

# OWNER/USER OFFICE BUILDING FOR SALE

820-824 ALHAMBRA AVENUE, MARTINEZ, CA 94553

**HISTORIC DOWNTOWN MARTINEZ**

(SAN FRANCISCO BAY AREA)



**Matt Hatfield**

Senior Director

925.296.3310

[matt.hatfield@tricommercial.com](mailto:matt.hatfield@tricommercial.com)

LIC: #01937755

**Clayton Temple**

Sales & Leasing Associate

925.296.3311

[clayton.temple@tricommercial.com](mailto:clayton.temple@tricommercial.com)

LIC: #02006440



# 820-824 ALHAMBRA

**DOWNTOWN COMMERCIAL BUILDING  
FOR SALE**

## The Offering

- ±7,382 SF 2-Story Owner/User Office Building in Downtown Martinez
- To be delivered vacant
- Zoning: Central Commercial "CC" - Downtown flexible zoning
- Private exterior patio and gated fence alongside building
- Exterior vertical platform lift
- Upstairs floor well positioned for multiple tenants.
- Downtown, nearby a number of upscale amenities, such as States Coffee and Five Suns Brewery

**PRICE: \$999,999.99 \$135 PER SF**



### Matt Hatfield

925-296-3310  
matt.hatfield@tricommercial.com  
LIC: #01937755

### Clayton Temple

925.296.3311  
clayton.temple@tricommercial.com  
LIC: #02006440

**TRI** CORFAC  
INTERNATIONAL  
**COMMERCIAL**  
www.tricommercial.com

# 820-824 ALHAMBRA

## DOWNTOWN COMMERCIAL BUILDING FOR SALE



PRIVATE PATIO WITH GREENERY



PRIVATE PATIO WITH GREENERY



UPSTAIRS WITH DOWNTOWN VIEWS



DOWNSTAIRS WITH LOTS OF LIGHT AND DISPLAY WINDOWS



UPSTAIRS FEATURES MANY SMALL PRIVATE OFFICES



UPSTAIRS WITH DOWNTOWN VIEWS

### Matt Hatfield

925-296-3310  
matt.hatfield@tricommercial.com  
LIC: #01937755

### Clayton Temple

925.296.3311  
clayton.temple@tricommercial.com  
LIC: #02006440



www.tricommercial.com

# 820-824 ALHAMBRA

## DOWNTOWN COMMERCIAL BUILDING FOR SALE

Slow Hand BBQ, a growing East Bay brand, hosts concerts at this venue.



Five Suns Brewing, recently upgraded to a larger, patio location two blocks down.



States Coffee is a bustling modern café and one of Martinez's cultural centers.



SUBJECT SITE is part of a newly reinvigorated downtown with a number of vibrant, community-lifting tenants in a small-town feel.

**Matt Hatfield**

925-296-3310  
matt.hatfield@tricommercial.com  
LIC: #01937755

**Clayton Temple**

925.296.3311  
clayton.temple@tricommercial.com  
LIC: #02006440



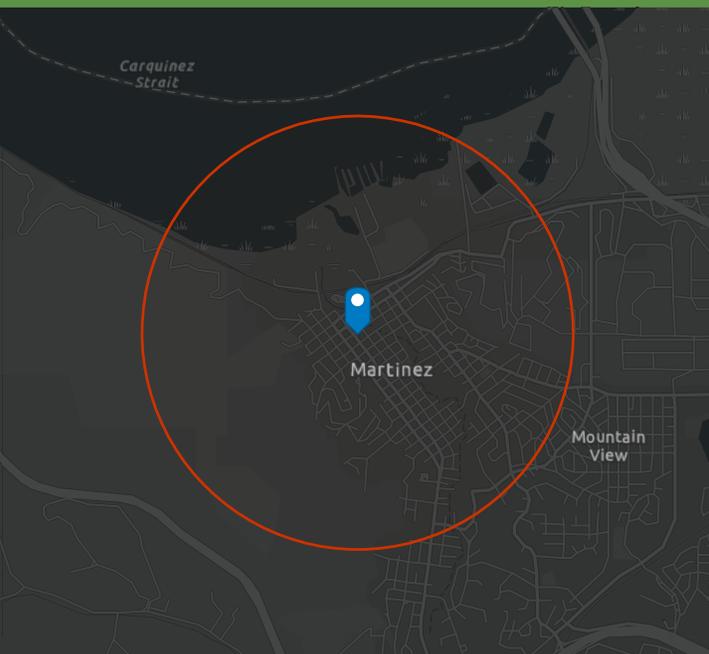
www.tricommercial.com

# 820-824 ALHAMBRA

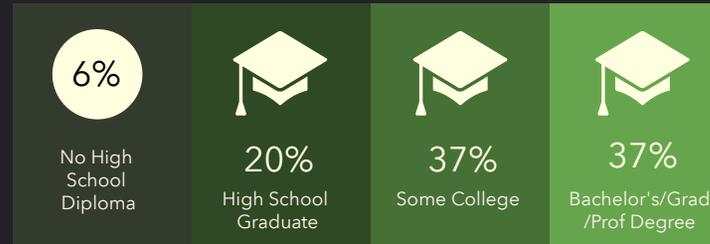
## DOWNTOWN COMMERCIAL BUILDING FOR SALE

### DEMOGRAPHIC PROFILE

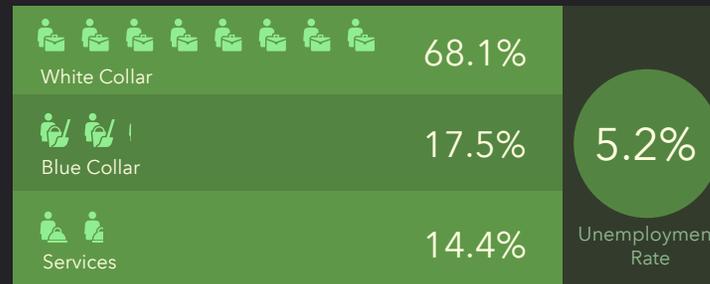
Ring of 1 mile



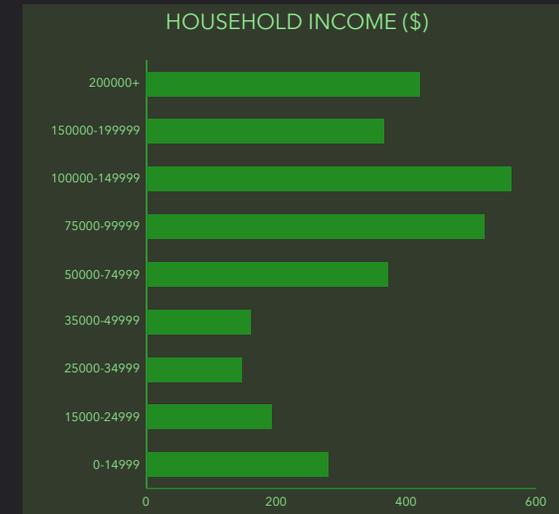
#### EDUCATION



#### EMPLOYMENT



#### INCOME



#### KEY FACTS



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027. © 2022 Esri

**Matt Hatfield**  
925-296-3310  
matt.hatfield@tricommercial.com  
LIC: #01937755

**Clayton Temple**  
925.296.3311  
clayton.temple@tricommercial.com  
LIC: #02006440

