

4901

PACHECO BLVD

MARTINEZ, CA

HIGHLY DESIRABLE OWNER-USER
OR INVESTOR OPPORTUNITY

FULLY SECURED, STANDALONE LIGHT INDUSTRIAL
FACILITY W/ HIGH-END OFFICE FINISHES & YARD
IN CENTRAL CONTRA COSTA COUNTY

\pm 18,724 SQ.FT UNDER ROOF ON \pm 2.24 ACRES

MAIN/FRONT STRUCTURE: \pm 11,044 SQ FT

REAR METAL STRUCTURE: \pm 7,680 SQ FT

FOR SALE OR LEASE



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CBRE

AERIAL



OFFERING & HIGHLIGHTS

The Offering

The ±11,044 square foot light industrial facility on ±2.24 secured and lit acres located in Martinez, CA at the confluence of Hwy 4 and i-680. The unique opportunity was built in 2006 in a highly desirable central Contra Costa location with immediate freeway access. Built by the then owner-user for its headquarters, no corners were cut on quality or functionality.

Real Estate/Area Strengths



Central Contra Costa County is a highly sought after submarket with a difficult barrier to entry.



Historically, Concord/Martinez has consistently low vacancy rates relative to the Bay Area markets.



Excellent access to critical transportation arterials such as i-680, hwy 4, i-80 and close proximity to a large serviceable population.



Extremely rare opportunity to own a high image light industrial facility with yard in prime central contra costa location.



Close Proximity to Concord Reuse, Naval Weapons Station: 5600 Acre Development.



Short term existing tenant. Buyer flexibility. Owner-User or mark to market in a consistently very low vacancy market.



PROPERTY DESCRIPTION

POWER
800 AMPS@ 120/208 VOLTS

INSULATION
R-30 (ROOF)

SITE
2.24 ACRES |
(Asphalt, Concrete, Rock)

**FOUR (4) OVERSIZED
GRADE DOORS**
[14' H x 16' W]

BUILDING SIZE
**±11,044 SF W/ A ±7,680 SF
METAL CANOPY**

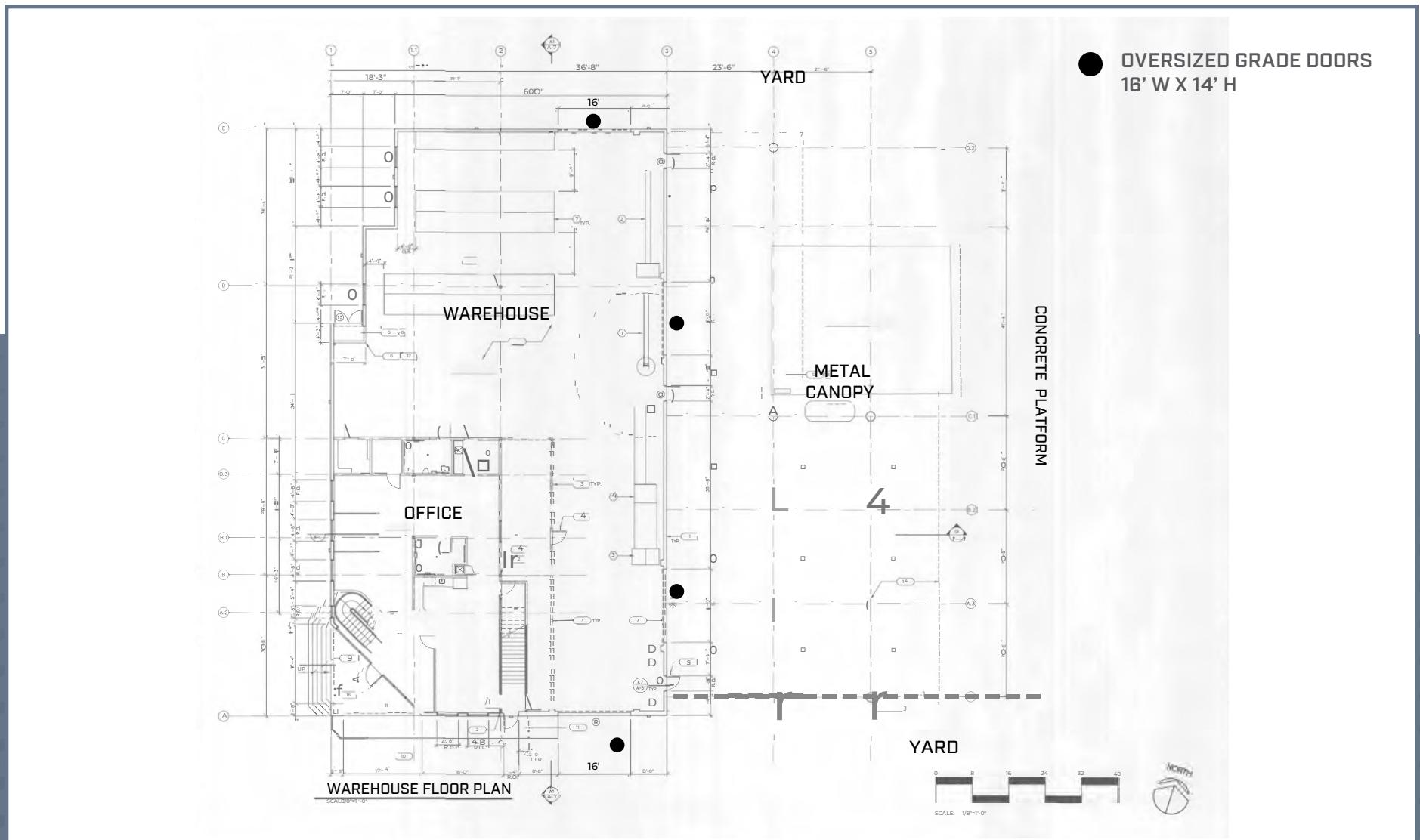
**DOCK
PLATFORM**
±200' W X 20' D X 4' H

