

For Sale

Commercial Building at Hwy 4 & I-680 Interchange (Location, Location, Location!)

5050 Pacheco Blvd. | Martinez, CA

Highlights



±4,767 SF Steel Structure



Clear Height: ±16', Clear Span



± 0.33 Acres



Great Curb Appeal and Visibility from Pacheco Blvd.



- Four Roll Up Doors 12x12
- Office and Showroom Space
- Additional Metal Storage Building: ±240 SF



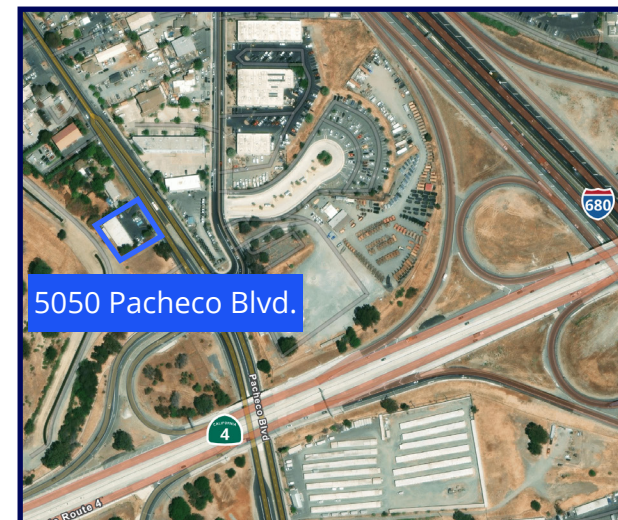
ADA Upgrades: 2017
French Drain System: 2010



Power: 400 Amps at 120/240V



Zoning: R-B (Retail Business)



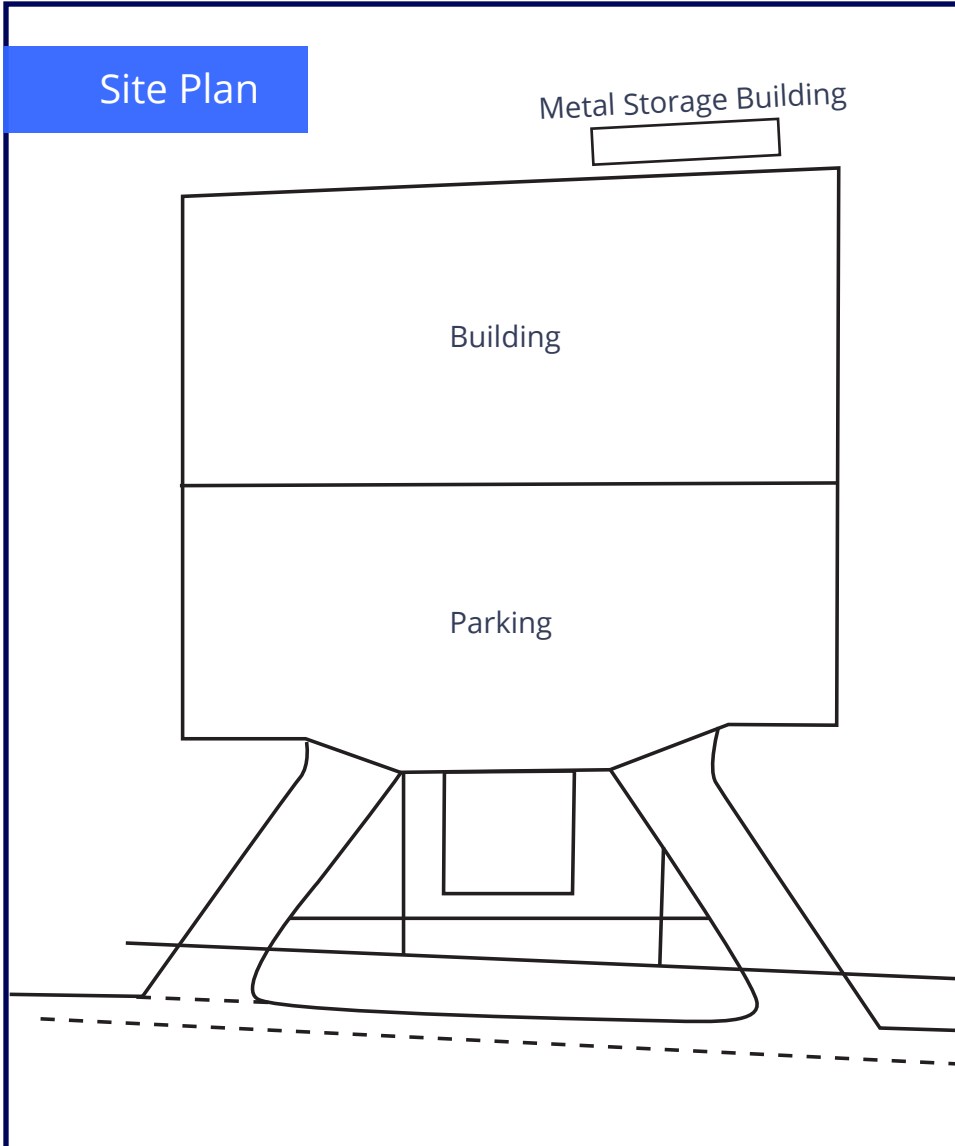
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Site & Floor Plan

