

OFFERING MEMORANDUM



Pinon Ct

Wyoming St

Kelly Ave

2.0 Acres

City-Owned
Open Space

WYOMING HEIGHTS

41 DUETS // ENTITLED DEVELOPMENT IN MARTINEZ, CALIFORNIA

Drew Malm

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ACARA

EXECUTIVE SUMMARY

ACARA is pleased to present Wyoming Heights, an entitled residential development opportunity consisting of 41 duets offering developers a rare chance to deliver new fee-simple attached housing in one of Contra Costa County's most supply-constrained markets. Located at the end of Wyoming Street in the established Mountain View neighborhood of Martinez, California, the project has received approvals from the City and a qualified buyer will be positioned to quickly advance through permitting to shovel ready status.

Designed in a contemporary brownstone and rowhome style, the duets are planned at approximately 1,400–1,500 square feet each with three different floor plans. The three-story wood-framed buildings draw on the architectural tradition of urban attached housing while delivering a distinctly modern execution suited to the Martinez hillside setting. Each unit has a single-car garage with an additional 21 spaces throughout the project. Eight of the units are affordable at low-income levels while seven of the units are designed as visitable, broadening the eligible buyer pool to include multi-generational households and buyers with accessibility needs.

The Mountain View neighborhood surrounding the site is one of Martinez's most established and desirable residential enclaves, characterized by mature single-family homes and strong owner-occupant demand. Wyoming Street sits on the city's hillside, offering residents a quiet residential character with proximity to downtown Martinez, regional parks, top-rated schools within Martinez Unified School District, and the broader employment centers of the East Bay and Tri-Valley.

Martinez is the Contra Costa County seat, situated on the Carquinez Strait at the northern edge of the East Bay. The city offers a revitalizing downtown waterfront district anchored by ongoing public and private investment, convenient access to Interstate 680 and Highway 4 and direct Amtrak Capitol Corridor rail service which provides connection to Oakland, Berkeley, Sacramento, and the broader Bay Area. The City Council recently approved a major public-private partnership to potentially redevelop the 135-acre waterfront with hotels, an amphitheater, waterfront dining, ferry service, small craft rentals, an environmental center, and expanded park access.

The Martinez market has demonstrated steady resilience through 2025 and enters 2026 with stable fundamentals, reflecting strong seasonal demand and a buyer pool that continues to compete for well-positioned product. Homes are going to pending status in approximately 12 days, confirming that buyer engagement remains active despite a higher interest rate environment. The market is best characterized as stable and supply-constrained, a profile that supports confident underwriting for new product entering at the right price point.

HIGHLIGHTS:

- City-Approved Entitlements
- Fee-Simple Lot Structure
- No New Construction Competition
- Tight Market Conditions
- Established Neighborhood
- Exceptional Location & Connectivity



LOCATION MAP



PROPERTY INFORMATION

APN:

376-041-004-7 / 376-042-010-3

LOCATION:

Off Wyoming Street, West of Kelly Ave / North of Saxon St

CITY:

Martinez

COUNTY:

Contra Costa

ZONING:

Community Services District (CSO)

APPROVALS:

Vesting Tentative Subdivision Map and State Density Bonus Waiver requests, July 8, 2025

Planning Application No. 2025-0045

Resolution No. 25-08

UTILITIES:

Water: City of Martinez

Sanitary: Mountain View

Storm Drain: Mountain View

Gas & Electric: PG&E

Telephone: AT&T

Cable: AT&T

SITE IMPROVEMENTS:

Subject property is vacant with exception of an older building that Buyer needs to demolish.

CURRENT LAND USE:

Vacant Land - Old Church Building (Not Historical)

AFFORDABLE HOUSING:

8 units at 50-80% AMI

SCHOOL DISTRICT:

John Swett Elementary (7/10 Great Schools)

Martinez Junior High (7/10 Great Schools)

Alhambra High (8/10 Great Schools)

ESTIMATED FEES:

Building/Engineering: \$18,800

Impact: \$13,700

Sewer: \$13,000

Water: \$25,800

Total per unit: ± \$71,300

OWNERSHIP:

Pleasant Hill Free Will Baptist Church

Mark Scott Construction (Option Holder)

ACRES:

2.0 Acres (1.5 Net)

PRICE:

This is an unpriced offering.