Existing Tenant has occupied the space since 2006. Site can be delivered vacant.

Site	±2.24 Acres (±97,574 SF)
Year Built	2006
Front Building	11,044 SF (8,824 SF Footprint) (±68' D x ±130' W)
Office	1st Floor: 2,020 SF 2nd Floor: 2,220 SF
Warehouse	6,804 SF
Rear Metal Structure:	±7,680 SF (±60' D x ±128' W) Clearspan
APN	159-300-004-3
Zoning	NC (M-NC/SC)
FAR	±11.3% (9% on footprint)
NET YARD:	See page 9

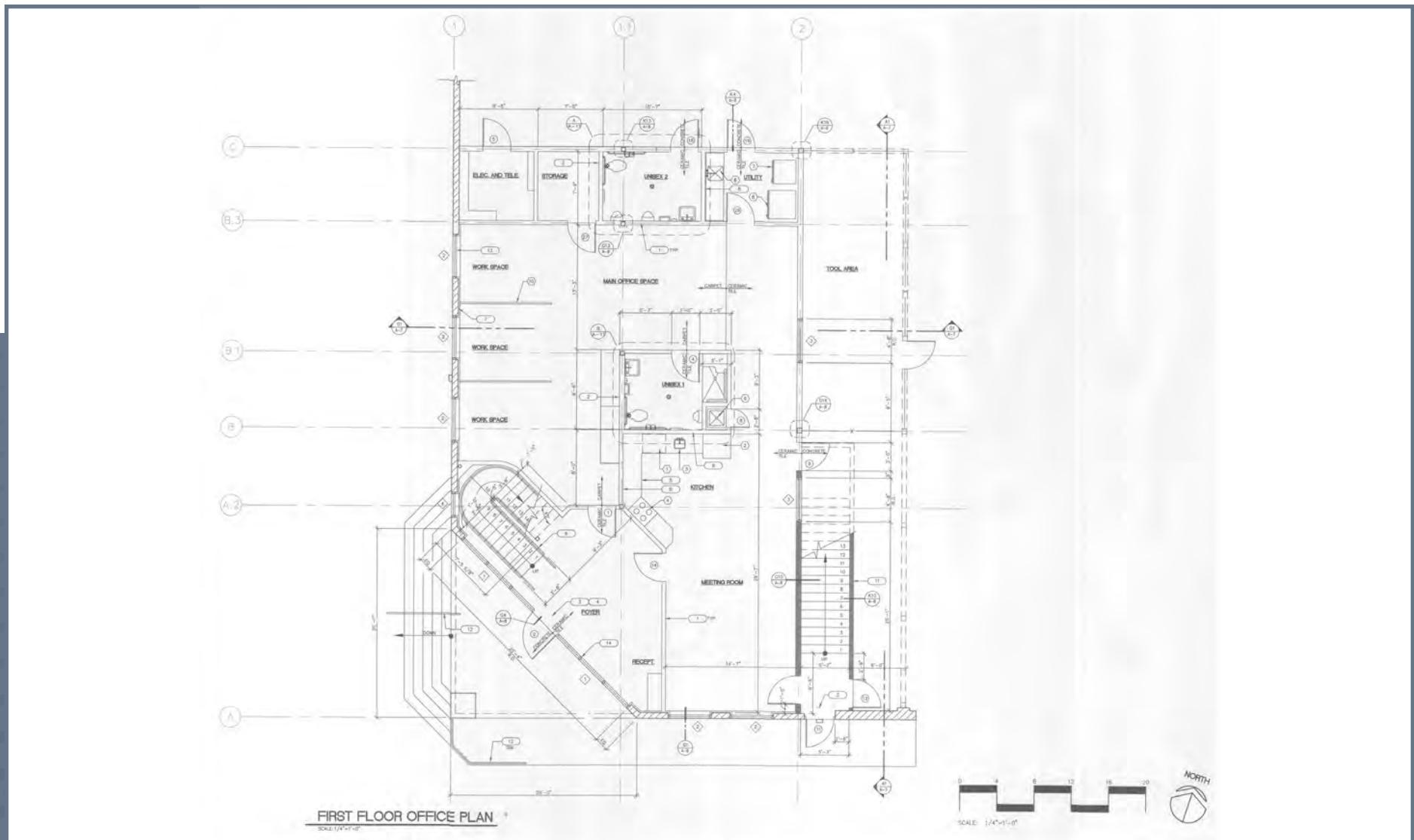
Construction Detail	Split Face Concrete Block
Year Built	2006
Insulation	R-30 Warehouse insulation
Power	800 amps at 120/208
Grade Doors	Four (4) oversized grade doors (14' H x 16' W)
Dock platform	+200' X 20' D X 4' H concrete platform. Fully secured and lit site. Washout Vault onsite.
Sewer	Mountain View Sanitation District (6")
Water	Contra Costa
Electrical	PGE
Gas	PGE. 2" NG. Warehouse includes 3 Natural gas heaters
Storm	12"
Clear Height	Front Bldg: ±20.5' min Rear Structure: ±20.5' min

