



# FOR SALE - MULTI TENANT OFFICE BUILDING

2436 FOOTHILL BLVD,  
CALISTOGA, CA 94515

*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.



# PROPERTY SUMMARY

## ASKING PRICE

Price:	\$2,200,000
Price per Sq. Ft.:	\$238.72

### **2436 Foothill Blvd**

Positioned at the highly visible, signalized intersection of Foothill Boulevard and Petrified Forest Road, Riverlea Square presents a rare opportunity to acquire a well-located multi-tenant office building in the heart of Calistoga. 2436 Foothill Boulevard is part of an established commercial condominium development, where two buildings have been completed and three additional parcels remain undeveloped—offering future upside within the community. Built circa 1991, the property features contemporary office space designed with functionality and comfort in mind.

The building offers 11 suites and is mostly leased, generating over \$16,000 per month in gross rental income, providing immediate cash flow with additional upside potential. Tenants benefit from abundant natural light, ample on-site parking, and individually metered PG&E service, creating an efficient and attractive environment for a range of professional users.

Additional highlights include:

- Well-maintained TPO roof
- Restrooms on each floor
- Fire suppression system

A unique feature of the property is the basement storage area, complete with a dirt floor and roll-up door access, ideal for secure, on-site storage.

Value-Add Opportunity:

The property has been held long-term and has not been actively repositioned in recent years, presenting a compelling opportunity for a new owner to enhance performance. Strategic capital improvements and a more proactive leasing approach could unlock meaningful upside through rent growth and improved tenant mix.

With limited office inventory in Calistoga, well-located and functional space like this remains in steady demand—further supporting the potential to increase rents and overall returns.

This asset offers versatility for both owner-users and investors—whether you're looking to occupy a portion of the building while generating income, or capitalize on rental upside and long-term cash flow in a supply-constrained market.

## SITE / BUILDING

APN:	011-460-010
Zoning:	CC - Community Commercial
Parking:	Abundant, shared within the Association.
Traffic Count:	14,000 AADT
Fire Suppression:	Yes, Sprinklers
Ownership Association Fee:	\$819/Month
Gas & Electricity:	PG&E
Foundation:	Perimeter with Basement
Building Size:	9,216+/- Square Feet
Lot Size:	0.11+/- Acres 4,792+/- Square Feet
Building Power:	Multiple Meters
Built:	1991
Actual Age:	35 Years



