



Martinez Plaza

1150-1160 Arnold Drive
Martinez, CA 94553



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com
408.331.2308

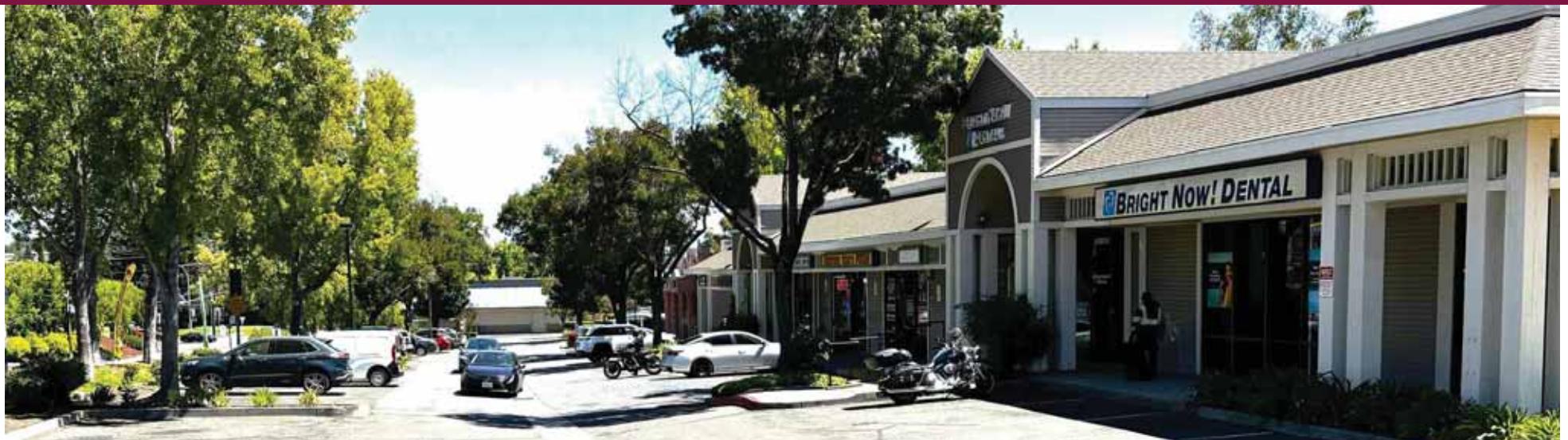
Biagini Properties, Inc.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

www.biaginiproperties.com

Rev. August 20, 2025



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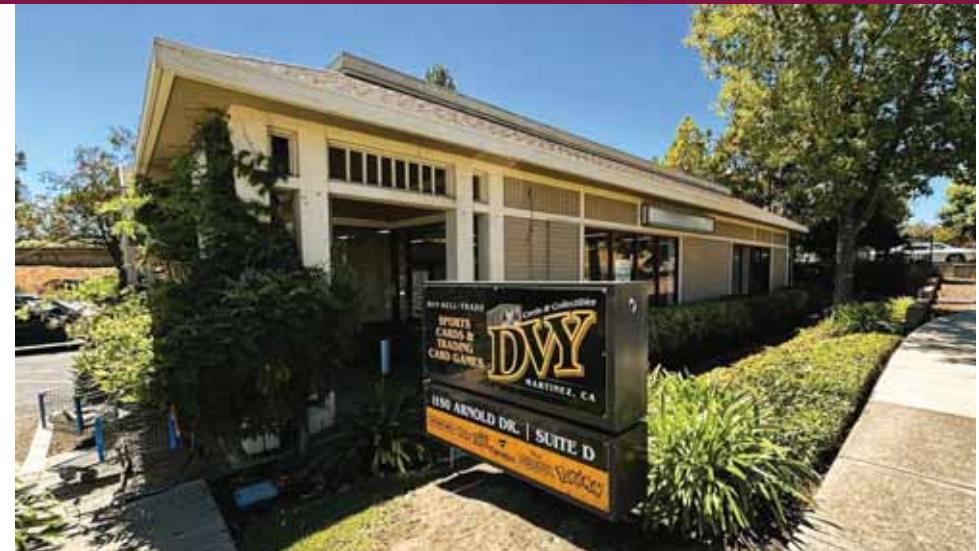
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Property Description

Unlock the potential at Martinez Plaza situated just off Highway 4 at the Morello Exit, this prime location boasts unparalleled exposure along Arnold Drive and at the Highway 4 Morello Drive Exit, ensuring your business captures the attention of high volumes of passing traffic. The convenient storefront parking offers ease of access for your customers, while the prominent position across from the bustling Lucky Supermarket provides a steady stream of potential patrons. Don't miss this opportunity to establish your business in a highly visible and accessible location, perfectly positioned for success.