SITE PLAN



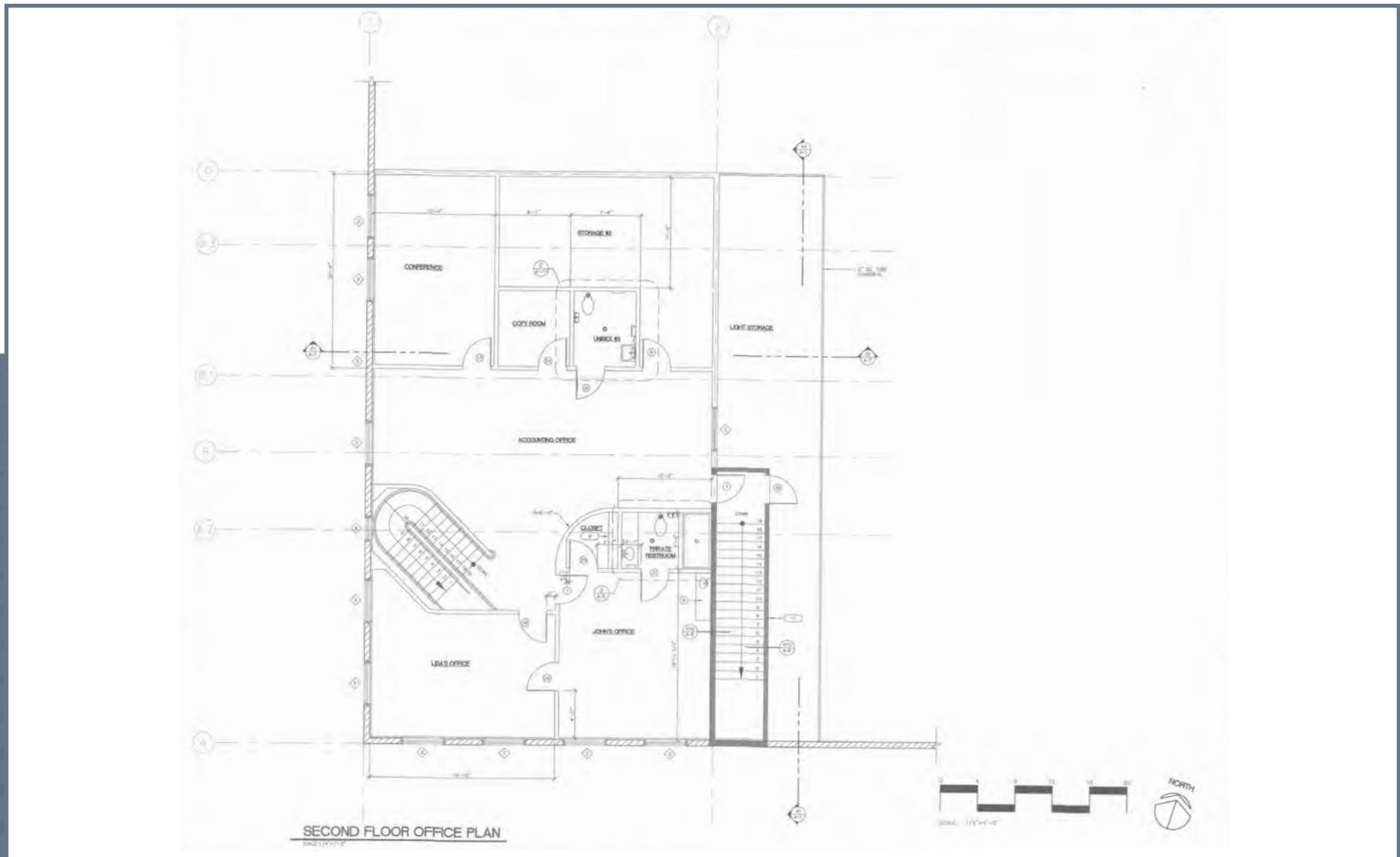
FLOOR PLAN

1ST FLOOR



2ND STORY (OFFICE)