BID DATE:

Offers reviewed upon receipt.

CITY CONTACT:

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BROKER CONTACT:

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UNIT MIX

Unit	Description	SF	# of Units	Total SF
Plan 1	3 Bed / 3.5 Bath	1,418	19	26,942
Plan 2	3 Bed / 3.5 Bath	1,404	18	25,272
Plan 3	3 Bed / 3.5 Bath	1,479	4	5,916
Totals		1,433 avg.	41	58,753



ELEVATIONS



UNIT 1A DUET ELEVATION



UNIT 1B DUET ELEVATION



UNIT 2A DUET ELEVATION

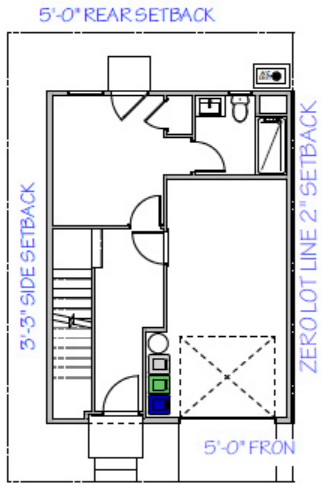


UNIT 2B DUET ELEVATION

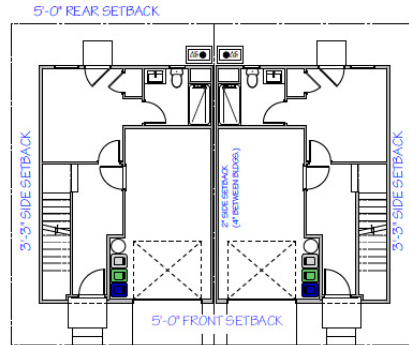


UNIT 3 ELEVATION

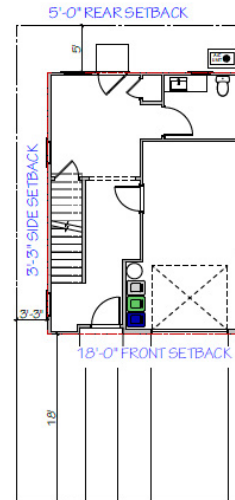
COMPOSITE UNIT TYPES



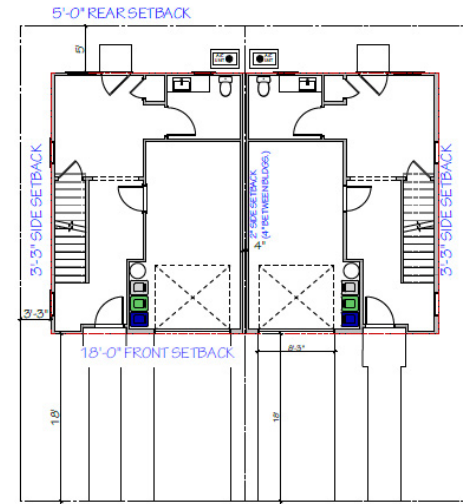
UNIT 2A SINGLE



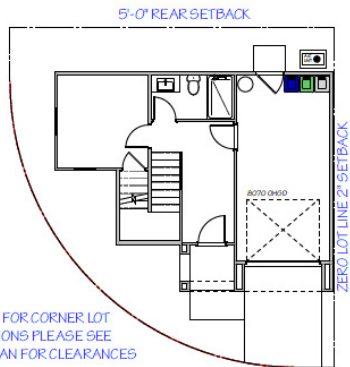
UNIT 2A DUET COMPOSITE



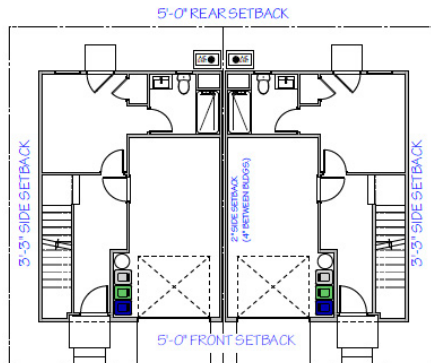
VISITABLE UNIT 1A SINGLE



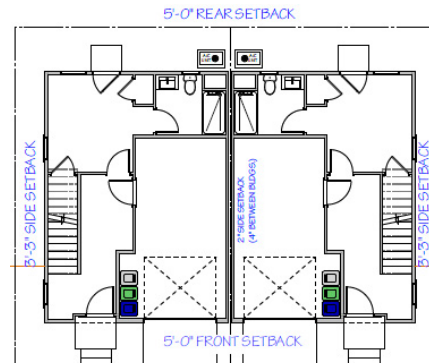
VISITABLE UNIT 1A DUET COMPOSITE



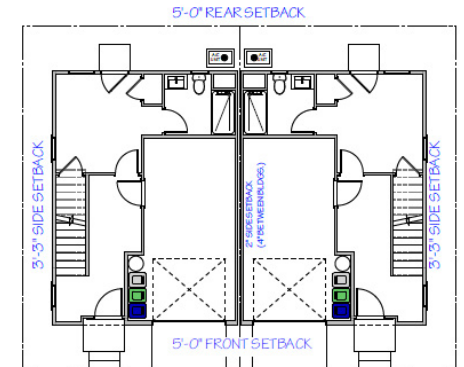
UNIT 3 SINGLE



UNIT 2B DUET COMPOSITE

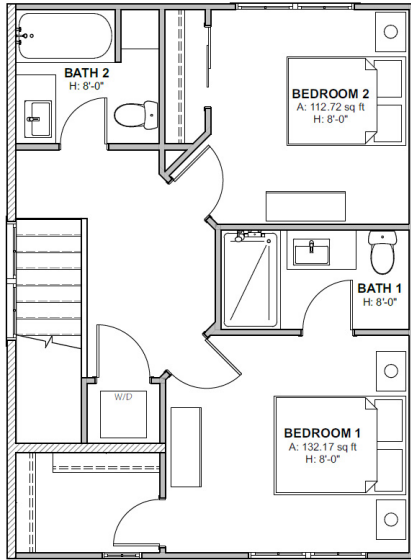


UNIT 1B DUET COMPOSITE

