



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

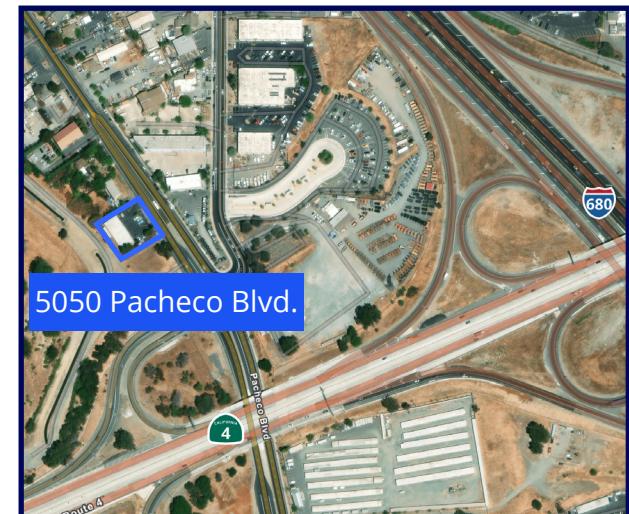


ADA Upgrades: 2017
French Drain System: 2010

 Power: 400 Amps at 120/240V



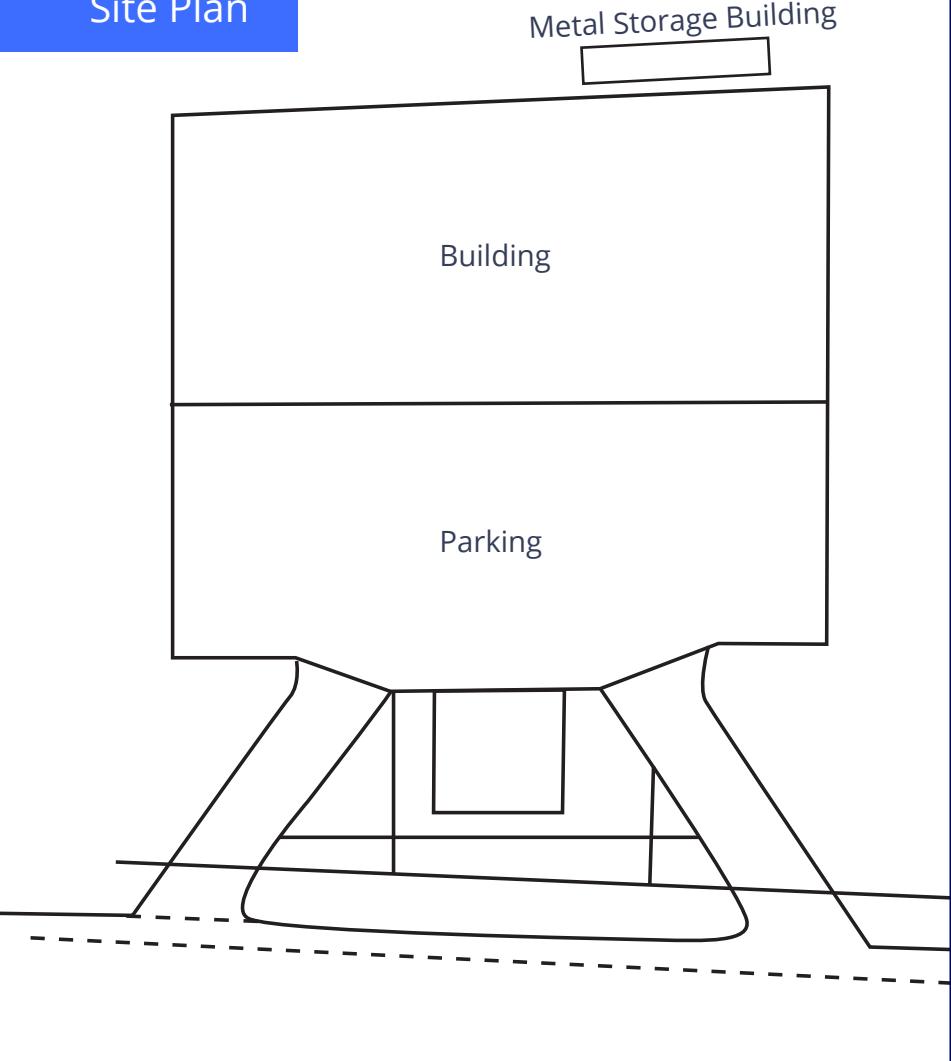
Zoning: R-B (Retail Business)