±2,220 SF





AREA OVERVIEW

Contra Costa County

Concord Reuse/Naval Weapons Development

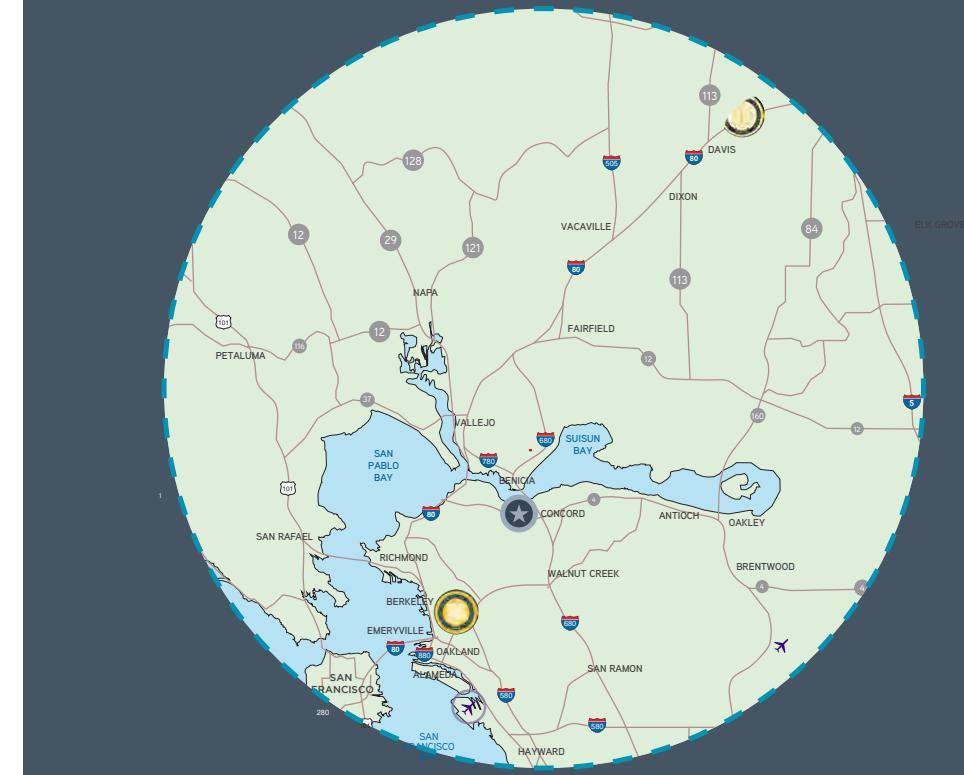
The Concord Community Reuse Project Reuse Plan articulated the community's preferred vision for the land uses and development program to convert the Inland Area of the Concord Naval Weapons Station (CNWS) to civilian use. Through extensive community participation, site analysis and studies, and the environmental review process, the City developed and evaluated a range of alternatives for the future of the CNWS. This page describes the process of creating the Reuse Plan and its successor, the Area Plan.

Through over a year of community outreach, seven alternatives were developed and evaluated in a programmatic EIR to:

- Determine how well they feasibly attain the objective of converting the site to civilian uses
- Identify the significant adverse environmental effects that may result from the conversion of the site to civilian uses
- Identify ways to avoid or substantially lessen significant adverse environmental effects, and provide a comparative analysis of the environmental effects.

Following this process, the community and City selected a refined Connected Villages Alternative as the preferred alternative for the Reuse Plan. Following the completion of the Reuse Plan, the City created the Concord Reuse Project Area Plan to translate the Reuse Plan into policies and goals to be incorporated into the City's General Plan.

concordreuseproject.org



VALUE ASSUMPTIONS

SCENARIO 1:

Under Roof SF: ±18,724
Bldg Coverage: 40%
Net Rentable Yard: ±43,000 (±51,000 SF total, less ±8,000 SF of hillside)

RENTS:

Under Roof SF: \$1.20 NNN psf/mo @ 18,724 SF
Yard: \$.25/ft psf/mo on 43,000 SF

SCENARIO 2

Front Bldg SF: ±11,044
Coverage: 40%
Net Rentable Yard: ±62,000 SF (which includes rear metal structure)

RENTS:

Front Bldg: \$1.35 NNN psf/mo @ 11,044 SF
Yard: \$.30 - \$.35 psf/mo on 62,000 SF

Goals & Guiding Principles

Beginning in April 2006, the City, in concert with the community, developed a Planning Framework consisting of a series of Goals and Guiding Principles to frame the development of the Reuse Plan. The Planning Framework was adopted by the City Council in August 2006. All of the alternative concepts reflect the Goals and Guiding Principles and, in particular, four overarching goals:

- World Class Project
- A Balanced Approach
- Economically Viable and Sustainable Development
- Quality of Life

Community & Stakeholder Input

The Reuse Plan was developed through extensive community input, starting with the selection and seating of the Community Advisory Council (CAC) in December 2006. Following this, four community workshops were conducted in 2007:

- March 17, 2007, "Get the Facts" - an informational open house
- April 21, 2007, "Applying the Goals and Guiding Principles" - an interactive public workshop
- June 16, 2007, "Balancing the Land Use Mix" - an interactive public workshop
- August 4, 2007 and September 11, 2007 "Presentation to the City Council" - addressing key issues

Materials from these workshops can be found in the Document Library.

