



FOR SALE - LAND

RIVERLEA DEVELOPMENT INTERSECTION OF FOOTHILL AND PETRIFIED FORREST.

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: \$250,000

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 land parcel within a commercial condominium development, where two buildings have been completed. Three parcels remain undeveloped, offering future upside within the community. The site benefits from existing infrastructure, with the parking lot, water and sewer utilities, and PG&E services already stubbed to the parcel, helping streamline future development and reducing upfront site improvement costs.

Also included at no additional value is Parcel B (APN: 011-460-009), located directly south of the subject parcel. Parcel B must be conveyed together with Parcel A (APN: 011-460-008) and contains the water meters serving the development. Due to the presence of this infrastructure, vertical construction on Parcel B may be limited or impractical. However, the parcel may provide value as an accessory area for adjacent improvements, including outdoor seating, patio space, landscaping, or other ancillary uses.

Prospective buyers are encouraged to contact the Town of Calistoga for additional information regarding development requirements, entitlements, and the building approval process.

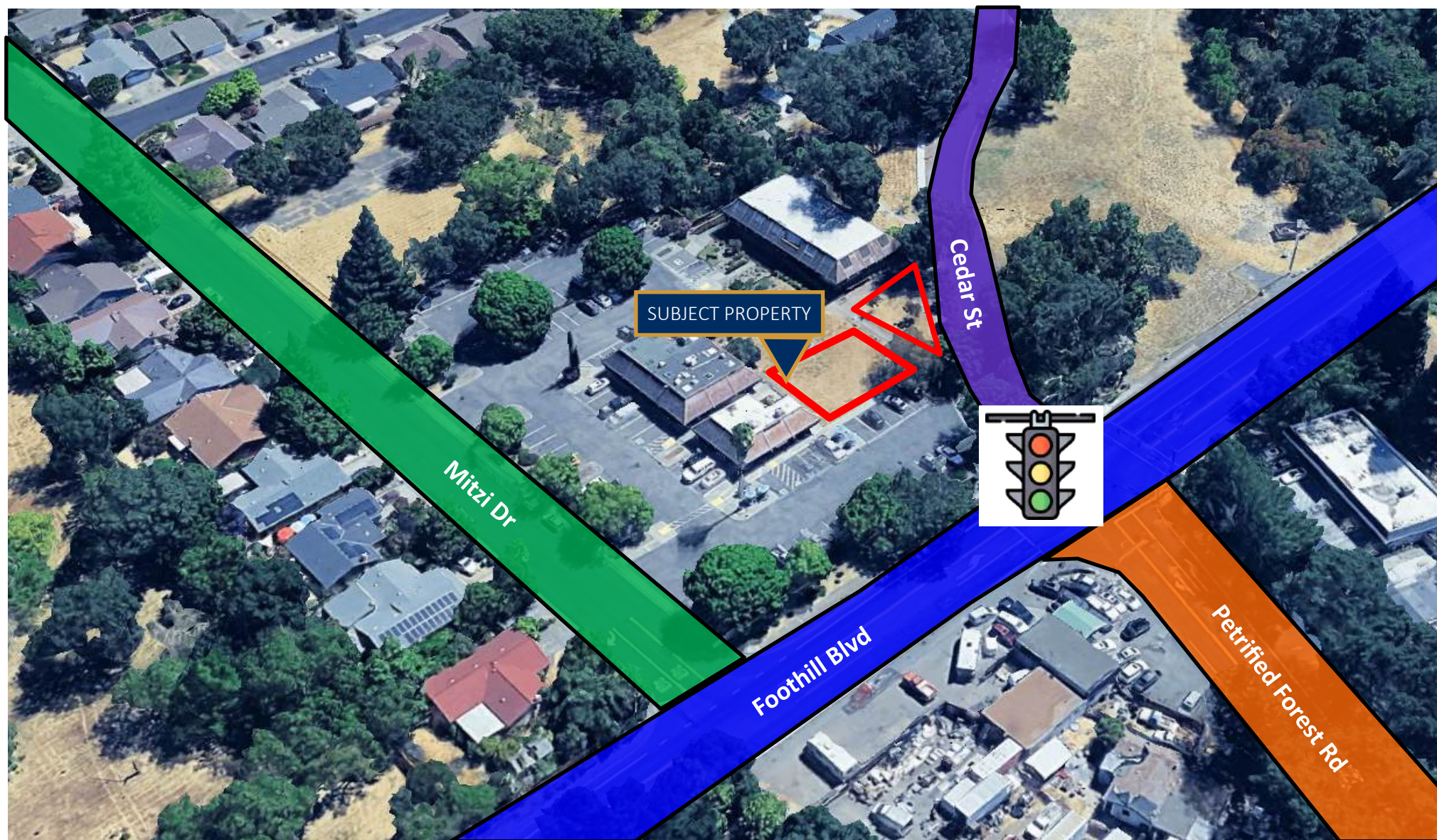
SITE / BUILDING

APN:	011-460-008
Zoning:	Vacant Land Commercial
Parking:	Abundant, shared within the Association.
Traffic Count:	14,000 AADT
Gas & Electricity:	PG&E
Lot Size:	0.07+/- Acres 3,049 +/-Square Feet

