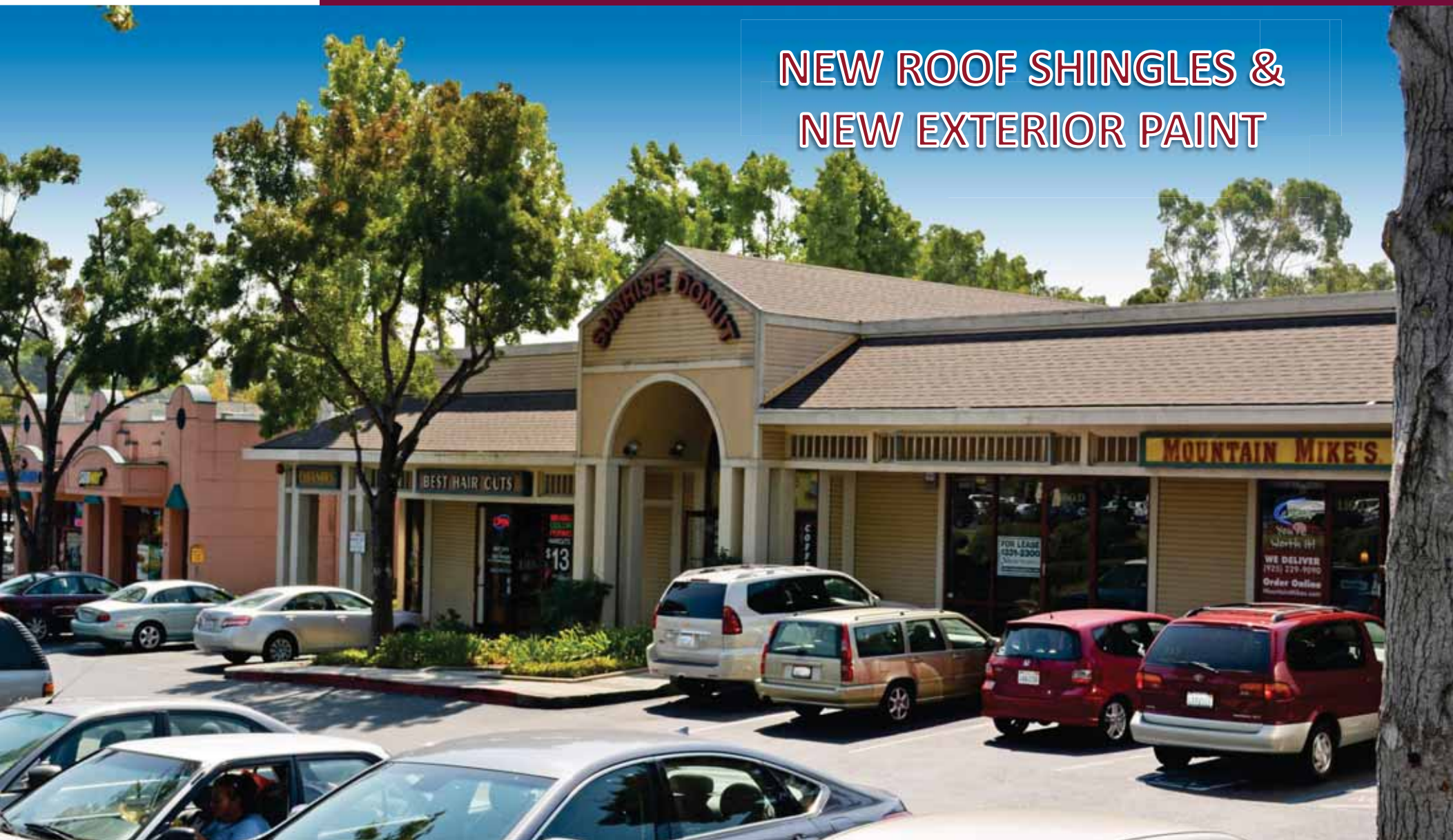


**NEW ROOF SHINGLES &
NEW EXTERIOR PAINT**



For additional information, contact Exclusive Agents:

MARK BIAGINI BRE #00847403
(408) 331-2308

Email: Mark@BiaginiProperties.com

PEGGY OWEN BRE#01473666
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Email: Peggy@BiaginiProperties.com

Biagini Properties, Inc.
333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087-1969
8/28/2017

Property Profile & Property Highlights



NEW ROOF SHINGLES & NEW EXTERIOR PAINT



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Property Profile & Property Highlights

Property Profile

Location Excellent exposure along Arnold Drive and Highway 4 at Morello Drive exit.