Over 600 people attended and participated in these workshops. Members of the CAC previewed the workshop materials, assisted in planning these workshops, and also attended and actively participated in them. Additionally, special focused workshops and tours were held for different groups and stakeholders:

- March 30, 2007 and April 2, 2007: Homeless services, affordable housing providers, and other entities interested in public benefit conveyance. See the Document Library for more information on organizations and programs expressing interest.

- August 15, 2007: Joint meeting for the City of Concord Planning Commission and Parks, Recreation and Open Space Commission
- Technical Advisory Groups (TAGs) focused on Transportation, Education, and Parks, Recreation, and Open Space met and provided input into the reuse planning process

The extensive input received from the community, the CAC, the TAGs and the City Council and Commissions, coupled with the planning, engineering, environmental, and economic analyses performed by the City's reuse planning team, were used to develop seven alternative concepts.

Evaluation & Selection of Alternatives

The seven alternatives reflected different types of development and site organization. The alternatives were evaluated for environmental impacts and presented at the public workshops. Following this process, two refined alternatives (called the Clustered Villages Alternative and the Concentration and Conservation Alternative) were developed in response to public comments, the environmental review process, and the findings of a sustainability evaluation.

Ultimately, this process led to the selection of a preferred alternative: Clustered Villages. In 2010, the City Council, sitting as the Local Reuse Authority, certified the Final Reuse Plan Environmental Impact Report and approved the Final Reuse Plan, incorporating the Clustered Villages alternative.

From Reuse Plan to Area Plan

With the Reuse Plan approved, the City began preparing a plan to serve as the basis for an amendment to the General Plan. The City converted the goals and concepts from the Reuse Plan into a set of policies and standards for land use, transportation, environmental protection, labor agreements, affordable housing, and public safety. These form the basis for the Concord Reuse Project Area Plan, which was adopted by the City Council in 2012. To learn more about how the Reuse Plan was adapted into the Area Plan, see the Area Plan page.

San Francisco Bay Area & N. Contra Costa/S. Solano Counties

Transportation

Highways

The Bay Area's north-east county has long been known as the trade corridor for goods and services headed north and points east along I-80. Solano lies within a 50-mile radius of Sacramento and Bay Area markets and is also the gateway to Napa Valley and Sonoma wine regions.

With six highway corridors, Solano and Contra Costa counties boast a highly integrated transportation network. A robust public transportation system, highlighted by the Capitol Corridor train between the Bay Area and Sacramento, supports a regional workforce that extends well beyond county boundaries. Interstate 80 is the only direct corridor between the San Francisco Bay Area and Sacramento. Solano is crisscrossed by 5 additional corridors:

- I-505 (to I-5 north)
- I-680 (to San Jose)
- I-780 (Benicia to Vallejo)
- SR-12 (to Napa and I-5)
- SR-37 (to US-101)

Air

One big advantage to operating in the north-east Bay Area is access to 3 international airports within a 60-mile radius. In addition to the commercial facilities, Travis Air Force Base, near Fairfield, operates the largest air mobility unit in the United States.

- Oakland International Airport – 47.6 miles
- Sacramento International Airport – 57.1 miles
- San Francisco International Airport – 57.1 miles
- San Jose International Airport – 76.1 miles

Ports

The Bay Area evolved as a port region from the California Gold Rush on, and it is no surprise that Solano County houses one port (Benicia) and has nearby access to four more. The Port of Benicia dates back to the 1800s and had a military connection until closure of The Arsenal in the 1960s. Today, the 3,000-acre Benicia Industrial Park operates adjacent to the port Port of Benicia—18.7 miles.

Situated in the Benicia Industrial Park, this AMPORTS facility covers 640 acres and contains over 140 thousand square feet of processing buildings. The Port of Benicia's deep-water pier is 2401 feet long (760 meters) and can berth three vessels at the same time with an operating depth of 38 ft. MLLW. Customer needs can be met quickly with the efficient decision-making process resulting from the private ownership of this port.