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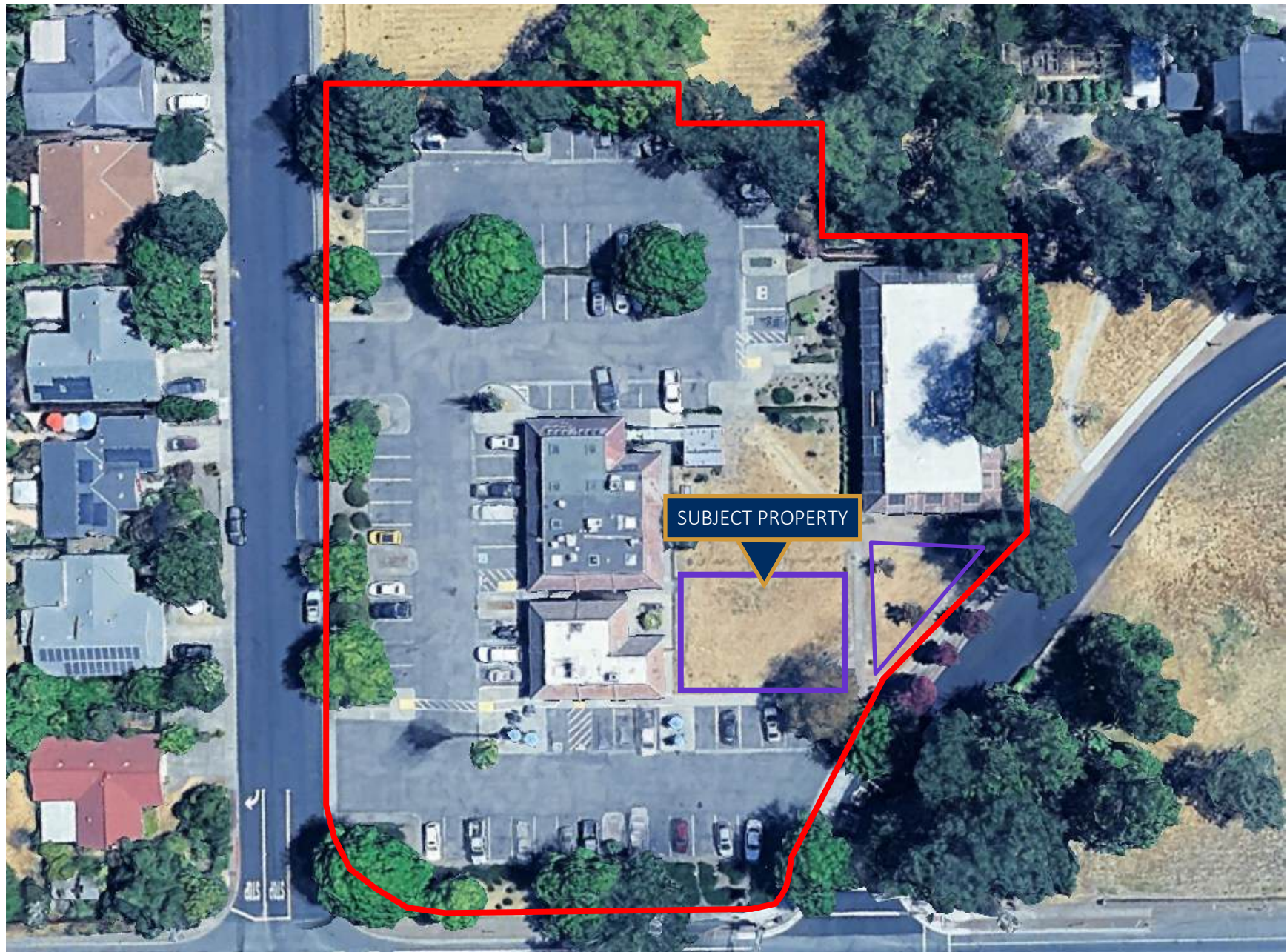
STREET MAP