Property Highlights

- Off of Highway 4 at Morello Exit
- Prime Location with Excellent Exposure
- Convenient Storefront Parking
- High Visibility along Arnold Drive & Highway 4
- Strategic Position Across from Lucky Supermarket & Ross
- Strong Traffic Counts
- 3 Ingress & Egress Curb Cuts
- ADA Compliant Parking Lot with ADA Path of Travel
- Ideal for Retail or Office Space
- Monument Signage Available & Prominent Signage Opportunities
- Proximity to Thriving Commercial Area



Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$1.09 SF/month - 2025
Number Of Units:	11
Available SF:	858 - 3,528 SF
Lot Size:	1.55 Acres
Building Size:	18,250 SF



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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 1150-A Arnold Drive	1,960 SF	NNN	Negotiable	± 32' 6" W x ± 60' D. Prime end cap unit faces Arnold Dr., full height storefront glass, double glass entrance doors, 100% drop t-bar ceiling 10' AFF (Above Finish Floor), upgraded track lighting throughout, large open showroom area, upgraded electrical outlets in the floor, lighting control system, upgraded carpet & tile throughout, 1 private office, storage room, 1 ADA restroom, separate electrical panel, separate HVAC and rear door with access to rear parking lot.
■ 1150-B Arnold Drive	3,528 SF	NNN	Negotiable	± 66' W x ± 60' D. Divisible (slightly irregular). Double glass storefront entrance doors, large open area showroom, 100% drop t-bar ceiling 10' AFF, 2 ADA restrooms, 1 mop sink, electric hot water heater, water fountain, large storage room (±14' x ±21'), separate electrical panel, separate HVAC and rear door with access to rear parking lot.
■ 1150-C Arnold Drive	858 SF	NNN	Negotiable	± 28' 6" W x ± 30' D. Full height glass storefront with glass entrance door, 100% drop t-bar ceiling 10' AFF, new LED lighting, 1 non-ADA restroom, concrete floor, separate HVAC, separate electrical panel and upgraded ceramic tile floor.
■ 1160-A Arnold Drive	1,563 SF	NNN	Negotiable	End cap unit. Former dry cleaners, new t-bar ceiling 11' AFF with new LED lighting throughout, 1 restroom, separate electrical panel, separate HVAC, double rear exit door to rear parking lot, boiler room, fire sprinklered.



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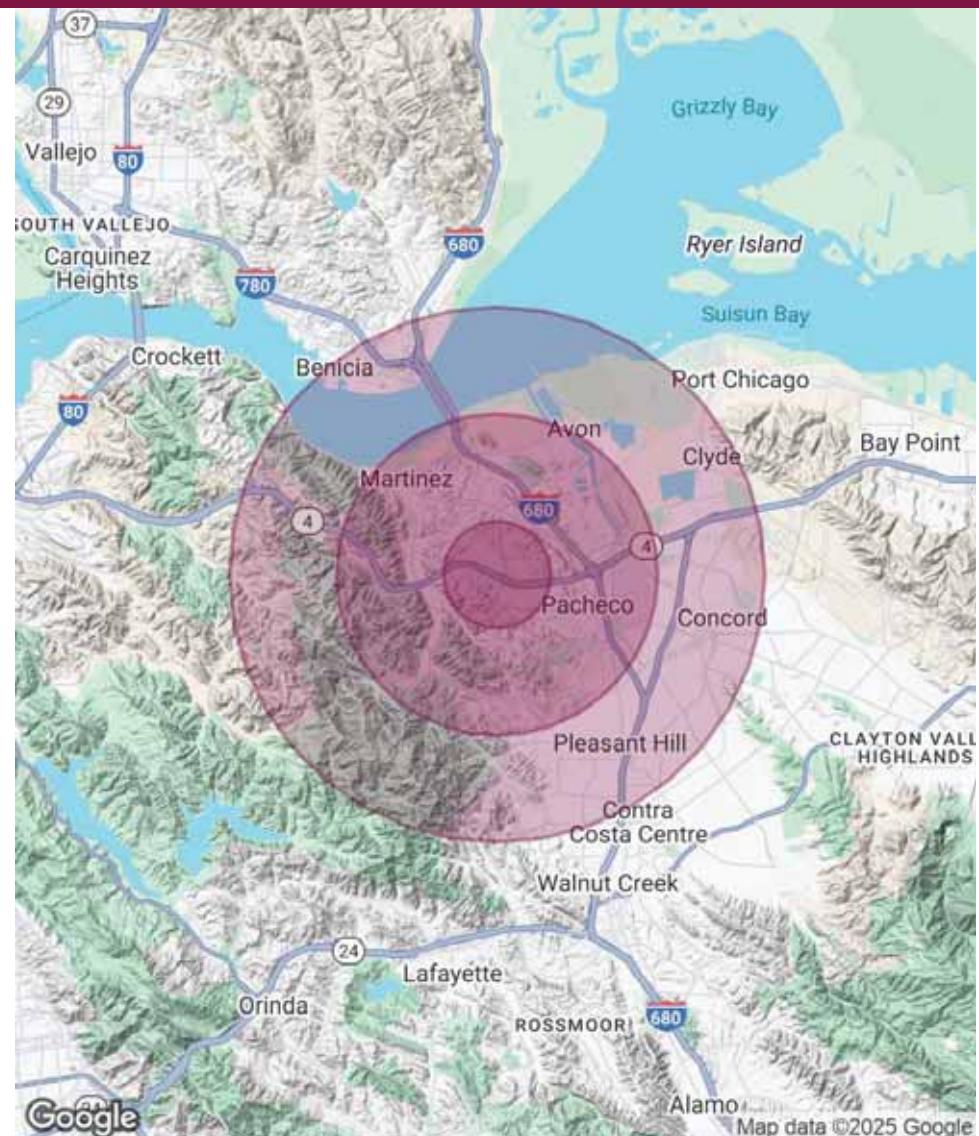
Population	1 Mile	3 Miles	5 Miles
Total Population	14,468	63,256	147,093
Average Age	42	43	41
Average Age (Male)	41	42	40
Average Age (Female)	43	44	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,558	24,709	55,755
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$179,194	\$169,712	\$151,375
Average House Value	\$891,688	\$892,567	\$836,484