Available Space

1150-B Arnold Drive: 3,528 Square Feet

Divisible (irregular). Improvements include 100% drop t-bar ceiling 10' AFF, separate electrical panel; separate HVAC, 2 ADA restrooms, 1 mop sink, water fountain, separate double glass storefront entrance doors, rear doors with access to rear parking lot, separate storage room (14' x 21'). No fire sprinklers. Available Now.

1160-D Arnold Drive: 1,386 Square Feet

± 21' W x 65' D. Improvements include 1 office, 1 ADA restroom, 100% drop t-bar ceiling 9' 5" AFF, separate electrical panel; separate HVAC, 1 mop sink, rear exit door, fire sprinklered. Available Now.

Property Highlights

Co-Tenants: Parrott Cellular/AT & T, Mountain Mike's Pizza, Alpine Dental, Pacific Tan, American Cleaners, Best Hair Cuts, Double Header, Sunrise Donuts and Going Green Deli.

Comments:

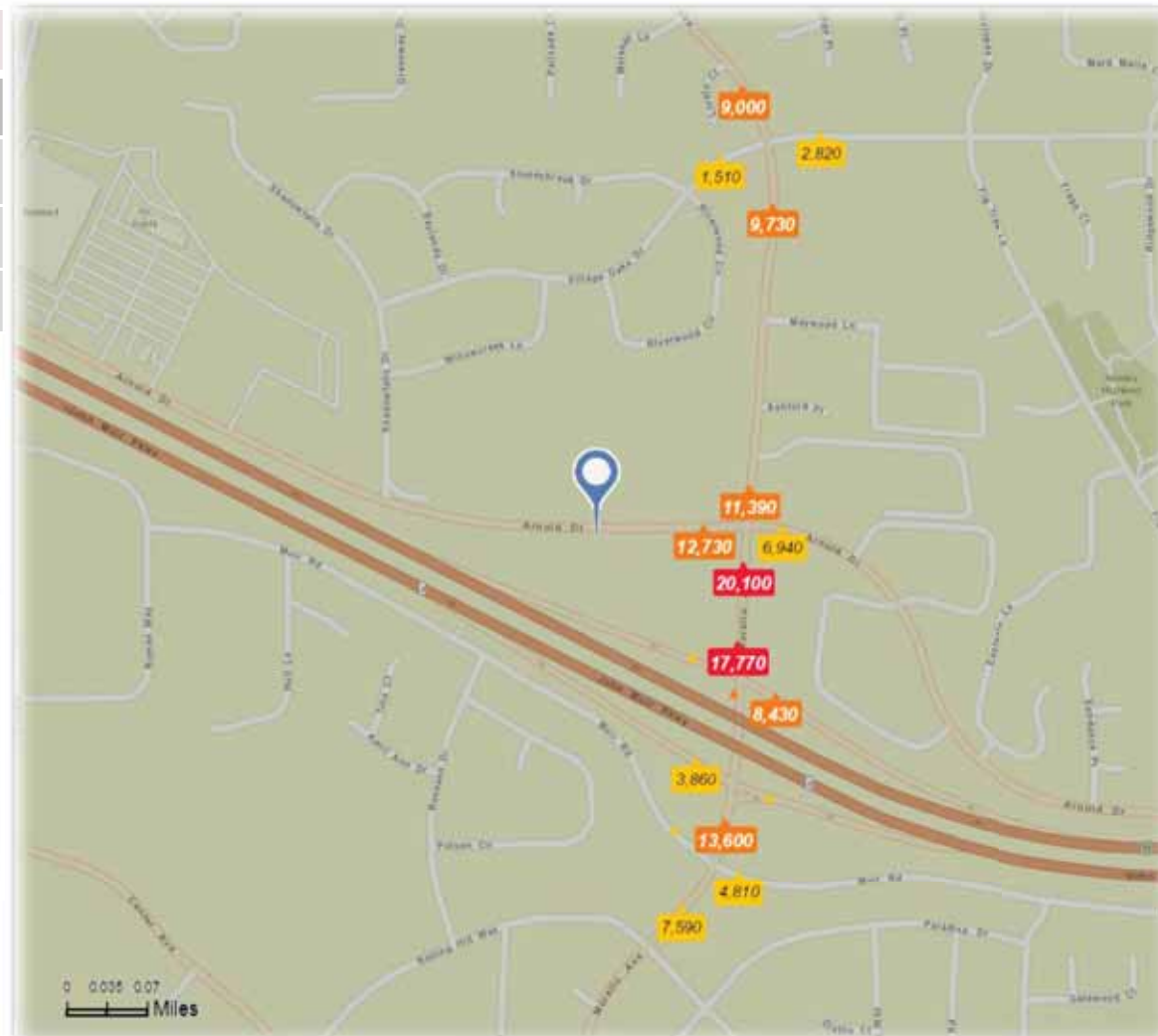
- *New Exterior Paint.*
- *New Roof Shingles.*
- Across from Lucky Supermarket and Rite Aid.
- Convenient Storefront Parking.
- No Fire Sprinklers.