# RENT ROLL



**2436 Foothill Blvd  
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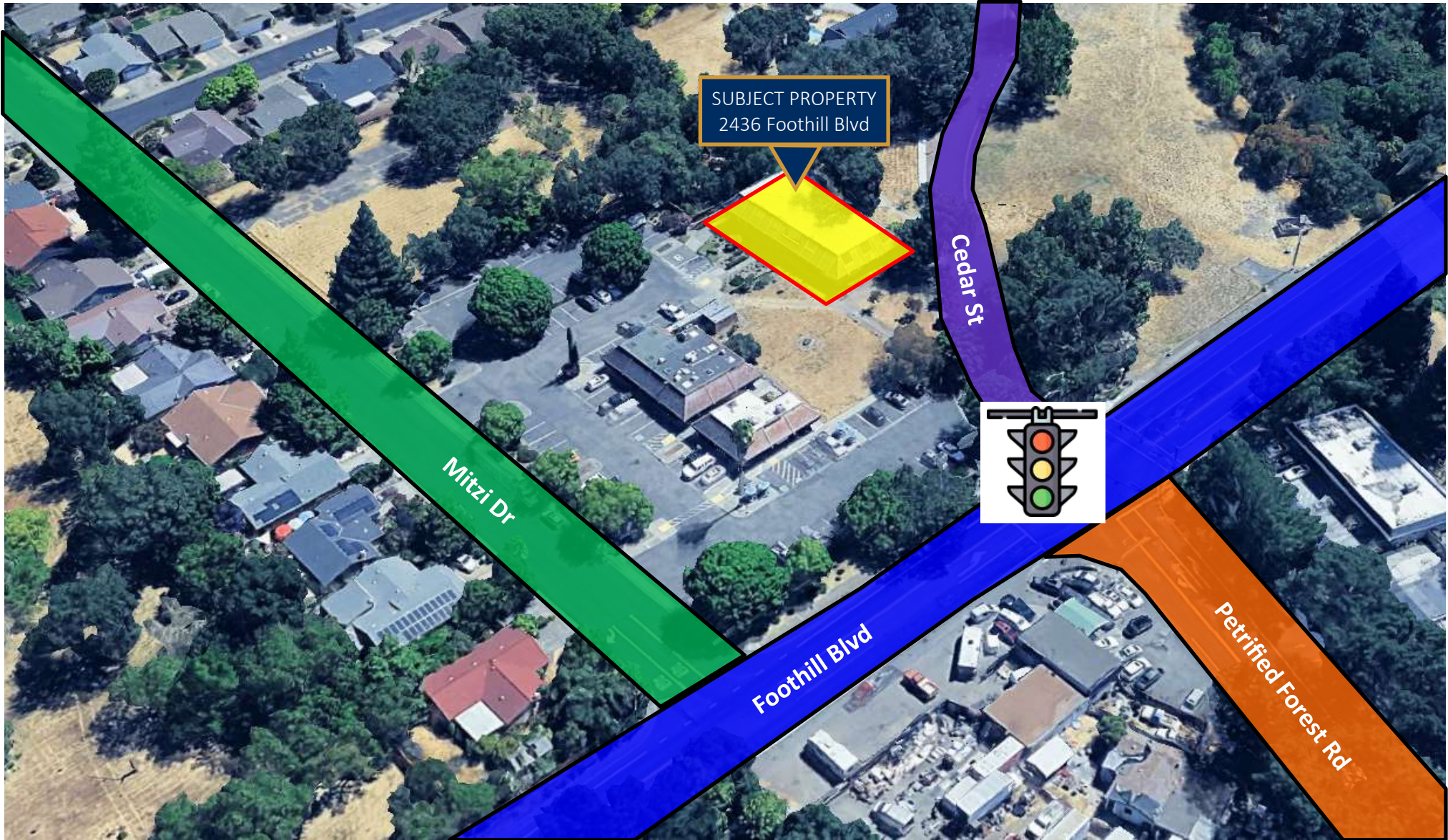
**PROPERTY RENT ROLL  
As of**

Unit	Tenant Name	Sq. Ft. TOTAL	Lease Start Date	Lease End Date	Deposit	Current Base Rent	Proforma Rent	PSF	Comments
<b>Ground Floor</b>									
A & E	MB2 Dental Solutions LLC	1,608	12/20/2018	12/31/2029		\$ 6,371.69	\$ 6,371.69		Next rental rate increase will occur January 1, 2027 to \$6,562.84
B	<b>VACANT</b>	292				\$ -	\$ <b>1,500.00</b>	\$ 5.14	
C	Focus Forward	1,050				\$ 3,400.00	\$ 3,400.00		
D & F	Kaiser	610		9/30/2027		\$ 2,507.10	\$ 2,507.10	\$ 4.11	
<b>2nd Floor</b>									
G	<b>VACANT</b>	812				\$ -	\$ <b>3,000.00</b>	\$ 3.69	
H	<b>VACANT</b>	505				\$ -	\$ <b>1,500.00</b>	\$ 2.97	
I & M	Level	1,044		Expired		\$ 2,820.00	\$ 2,820.00		
J	Long Law	180		Expired		\$ 930.00	\$ 930.00	\$ 5.17	
K	The Great Way	180		Expired		\$ 930.00	\$ 930.00	\$ 5.17	
L	<b>VACANT</b>	685				\$ -	\$ <b>2,300.00</b>	\$ 3.36	
First Floor Common Area		665							
Second Floor Common Area		392							
Vertical Penetrations (Stairs+ Open Area)		378							
					<b>Deposit</b>	<b>Rent</b>			
					\$ -	\$ <b>16,958.79</b>	\$ <b>25,258.79</b>		

