

FOR SALE | 9550 MAIN STREET, PENNGROVE

Downtown Penngrove Commercial | Investor Opportunity



Property Overview

Rare opportunity to acquire a multi-tenant commercial property in the heart of downtown Penngrove. Situated on approximately 0.52 acres with strong Main Street presence, this Limited Commercial (LC) zoned asset offers in-place income with upside. The property features five total units, ample on-site parking, and flexible lease structures. All existing leases are month-to-month.

Asking Price	\$1,500,000
Building Size	Approx. 7,780 SF
Lot Size	Approx. 0.52 Acres
Zoning	Limited Commercial (LC)
Parking	21 On-Site Parking Spaces
Total Units	5 Units (4 Occupied / 1 Vacant)
Pro Forma NOI	\$82,500
Pro Forma Cap Rate	5.5%
Lease Structure	All leases month-to-month

Unit, Rent & Market Upside

Unit	Tenant	SF	Current Rent	Market Rent*	Lease	Status
A	California Brick Chicks	650	\$1,300	\$1,495	M-T-M	Occupied
B	California Brick Chicks	550	\$1,200	\$1,265	M-T-M	Occupied
C	Penngrove Hub	670	\$1,200	\$1,541	M-T-M	Occupied
D	Penngrove Hub	1,900	\$2,100	\$3,990	M-T-M	Occupied
E	Vacant	4,700	\$0	\$4,700	—	Vacant
	TOTAL CURRENT RENT (MONTHLY)		\$5,800			
	TOTAL MARKET RENT (MONTHLY)			\$12,991		
	TOTAL MARKET RENT (ANNUAL)			\$155,892		

*Market rents shown are estimates based on current market assumptions and are provided for illustrative pro forma purposes only.

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