

FOR LEASE



±5,260 SF

3930 PACHECO BLVD MARTINEZ, CA 94553

OFFICE OR COMMERCIAL



FLEXIBLE SPACE

ASKING \$1.75 PSF PER MO IG

- Unique Office or Commercial Space
- Flexible General Commercial Zoning (Contra Costa County)
- Abundant natural light
- Divisible down to ±1,968 Sq. Ft

[VIDEO TOUR - HTTPS://YOUTU.BE/-T_P9LMRTG0](https://youtu.be/-T_P9LMRTG0)



MacLennan Investment Group, Inc.
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**3930 PACHECO BLVD
MARTINEZ, CA 94553**

Maclennan
Investment Group 

BUILDING A ±3,292 SF



OPEN LAYOUT



CONFERENCE ROOM

[VIDEO TOUR - HTTPS://YOUTU.BE/-T_P9LMRTG0](https://youtu.be/-T_P9LMRTG0)

Information is obtained from sources believed to be reliable. Agent and Maclennan Investment Group, Inc. have not verified. Tenant should investigate all matters and engage an expert.

**3930 PACHECO BLVD
MARTINEZ, CA 94553**

Maclennan
Investment Group 

BUILDING B ± 1,968 SF



OPEN AREA



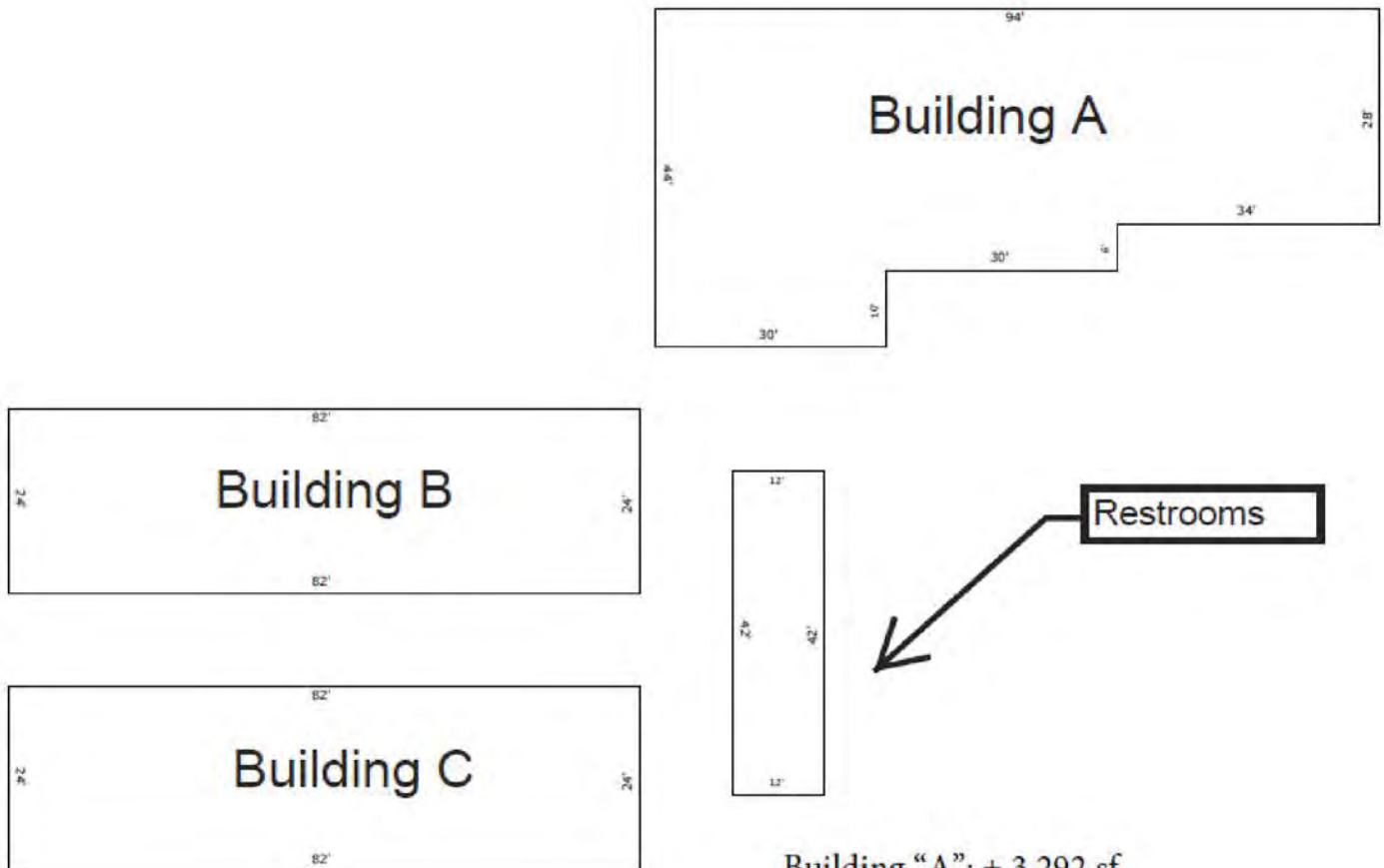
BREAK AREA

[VIDEO TOUR - HTTPS://YOUTU.BE/-T_P9LMRTG0](https://youtu.be/-T_P9LMRTG0)

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PROJECT LAYOUT

Not to Scale




Building "A": ± 3,292 sf
Building "B": ± 1,968 sf
Building "C": ± 1,968 sf
Restroom/Utility Space: ± 500 sf
Total Building Area: ± 7,728 sf


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MAPS




Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

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TRAFFIC COUNTS



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

19,552

2023 Est. daily traffic counts

Street: Pacheco Blvd
 Cross: Windhover Way
 Cross Dir: NW
 Dist: 0.04 miles

2

21,159

2023 Est. daily traffic counts

Street: Pacheco Blvd
 Cross: Arthur Rd
 Cross Dir: SE
 Dist: 0.09 miles

3

8,419

2023 Est. daily traffic counts

Street: Arthur Rd
 Cross: Karen Ln
 Cross Dir: N
 Dist: 0.04 miles

4

6,045

2023 Est. daily traffic counts

Street: Morello Ave
 Cross: Robinsdale Rd
 Cross Dir: N
 Dist: 0.05 miles

5

17,818

2023 Est. daily traffic counts

Street: Pacheco Blvd
 Cross: Morello Ave
 Cross Dir: NW
 Dist: 0.04 miles

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2003 | ▲ 19,892 | ADT |
| 1995 | ▲ 21,288 | ADT |

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2006 | ▲ 21,134 | ADT |

Historical counts

| Year | Count | Type |
|------|---------|------|
| 2009 | ▲ 8,411 | ADT |
| 1996 | ▲ 8,649 | ADT |

Historical counts

| Year | Count | Type |
|------|---------|------|
| 2009 | ▲ 6,000 | AADT |
| 1995 | ▲ 9,627 | AADT |

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2009 | ▲ 16,570 | AADT |
| 2006 | ▲ 19,274 | ADT |
| 1995 | ▲ 20,372 | ADT |

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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