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# STREET MAP



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# SITE MAP



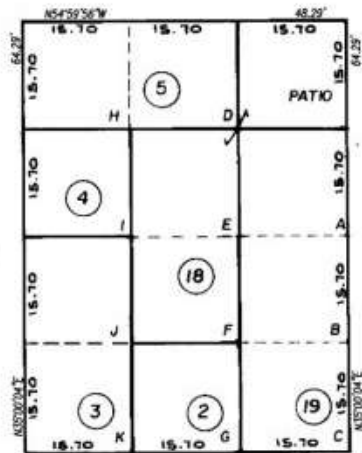
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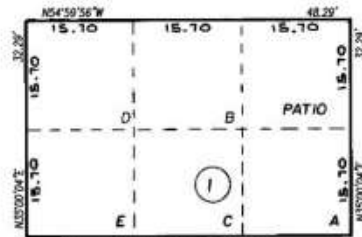
# PARCEL MAP

NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

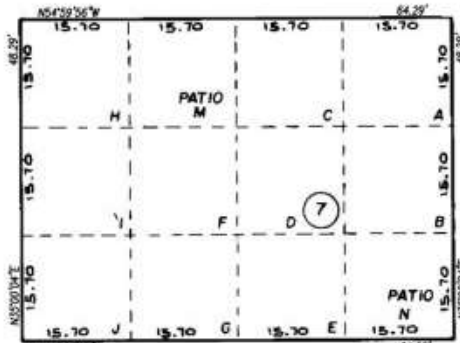
42



Ist. FL. Unit No. C-5



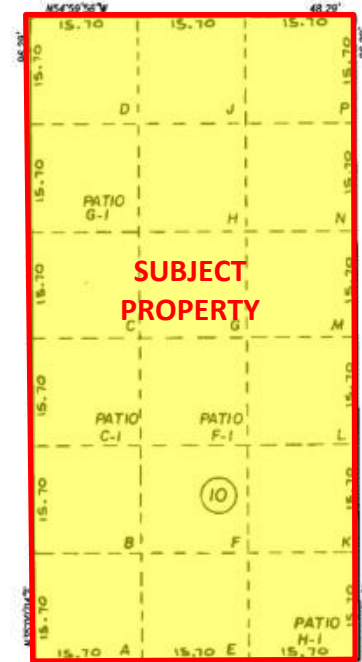
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Ist. FL. Unit No. C-3