Demographics & Traffic Counts

Demographics

2017	1-Mile	3-Mile	5-Mile
Population	13,852	62,259	161,328
Daytime Population	10,598	43,100	100,640
Avg. H.H. Income	\$104,834	\$103,705	\$92,789



Traffic Counts (24 Hour ADA 2014)

Arnold Drive at Morello Avenue E.	12,730
Morello Avenue at Arnold Drive N.	20,100
State Rte. 4 at Glacier Drive E.	79,000

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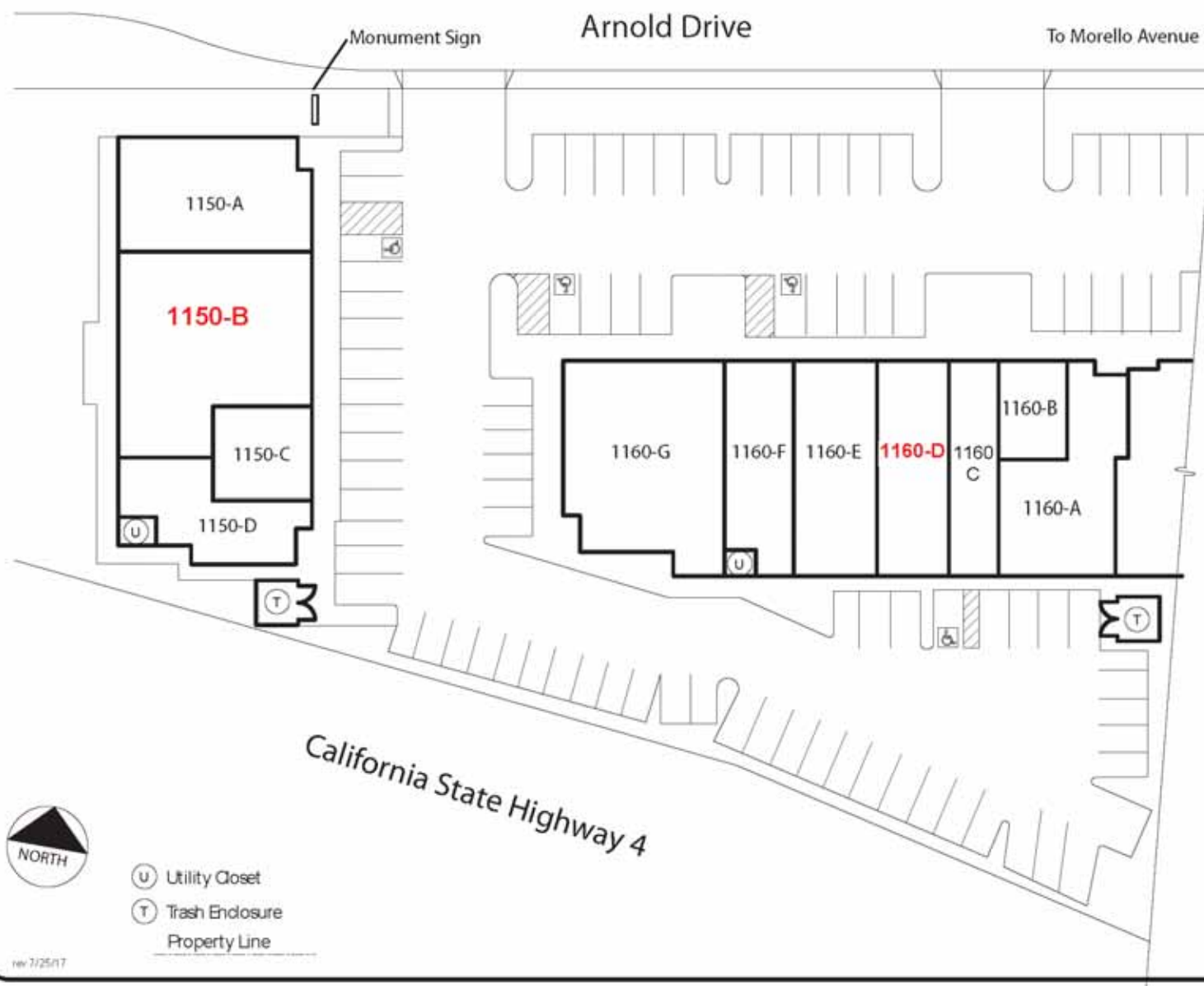
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Martinez Plaza