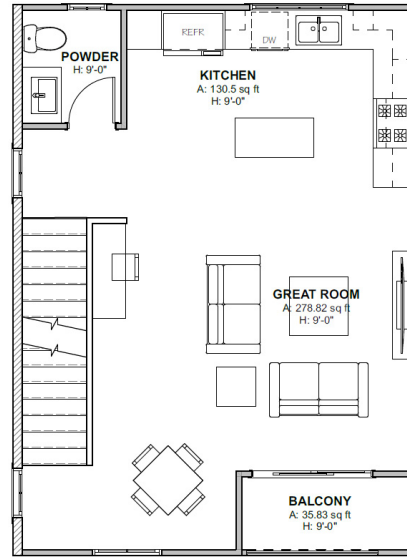


UNIT 1A DUET COMPOSITE

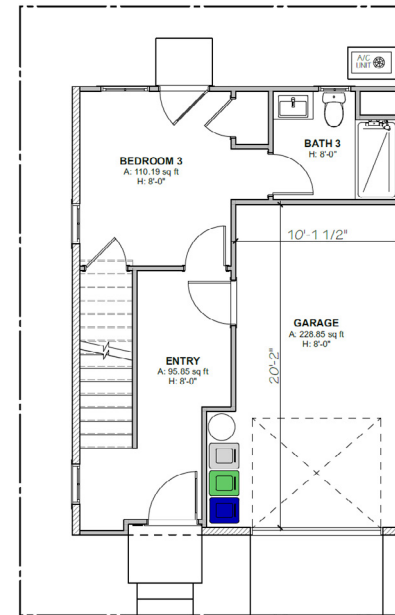
UNIT 1 FLOOR PLANS



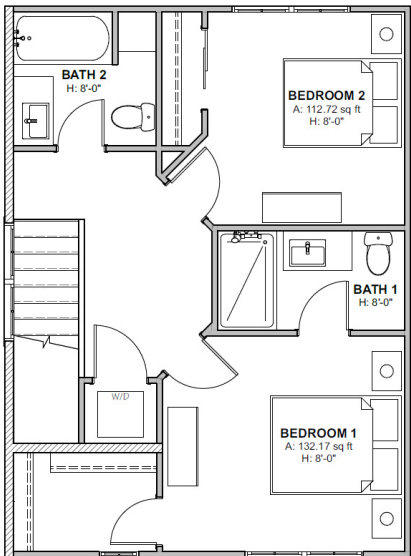
UNIT 1-THIRD FLOOR PLAN



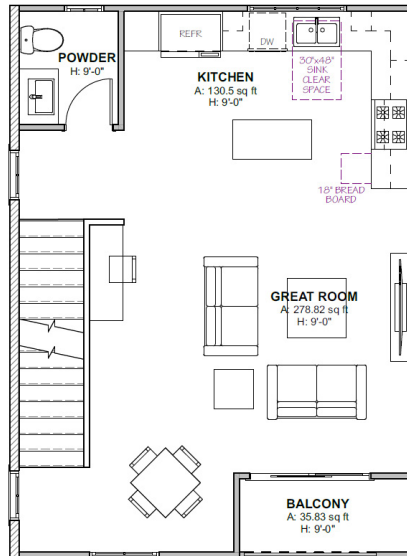
UNIT 1-SECOND FLOOR PLAN



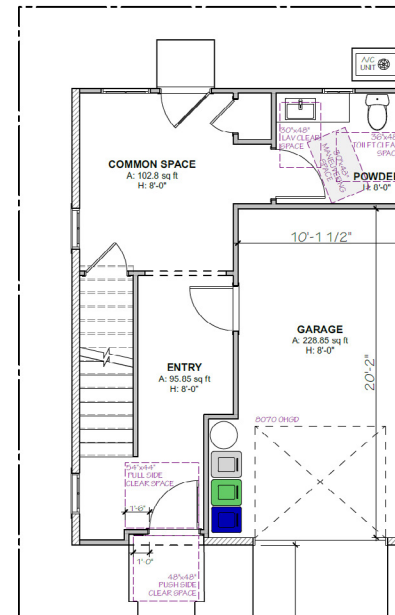
UNIT 1-MAIN FLOOR PLAN



UNIT 1-THIRD FLOOR PLAN (VISITABLE)

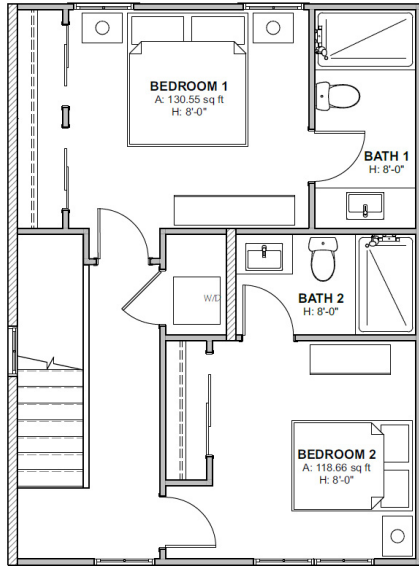


UNIT 1-SECOND FLOOR PLAN (VISITABLE)

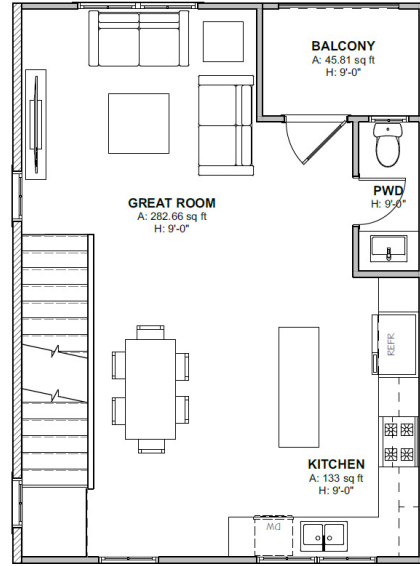


UNIT 1-MAIN FLOOR PLAN (VISITABLE)