- Port of Benicia – 2 miles
- Port of Oakland – 41.9 miles
- Port of Richmond – 32.4 miles
- Port of West Sacramento – 39.5 miles
- Port of San Francisco – 45.8 miles

N. Contra Costa/S. Solano Counties

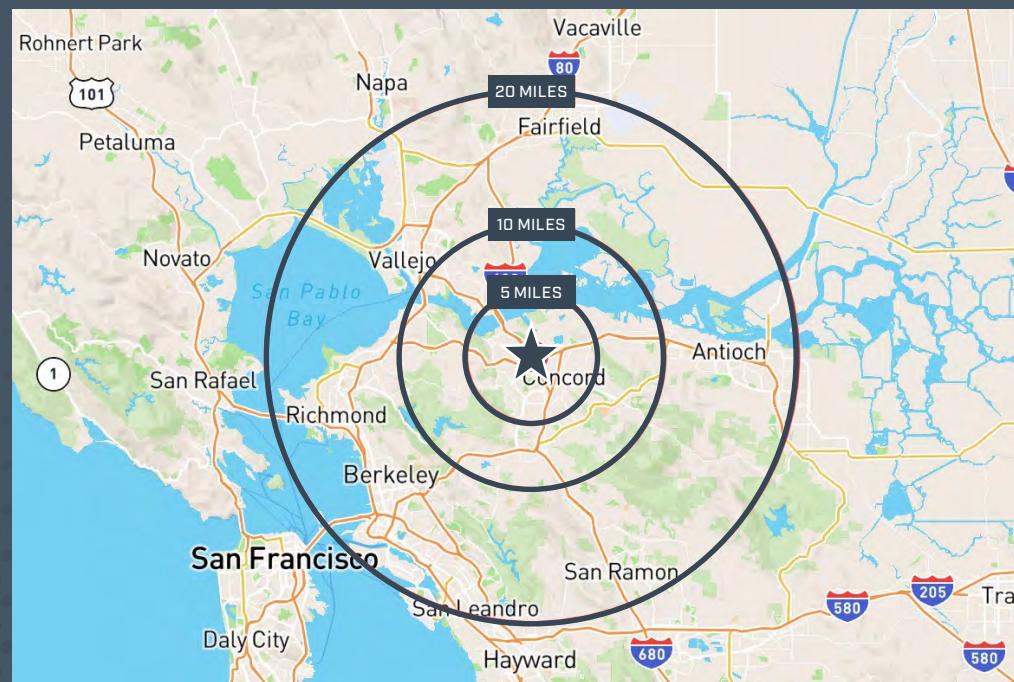
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With six highway corridors, Solano is a perfect location for goods movement. A robust public transportation system, highlighted by the Capitol Corridor train between the Bay Area and Sacramento, supports a regional workforce that extends well beyond county boundaries.

AREA DEMOGRAPHICS

CONTRA COSTA COUNTY/MARTINEZ

	5 Miles	10 Miles	20 Miles
POPULATION			
2010 Population - Census	171,346	456,316	1,925,574
2020 Population - Census	179,508	487,521	2,122,454
2023 Population - Current Year Estimate	179,698	487,435	2,132,232
2028 Population - Five Year Projection	181,111	490,415	2,153,648
EDUCATION			
Some College - No Degree	25,820	60,427	242,925
Associate's Degree	11,690	30,815	118,507
Bachelor's Degree	38,578	111,847	430,494
Graduate or Professional Degree	19,277	67,215	287,739
High School Diploma	20,509	50,304	230,264
HOUSEHOLDS			
2010 Households - Census	65,538	174,847	712,954
2020 Households - Census	68,441	184,451	764,698
2023 Households - Current Year Estimate	68,996	185,255	770,853
2028 Households - Five Year Projection	69,531	186,816	781,248
2010-2020 Compound Annual Household Growth Rate	0.43%	0.54%	0.70%
2020-2023 Compound Annual Household Growth Rate	0.25%	0.13%	0.25%
2023-2028 Compound Annual Household Growth Rate	0.15%	0.15%	0.27%
HOUSING UNITS			
2023 Housing Units	71,866	193,390	812,659
HOUSING VALUE			
2023 Median Value of Owner Occ. Housing Units	\$762,758	\$830,320	\$855,346
2023 Average Value of Owner Occ. Housing Units	\$836,143	\$964,691	\$1,000,367





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