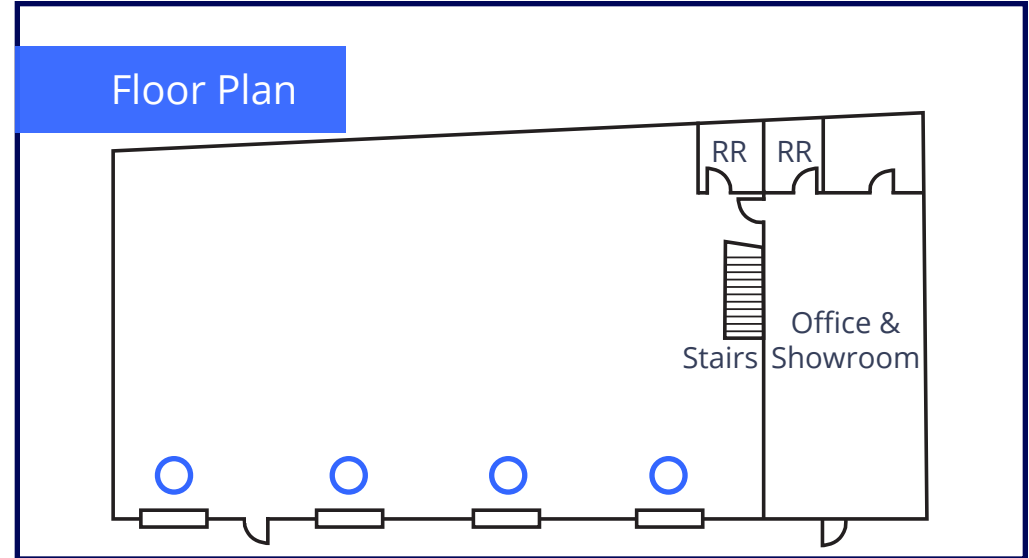


Roll Up Doors

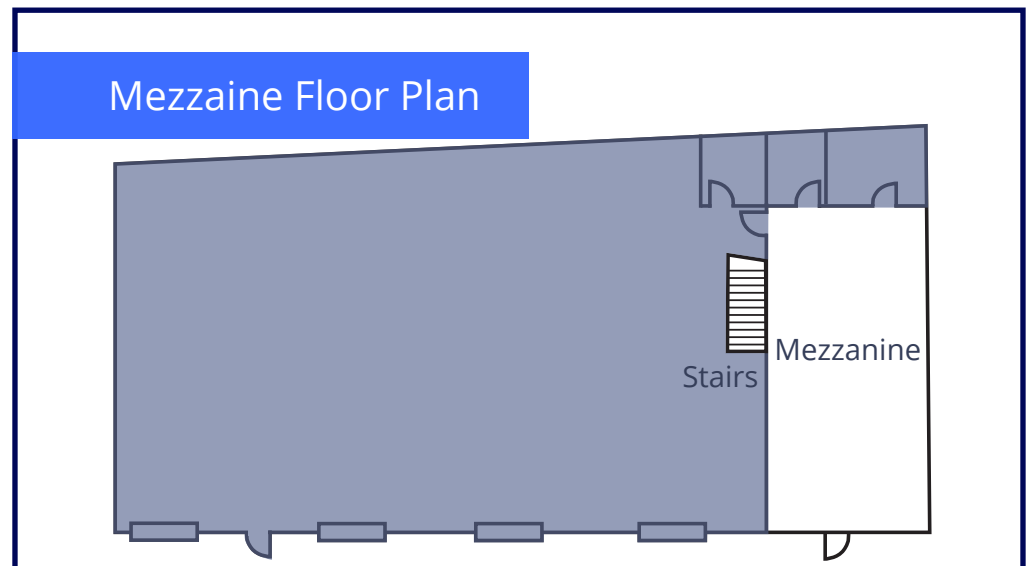
Site Plan



Floor Plan



Mezzanine Floor Plan



**Plans are not to scale*

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Area Map



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Photo Gallery



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Buyer Financing

PROPOSED SBA 504 LOAN STRUCTURE

Sample

Building/Land Acquisition	\$1,870,000
Tenant Improvements	\$0
TOTAL PROJECT COST	\$1,870,000

Prepared on: 6/20/2025



SOURCE OF FUNDS					AMOUNT	RATES	DURATION	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$935,000	6.40%	10 Yr. Fixed 25 Yr. Amort.		1st Deed	\$6,255	\$75,059		
SBA 504/ TMC	41% *	\$769,000	6.37% Jun '25	25 Yr. Fixed 25 Full Amort.		2nd Deed	\$5,130	\$61,561		
BORROWER	10%	\$187,000								
							TOTALS:	\$11,385	\$136,619	

RATES:

Bank: Rate is estimated and determined during underwriting.
SBA: Rate is FIXED for entire 25 year term at the time of the debenture sale.
Blended Rate: The weighted average interest rate of both loans is:

6.39%

ESTIMATED FEES:

Bank: Determined by bank during underwriting.
*SBA: SBA Loan fees plus legal fees are financed, and therefore included in the SBA loan amount.
Based on an SBA loan of this amount, the SBA fees would be appx. \$21,000

Related costs: Appraisal, environmental reports, and escrow closing costs (including insurance and legal closing costs) may be included in the loan.

COLLATERAL:

90% financing generally does not require any additional collateral.

TMC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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TMC Financing is a nonprofit
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