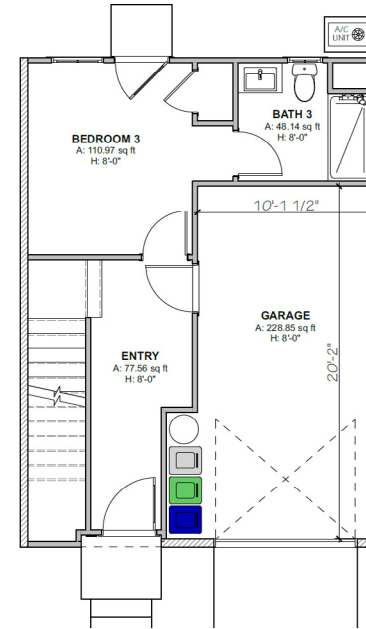
UNIT 2&3 FLOOR PLANS



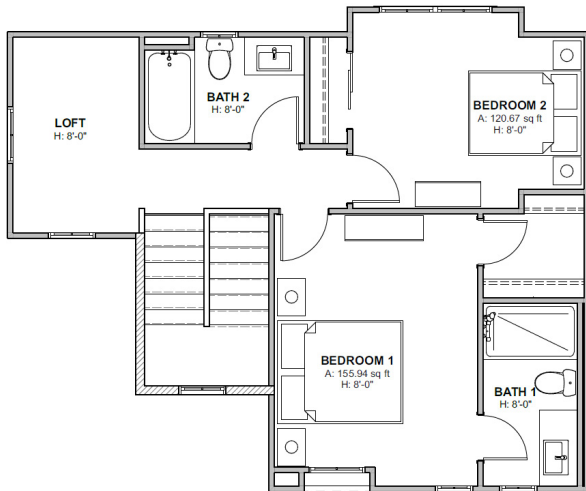
UNIT 2-THIRD FLOOR PLAN



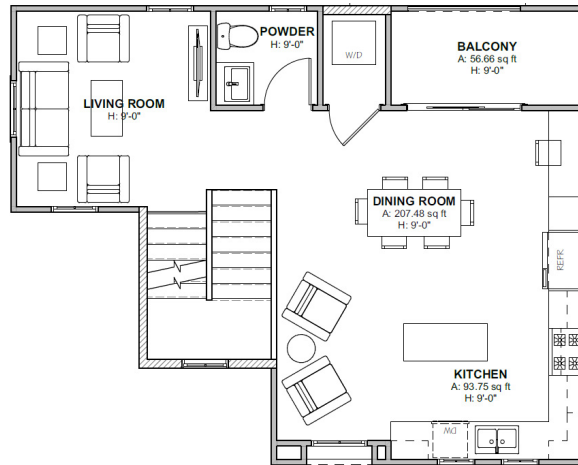
UNIT 2-SECOND FLOOR PLAN



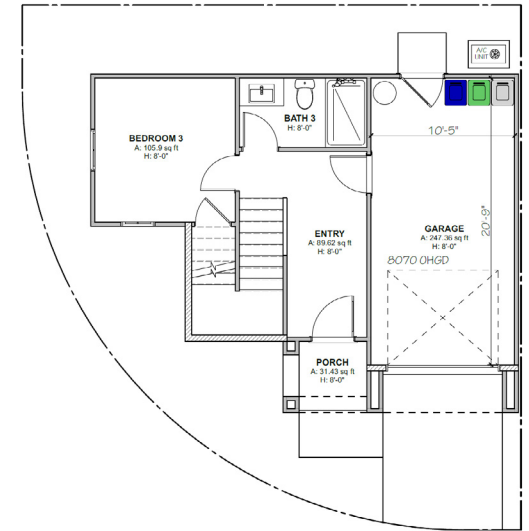
UNIT 2-MAIN FLOOR PLAN



UNIT 3-THIRD FLOOR PLAN



UNIT 3-SECOND FLOOR PLAN



UNIT 3-MAIN FLOOR PLAN



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