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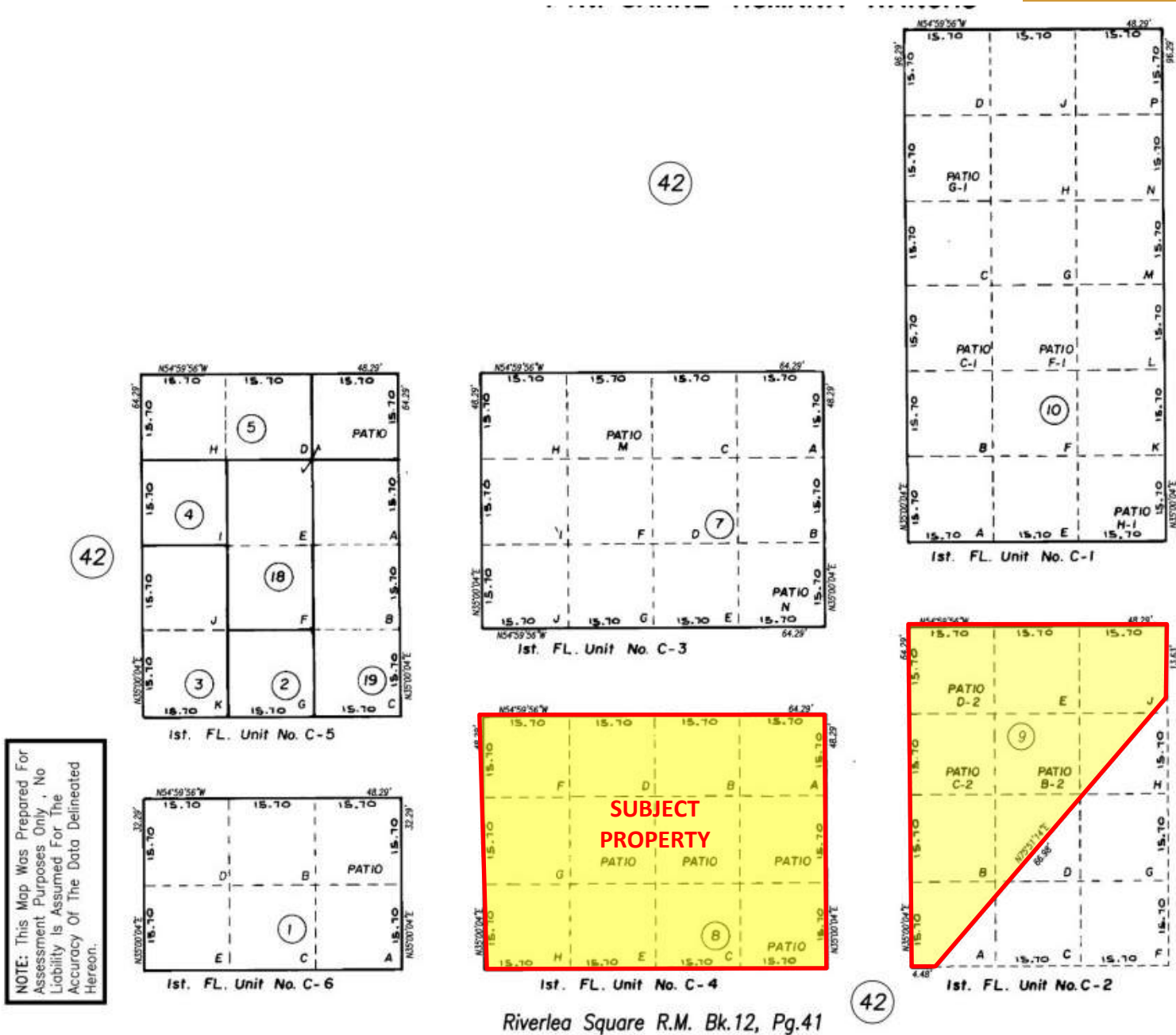
SITE MAP