Demographics data derived from AlphaMap

Traffic Count 24 Hour ADT - 2022

Morello Avenue at State Highway 4 S	17,770
Morello Avenue at Arnold Drive N	20,100
CA Highway 99	68,000
State Route 4 at Center Avenue	74,600
Highway 4 at Glacier Drive	75,000



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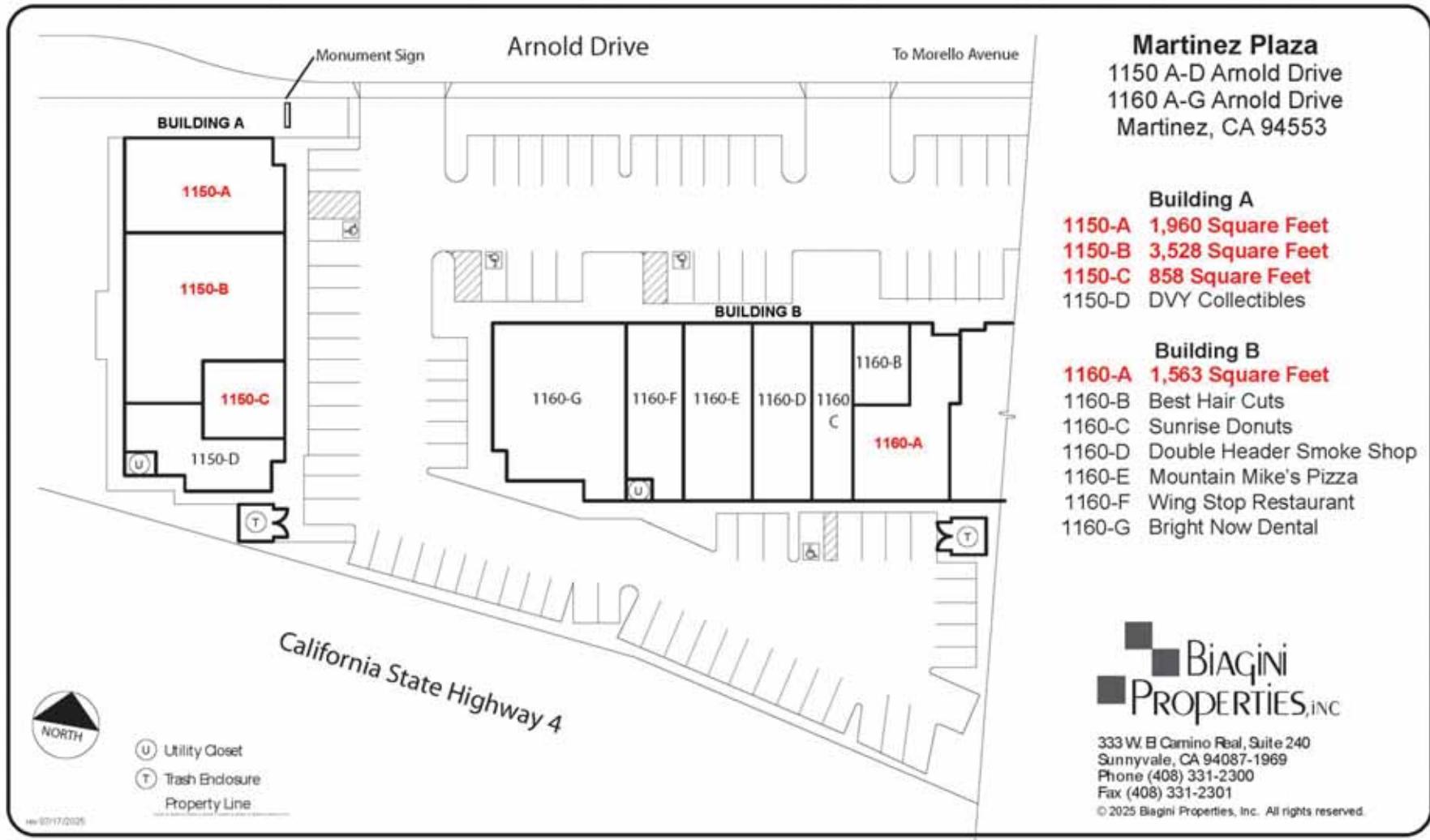