1150 A-D Arnold Drive
1160 A-G Arnold Drive
Martinez, CA 94553

Building A

1150-A AT&T Wireless
1150-B 3,528 Square Feet
1150-C Pacific Tan
1150-D Double Header Smoke Shop

Building B

1160-A American Cleaners
1160-B Best Hair Cuts
1160-C Sunrise Donuts
1160-D 1,386 Square Feet
1160-E Mountain Mike's Pizza
1160-F Going Green Deli
1160-G Bright Now Dental



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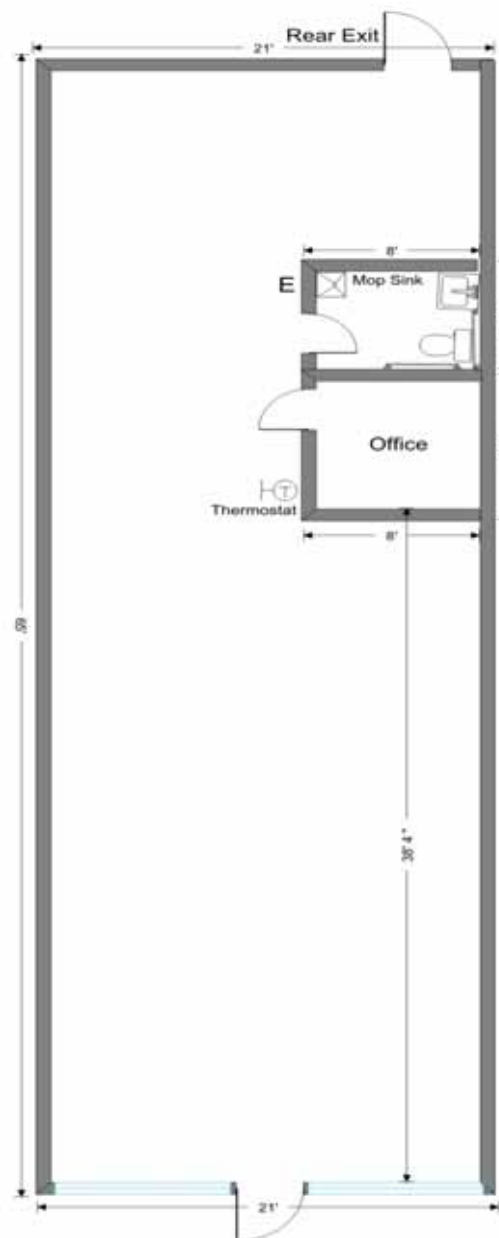
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1160-D Floor Plan – 1,386 SF



1160-D Arnold Drive
± 1,386 Square Feet (± 21' W x 65')