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PARCEL MAP



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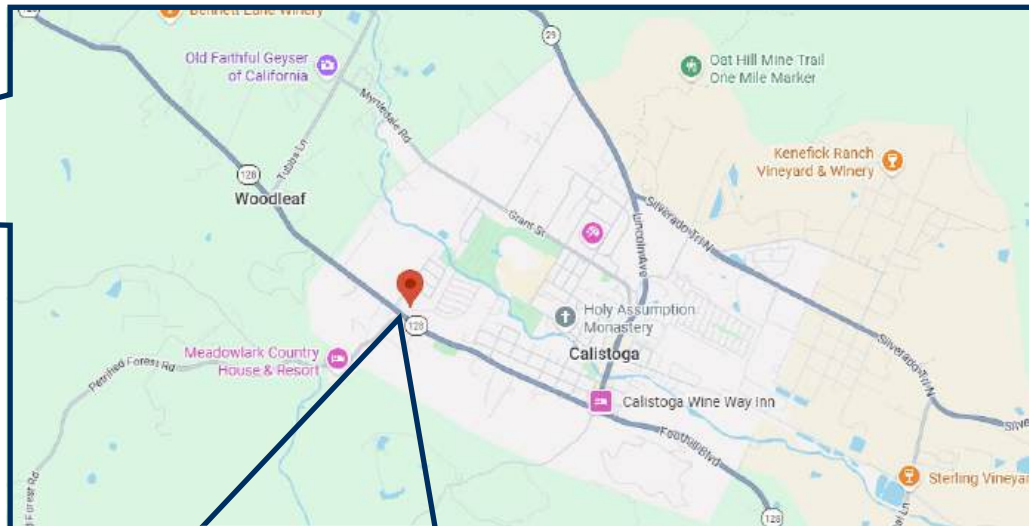
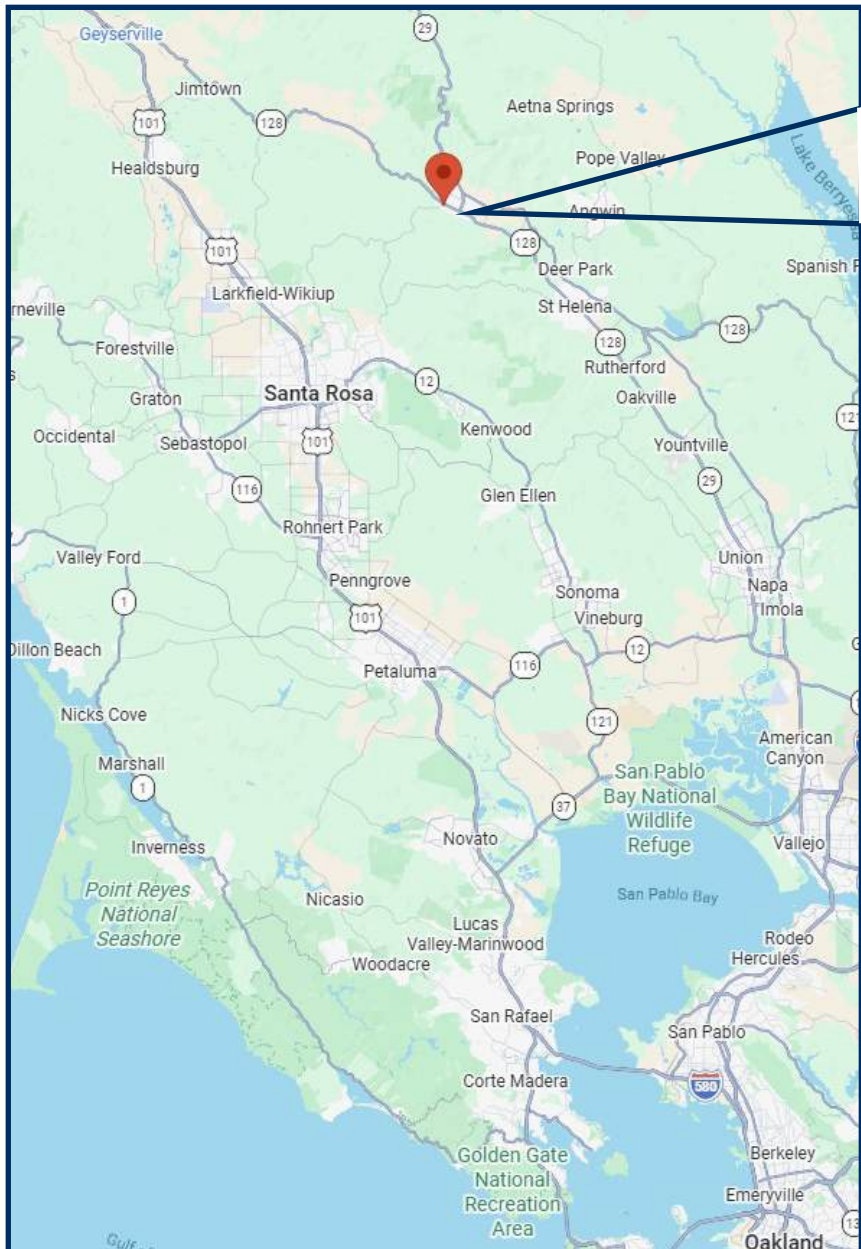
PHOTOS



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MAPS



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