Ist. FL. Unit No. C-4



Ist. FL. Unit No. C-1



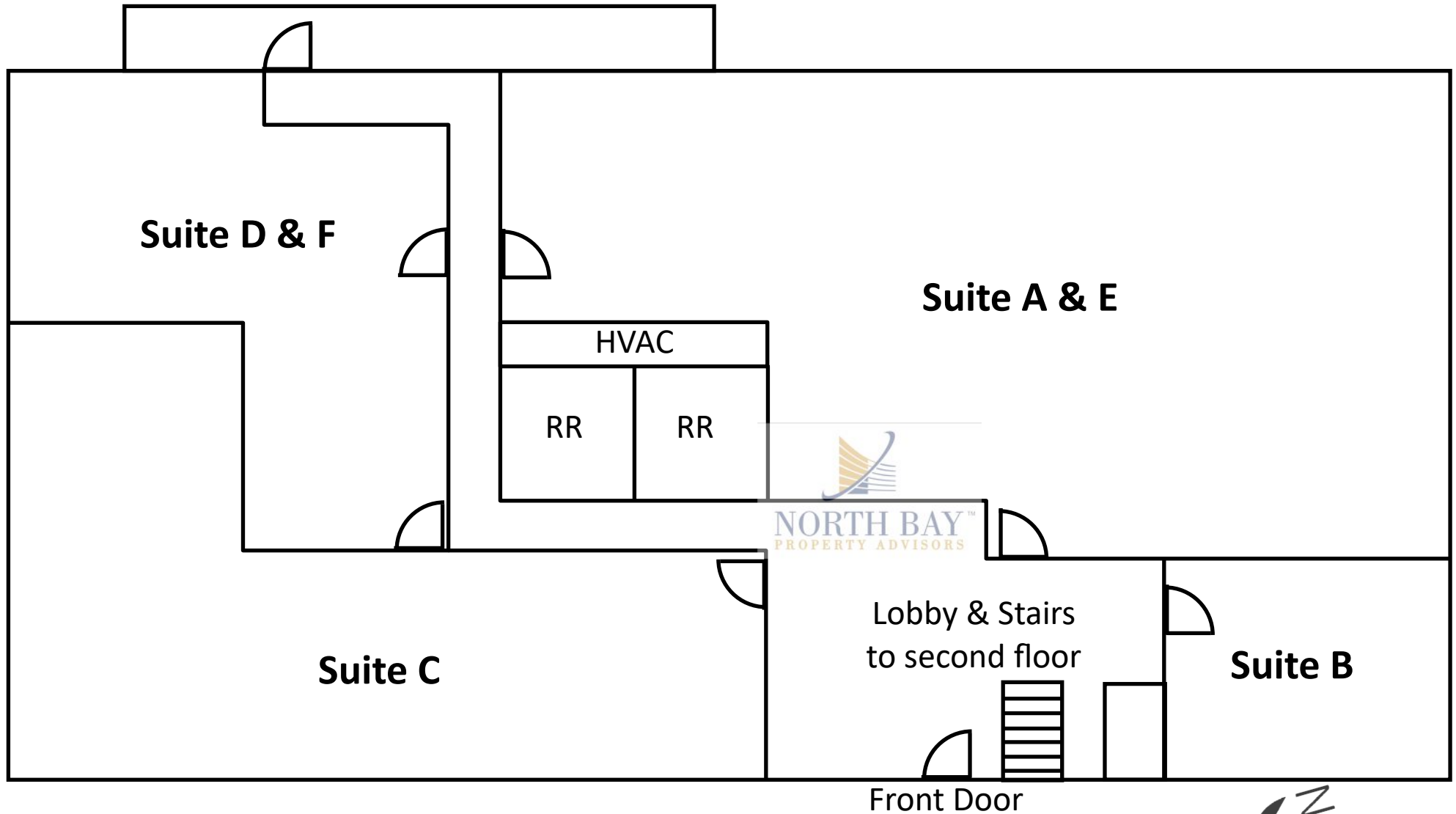
Ist. FL. Unit No. C-2

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42

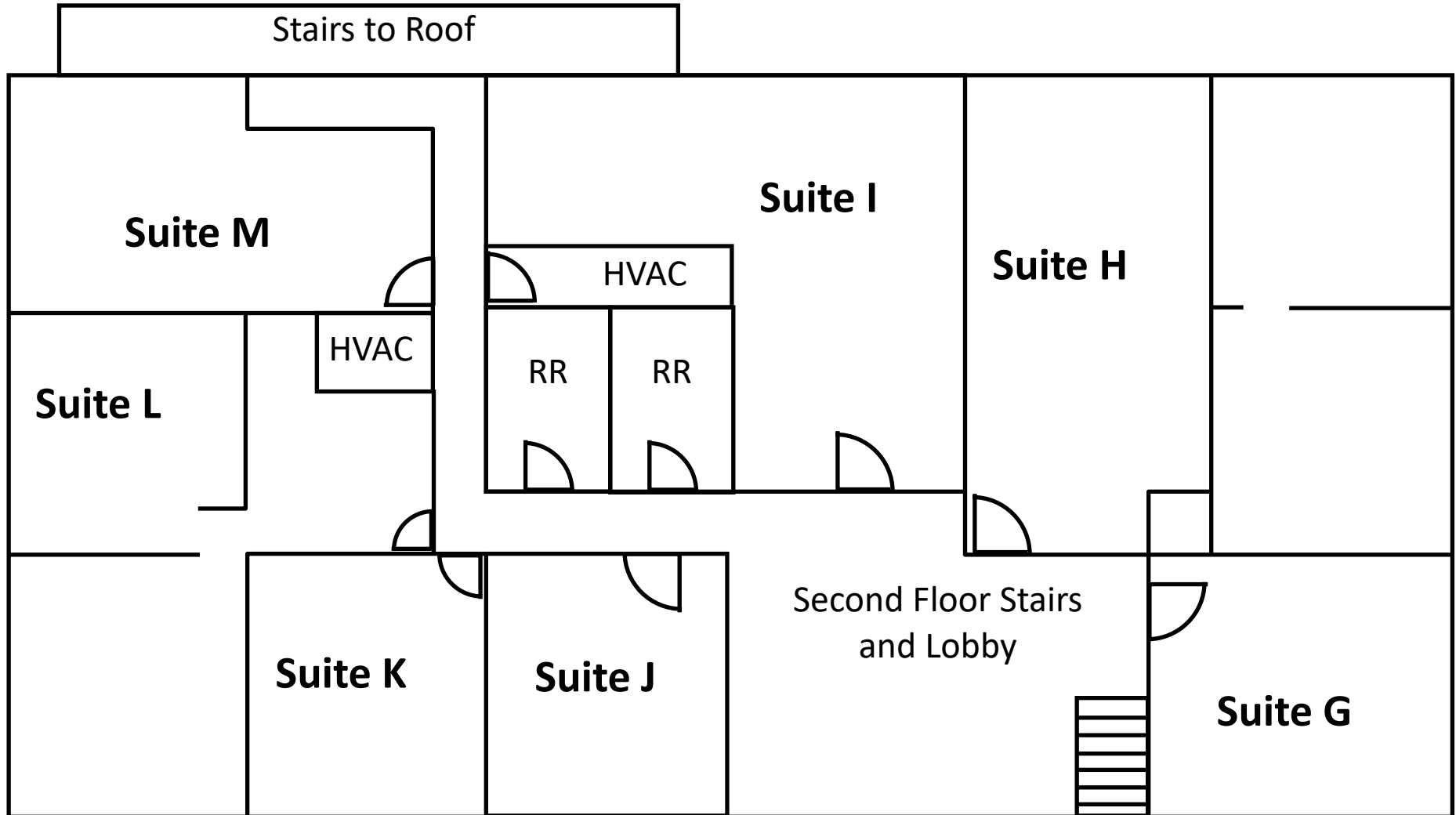


# 1ST FLOOR PLAN





# 2ND FLOOR PLAN





# PHOTOS



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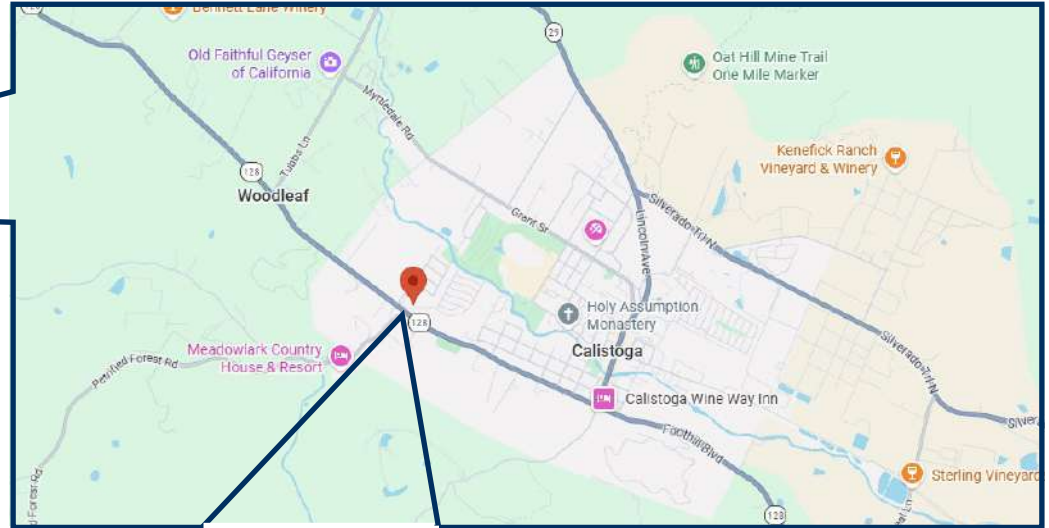