- 100% Drop T-Bar
- 9' 5" Above Finish Floor
- Fire Sprinklered
- E = Separate Electrical Panel
- Mop Sink
- 1 ADA Restroom
- 1 Office

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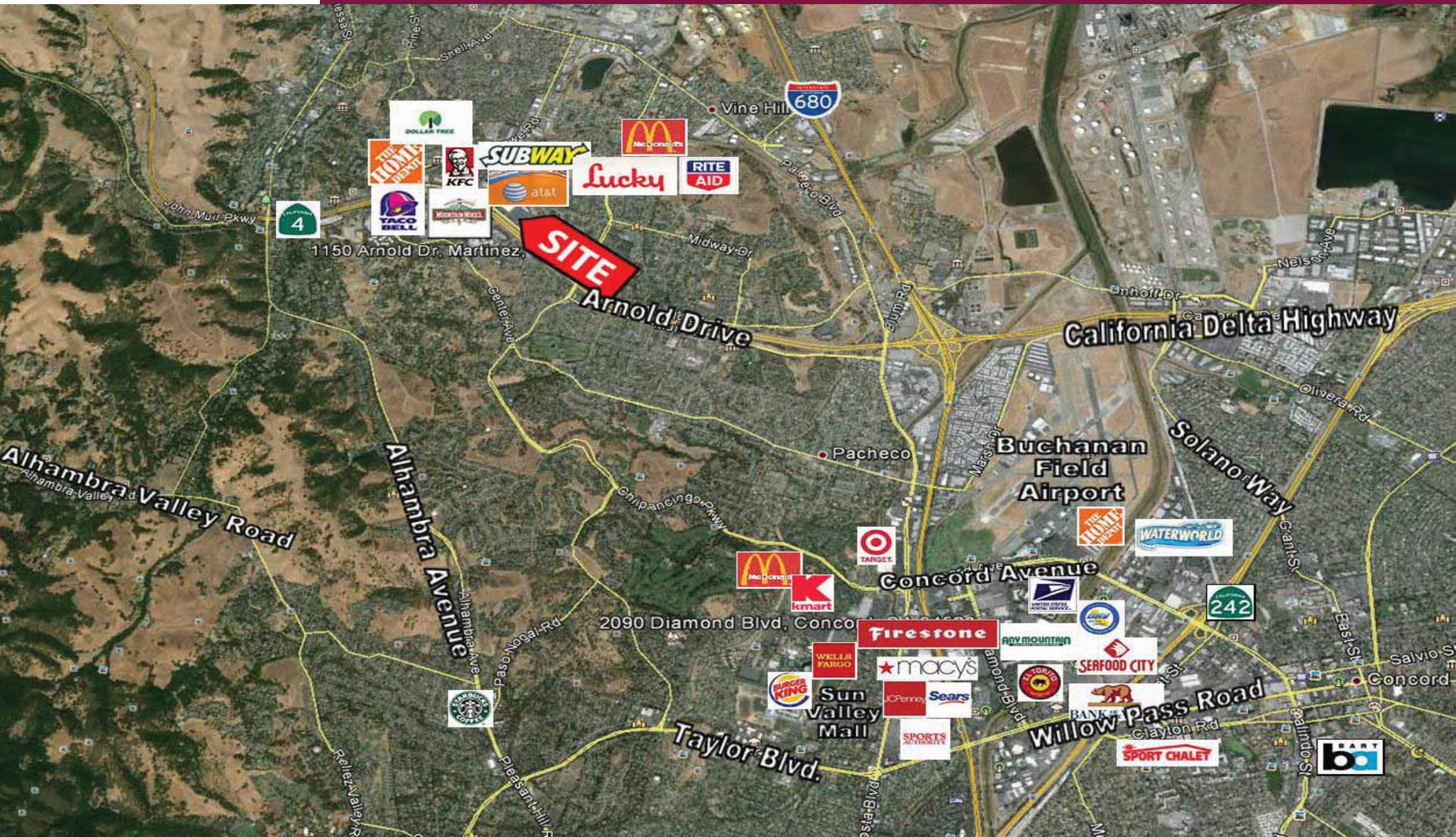
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