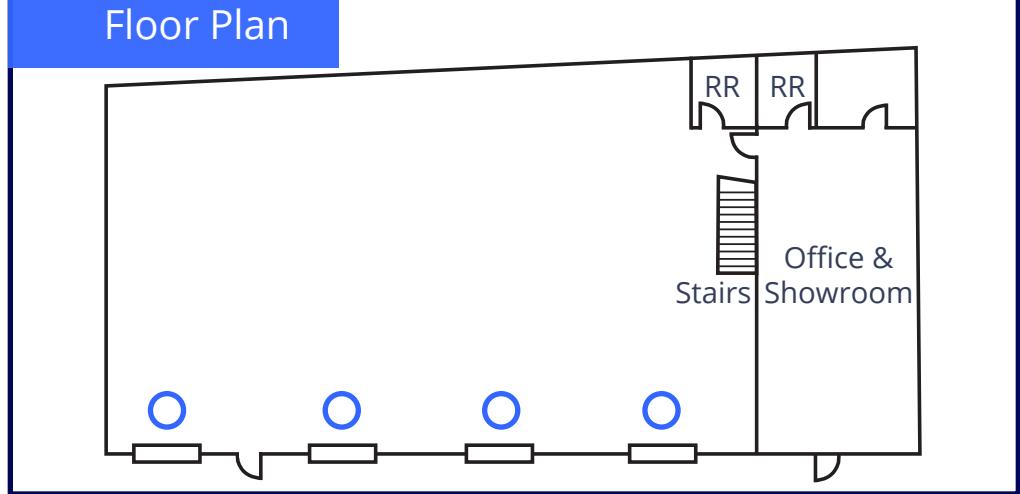


Site & Floor Plan

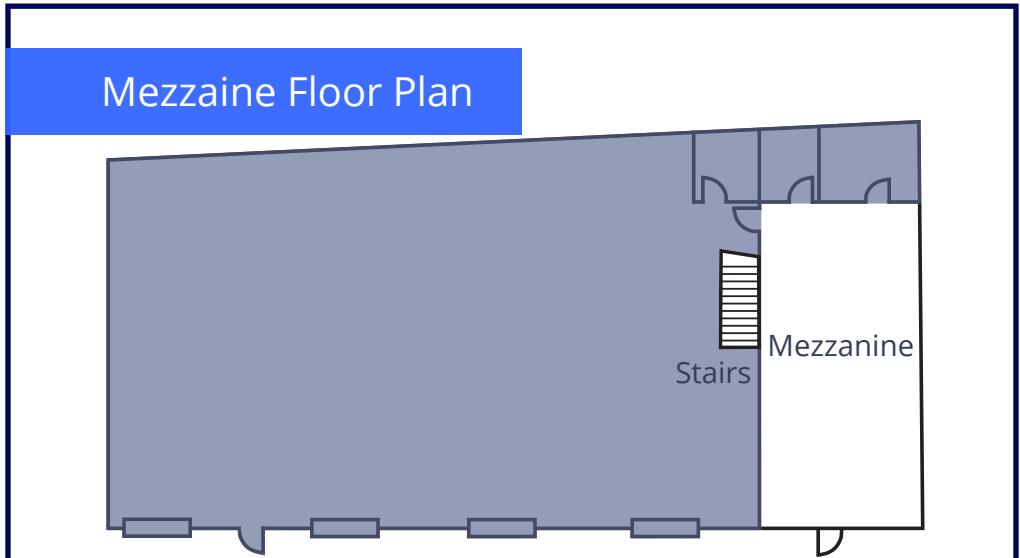
Site Plan



Floor Plan

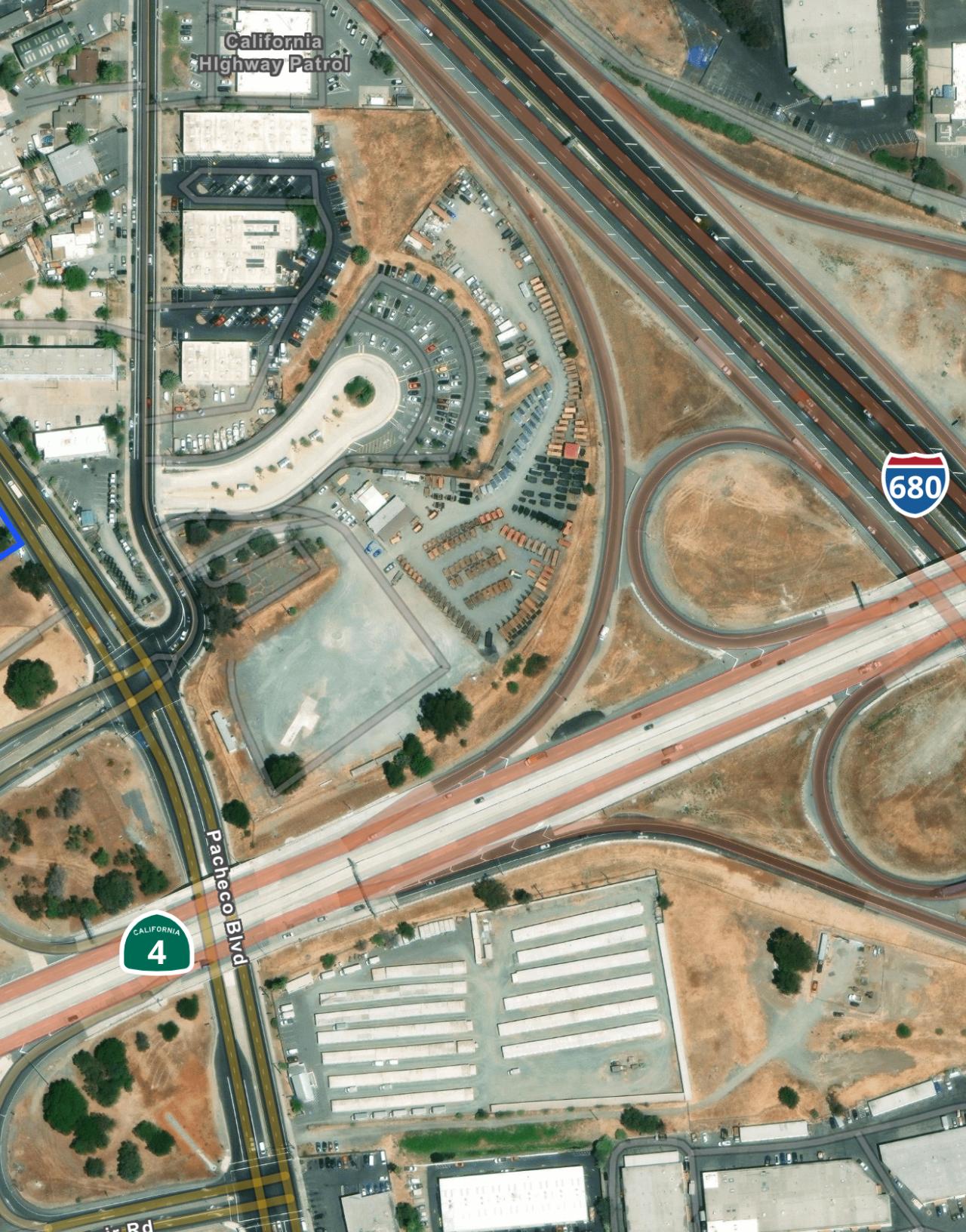
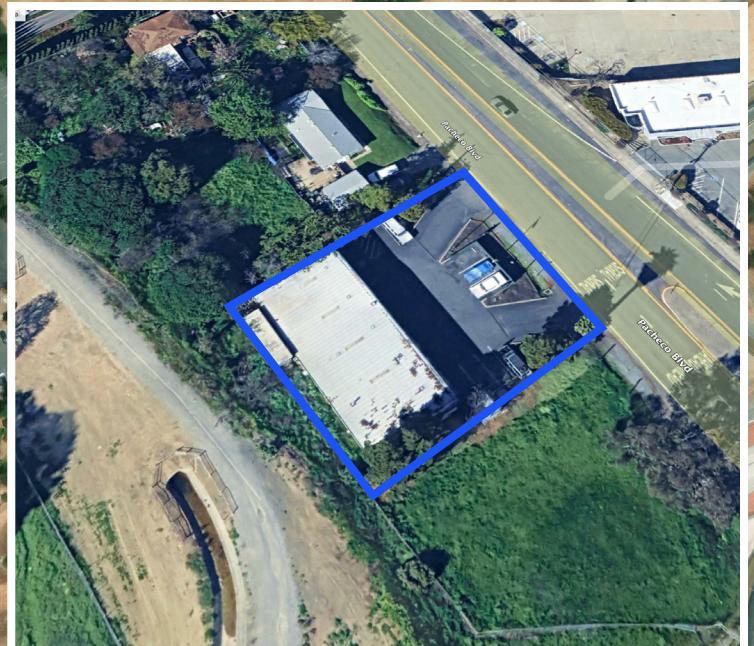


Mezzanine Floor Plan



5050 Pacheco Blvd. | Martinez, CA

Area Map



5050 Pacheco Blvd. | Martinez, CA

Photo Gallery



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 |
| SBA 504/ TMC | 41% * | \$769,000 | 6.37% Jun '25 | 25 Yr. Fixed 25 Full Amort. | 2nd Deed | \$5,130 |
| 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
 Certified Development Company (CDC)
 certified and regulated by the:





Colliers

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