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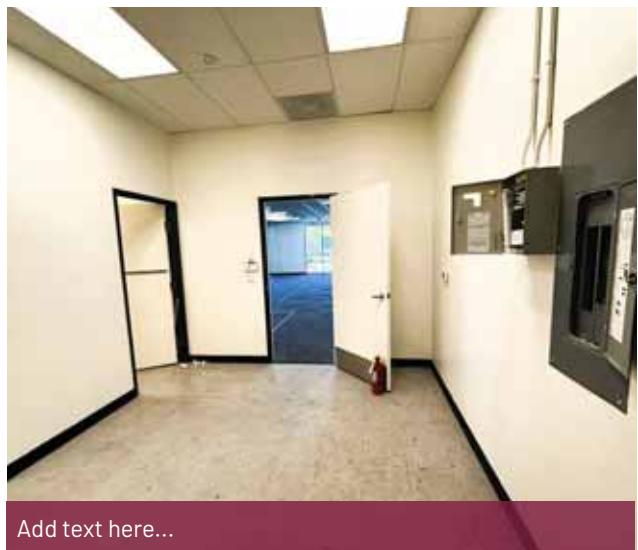
1150-A - Interiors



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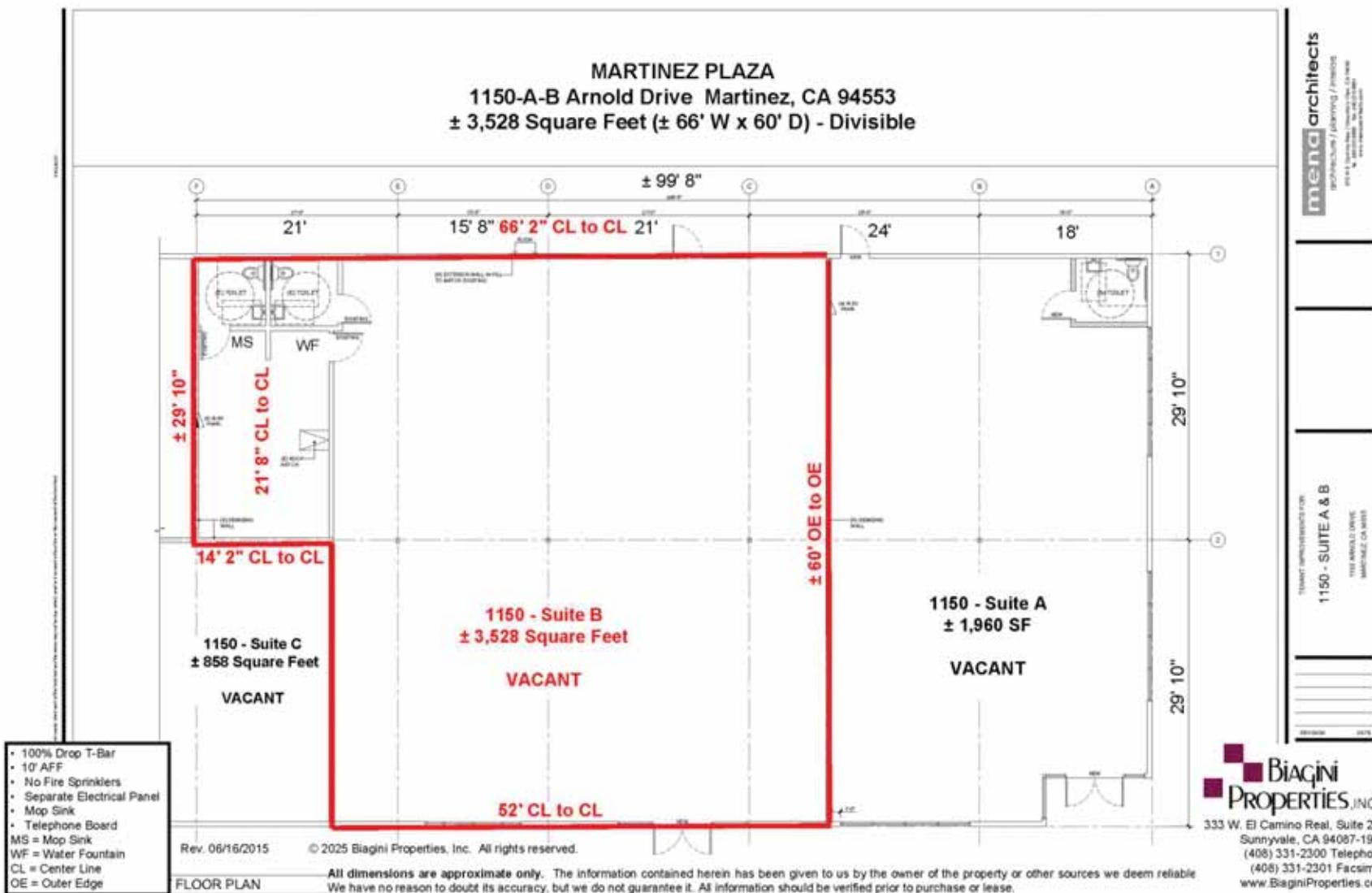
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1150-B - Interiors



