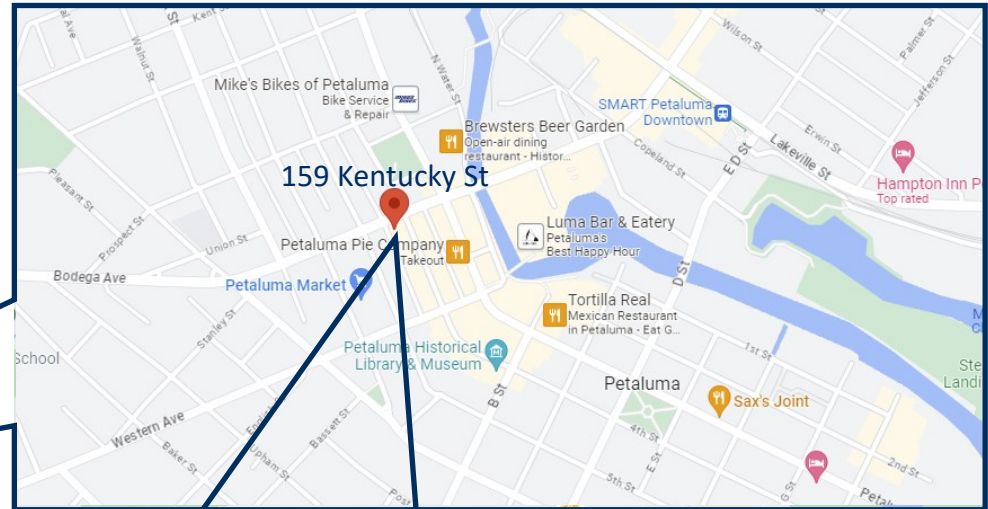
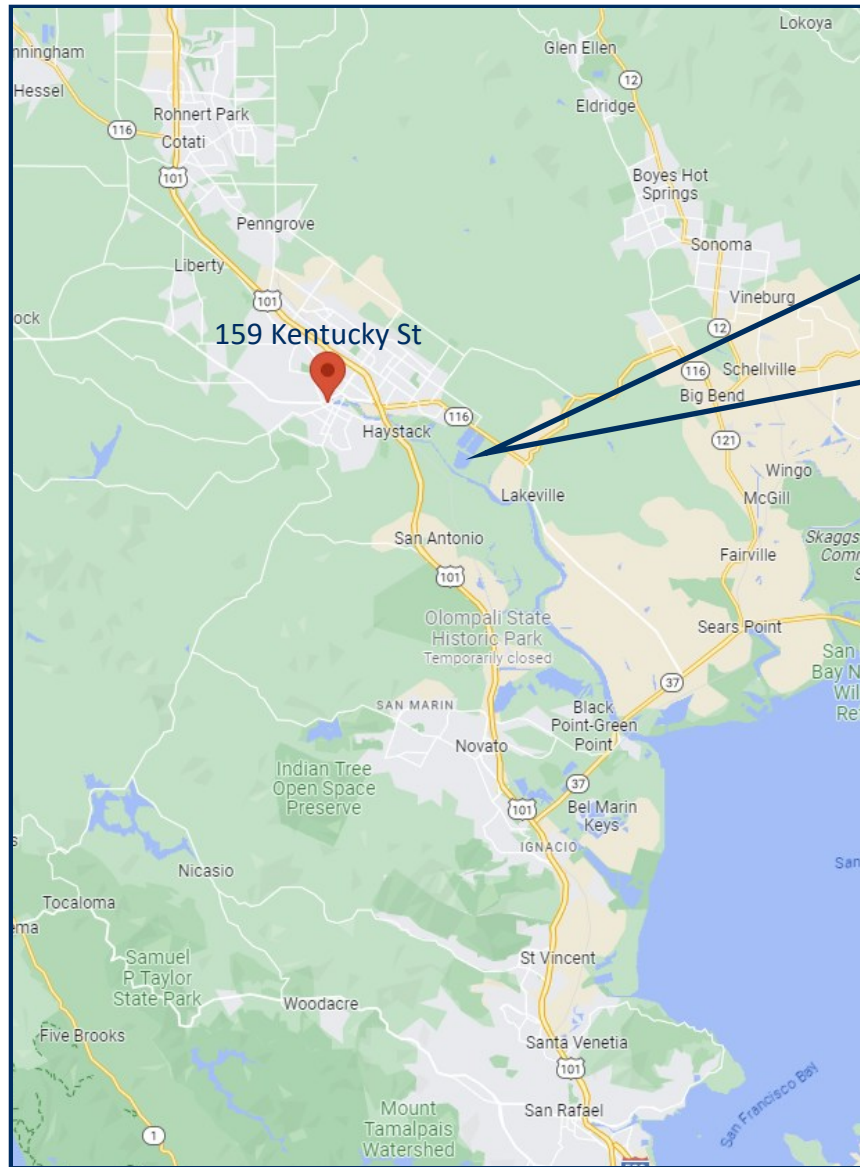
PHOTOS



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MAP



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