

FOR SALE

VINE HILL WAY

±48 ACRES | MARTINEZ, CA

SITE

FOR SALE

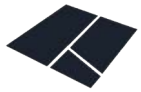
VINE HILL WAY | MARTINEZ, CA



Call For Pricing
Asking Price



1,869±
Building Size
(Existing Residential)



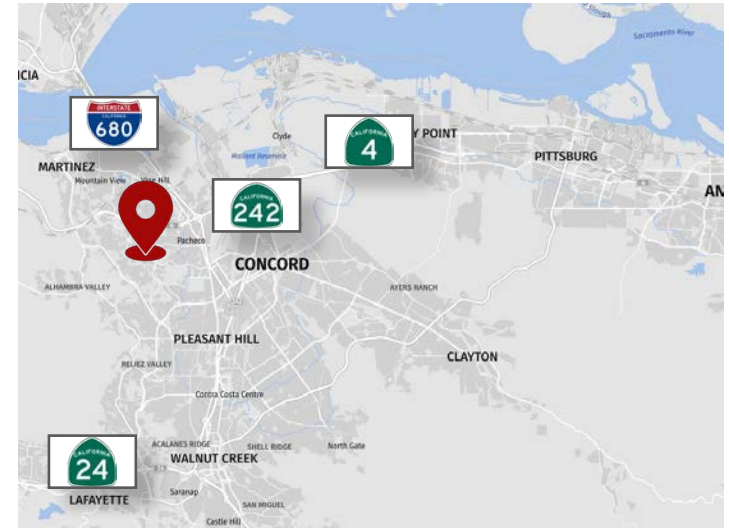
48.17 Acres (±2,098,198 SF)
Lot Size



1925
Year Built for
Existing Residential

PROPERTY HIGHLIGHTS:

- **APN:** 155-060-018-1
- **Zoning:** R-7.5, Subject to the City of Martinez approval
- Large ±48 acre property in highly sought after Alhambra Valley region of Martinez, CA. Opportunity for housing development(s), and/or open space land banking
- **Existing Residential:** ±1,100 SF Single-Family Residence
- **Current Rent:** \$2,495



PRESENTED BY:

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AERIAL OVERVIEW:



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EXISTING RESIDENCE: 870 VINE HILL

870 Vine Hill Way includes an approximately 1,100 square foot single-family residence built in 1925, featuring one bedroom, one bathroom, and an additional office or small bedroom. The home has updated paint and flooring, dual-pane windows, and a split heating and air conditioning system. Additional features include inside laundry, interior storage, a detached garage suitable for storage, and ample on-site parking. The property is served by city water and septic.



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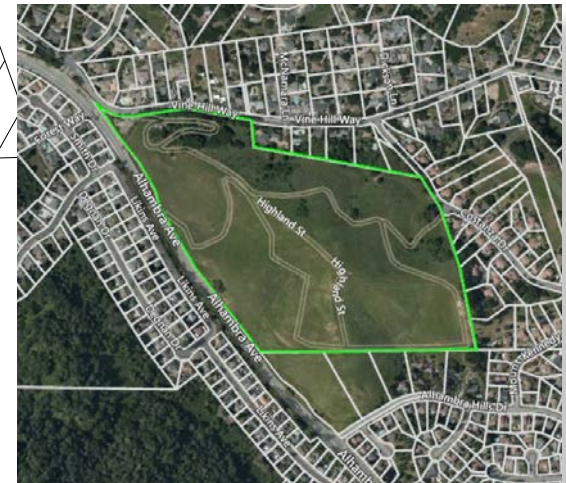
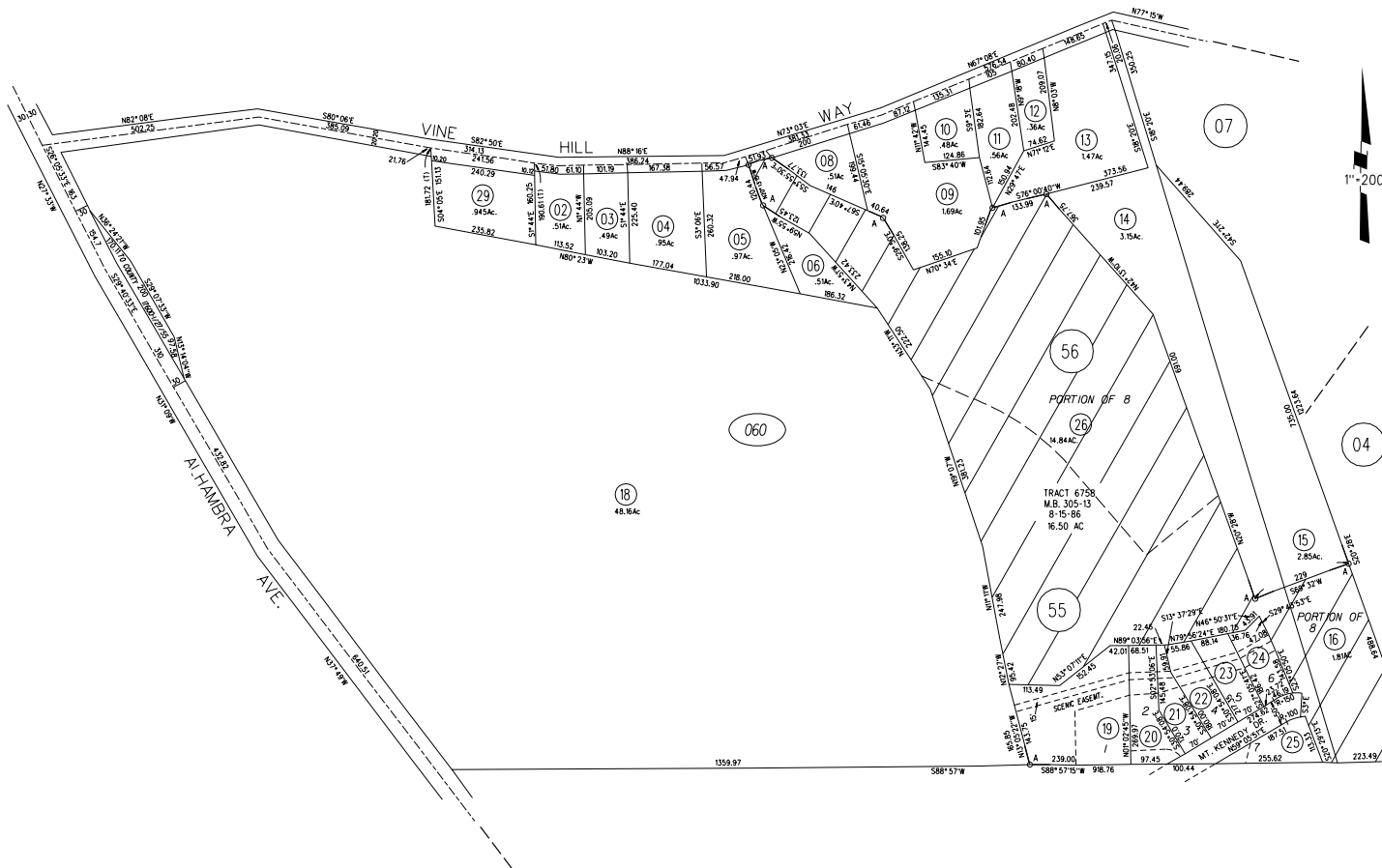
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ASSESSOR'S MAP:



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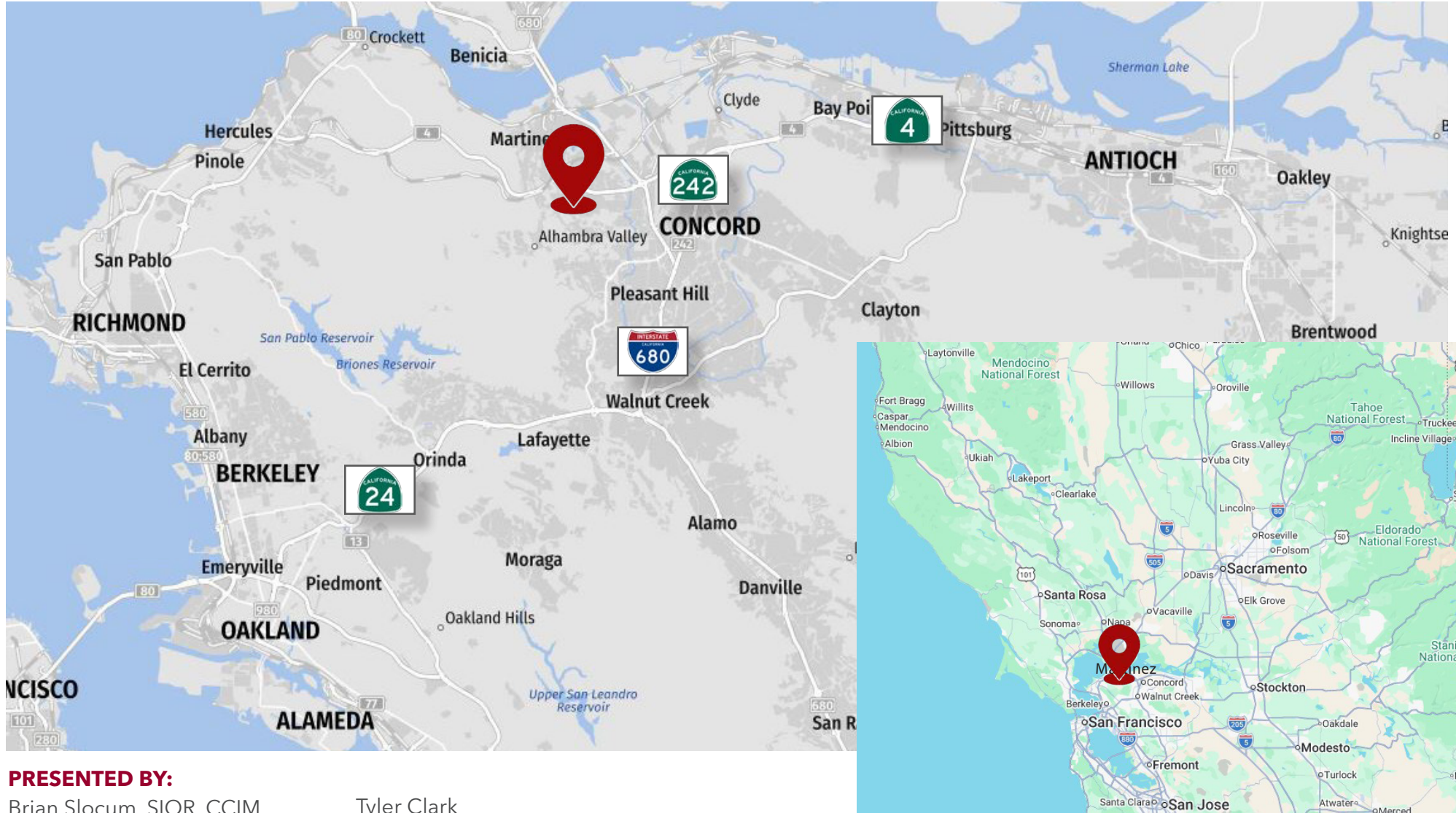
1407 Oakland Blvd, Suite 103 | Walnut Creek, CA 94596 | 925-239-1430 | lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LOCATION OVERVIEW:



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DEMOGRAPHICS:



2
MILES

35,810	Population
\$151,546	Avg. Household Income
14,933	Households
1,067	Businesses
12,736	Employees

5
MILES

164,304	Population
\$137,817	Avg. Household Income
66,882	Households
5,556	Businesses
86,657	Employees

10
MILES

523,093	Population
\$162,109	Avg. Household Income
208,565	Households
14,938	Businesses
216,418	Employees

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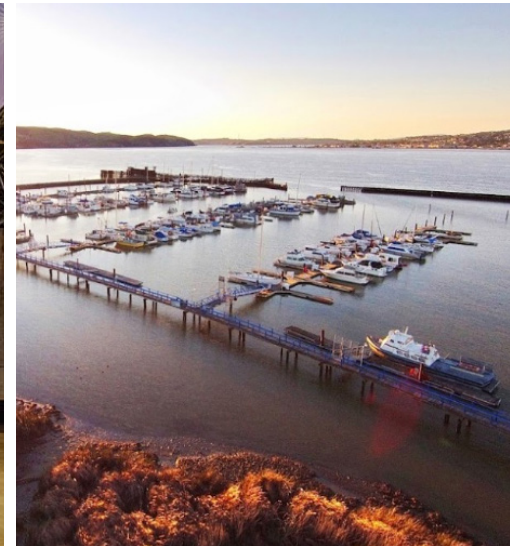
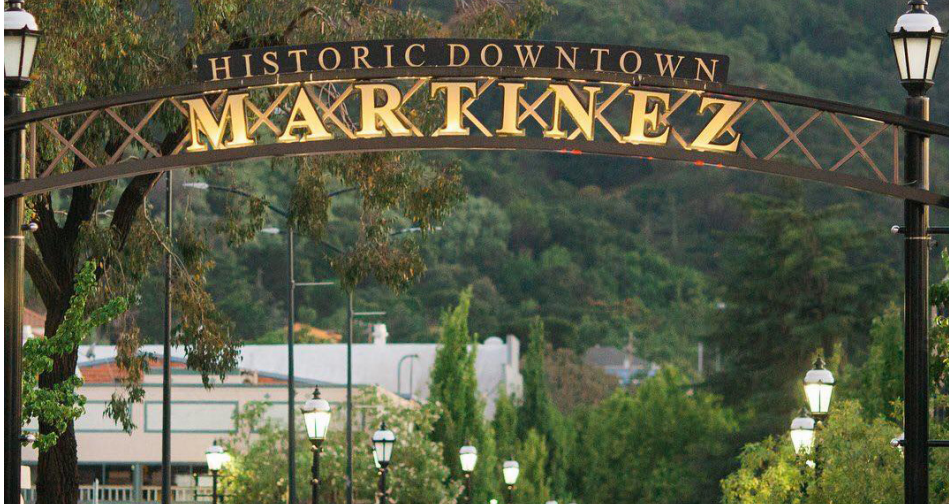
CITY OF MARTINEZ

From www.cityofmartinez.org

Martinez is a city of 36,663 residents encompassing 12.47 square miles and a rich history dating back before California achieved statehood. It features 17 parks, a pool recognized in 2012 as "Best Aquatic Facility" by the California Park and Recreation Society District 3, and plenty of open space. The waterfront features a marina and hiking trails, world class bocce ball courts and newly-renovated baseball and softball fields.

Martinez was declared the County Seat of Contra Costa in 1850 and incorporated in 1876. It is the administrative center for 19 cities, providing services such as the county legislature, county courthouse, sheriff's department headquarters, hall of records, jail and correctional facility, etc.

The City has seen significant growth to its downtown community of businesses in recent years, with a renaissance of restaurants and shops that service the downtown area near the County Courthouse, and local Amtrak train station.



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