

DOWNTOWN MARTINEZ COMMERCIAL LEASE

828 Main Street, Martinez, CA 94553



DESCRIPTION

This commercial space offers up to 3,490 SF in the heart of downtown Martinez's Main Street.

Retail or Office 3,490 +/- Sq.Ft.

This well-maintained building offers the right business an opportunity to lease prime property in desirable, growing Martinez.

Located at the intersection of Las Juntas and Main Street, the building offers excellent freeway access from I-680 & Hwy 4. Within one block of Contra Costa County offices and the Courthouse, this location enjoys both business hours customers from daily commuters and after-hours customers from local residents.

HIGHLIGHTS

Affordable Pricing – Retail Space \$1.50 per SF NNN (Compare our price/ SF)

Ideal Location in the heart of downtown Martinez

Outstanding Visibility Enjoy prominent placement for residents and daily commuters using Main Street

Terrific Condition of building exterior and interior tenant improvements available for the right tenant



DEMOGRAPHICS (2020)

Within a 5 mile radius

Population	38,397
Daytime Population	76,373
Avg HH Income	\$101,994
Annual Retail Expenditures	\$327,892

SCHWAB REAL ESTATE INVESTMENTS

ROBERT SCHWAB

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RICHARD SCHWAB

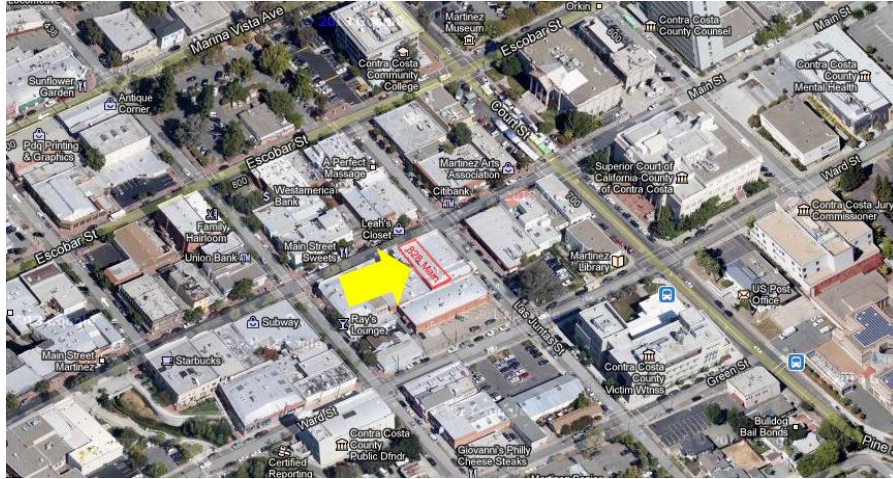
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SITE DATA

Lot Size - Approximately 7,100 SF lot holds 4 commercial spaces

Interiors – The property features a bail bonds office, a day spa, a tattoo studio and a retail space

Originally Built in 1927 - Building features remodeled interiors and recent roof replacement



Aerial View