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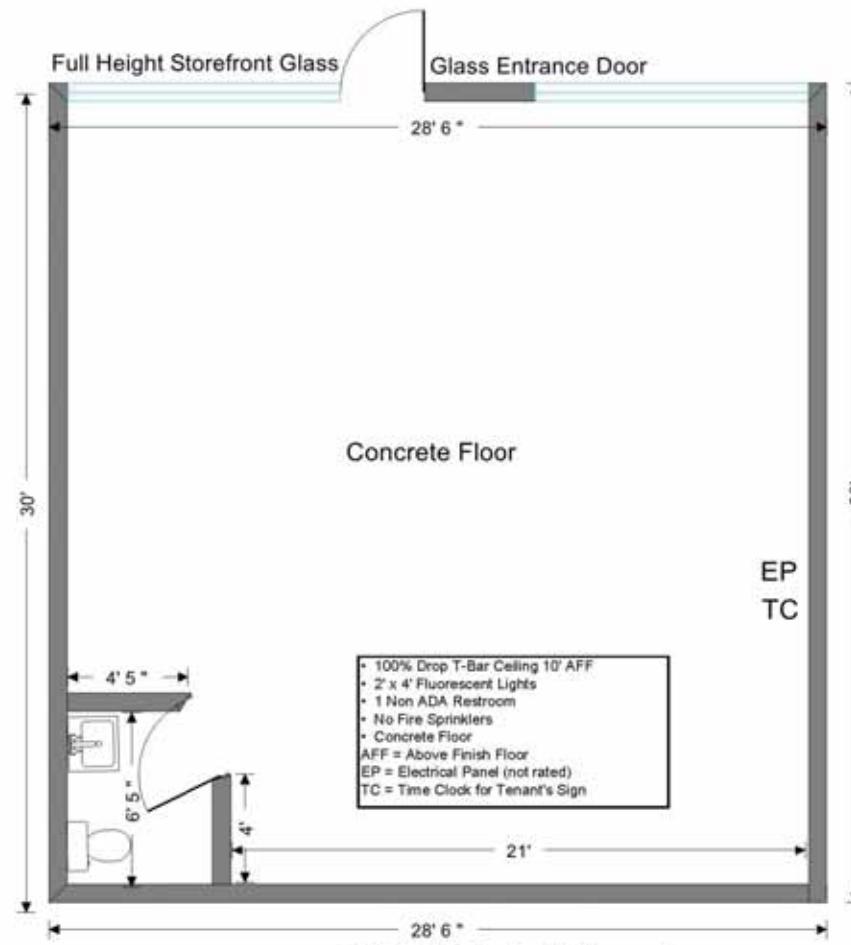
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1150-C - Interiors



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1160-A - Interiors



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