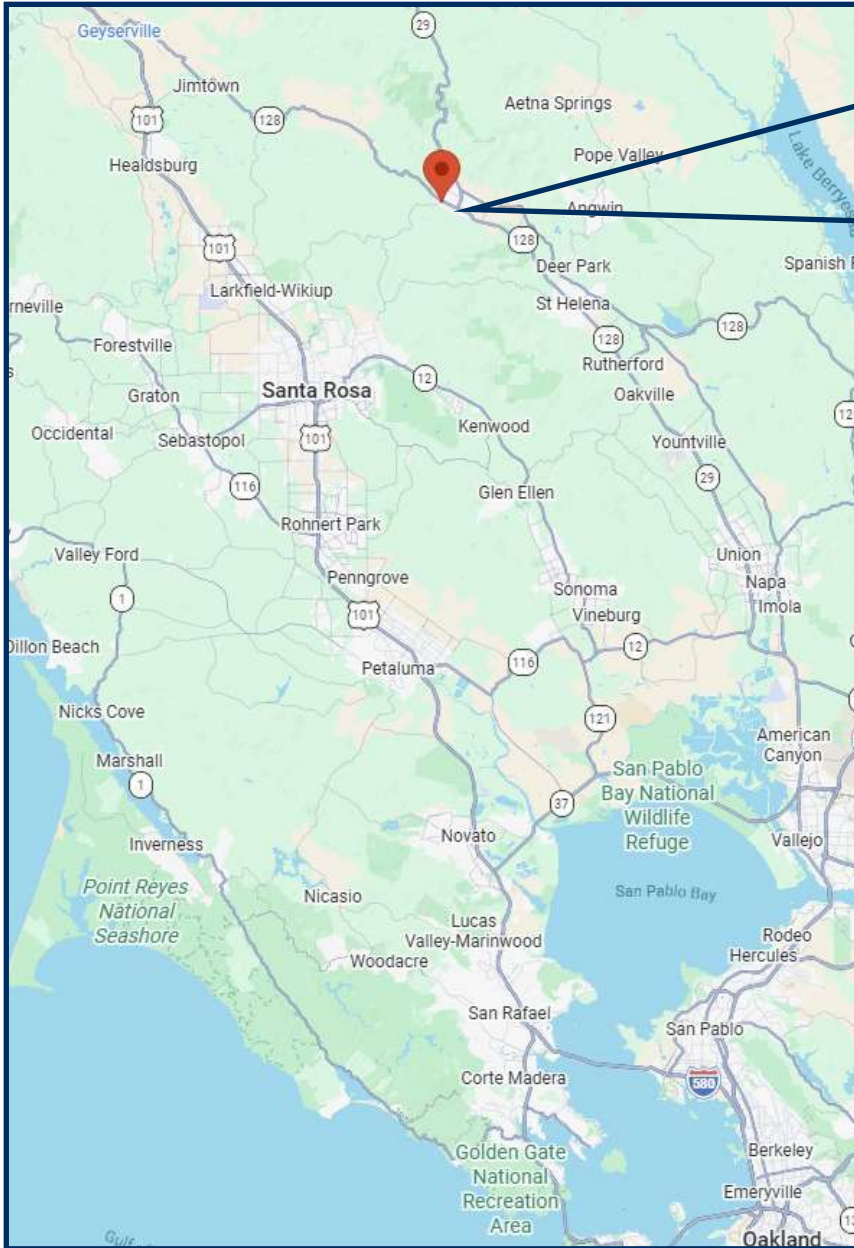
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# MAPS



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# LISTING TEAM



**Nick Abbott, CCIM**  
 CA BRE # 01357548  
 Direct: 707-529-1722  
 Office: 707-523-2700  
 Email: [Nabbott@NorthBayProp.com](mailto:Nabbott@NorthBayProp.com)



**William Severi, CCIM, CPM**  
 CA BRE # 01000344  
 Direct: 707-360-4455  
 Cell: 707-291-2722  
 Email: [William@NorthBayProp.com](mailto:William@NorthBayProp.com)

## North Bay Property Advisors

### Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

[www.NorthBayProp.com](http://www.NorthBayProp.com)



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