



2350 - 2370 HARBOR VIEW DR
MARTINEZ, CA 94553

RESIDENTIAL LAND FOR SALE
6,868± TOTAL SF ON 5.41± ACRES

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PROPERTY OVERVIEW

The subject property on Harbor View Dr lies approx one half mile North of Hwy 4 and 2 miles West of I-680. The property has access off Alhambra Ave via Shell Ave, and is surrounded primarily by Single family residential, with retail and commercial amenities in close proximity on Alhambra Ave. The church owns a separate single structure property at 2350 Harbor View Dr, which measures approx 2,236 SF both with a zoning designation of R-3.5. Facilities are in operable condition.

The property is a religious facility that sits on 5.41 total acres of land, with 2 structures measuring approx 6,806 SF of total building space. A large portion of the property is undeveloped with significant irregular topography. There is a paved surface parking lot with unmarked spaces.

The site is a tremendous opportunity for residential infill development in this growing east bay sub-market. In addition, this site currently has Use Permits for religious assembly, making it a unique opportunity for a growing church to acquire a site with existing approvals. There are access easements to the city water tower as well as the adjacent parcel, both at the south end of the parcel and should not affect overall value or development.



PROPERTY FEATURES

- 6,868± Total SF
 - 4,462± SF Church Building
 - 150± Seating Capacity
 - 2,236± SF Single Family Residence
- 75± Parking Spaces
- 5.41± Acres
- Zoned R-3.5
- APN: 376-010-012-7 and 376-010-013-5



FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS BURY
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949.939.6238
Chris.Bury@foundrycommercial.com
Broker: 0170578

CHARLIE HOWARTH
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Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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PROXIMITY MAP



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AERIAL



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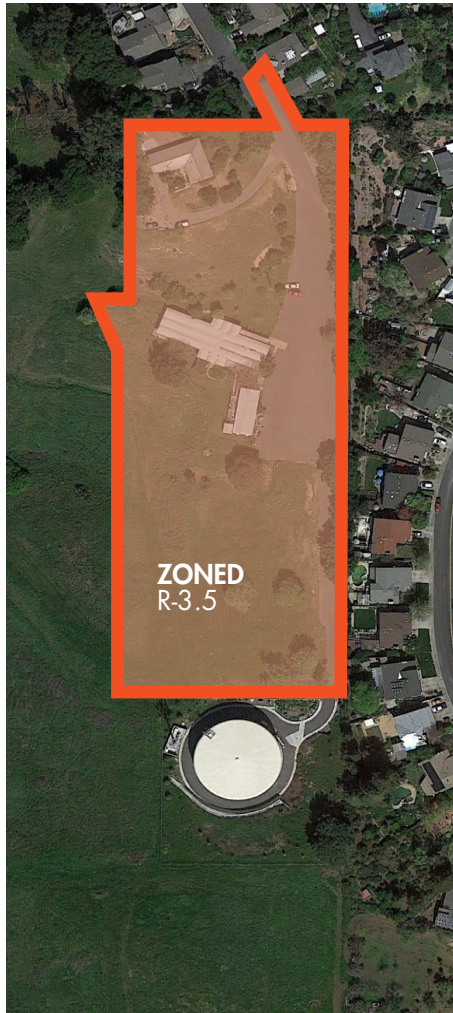
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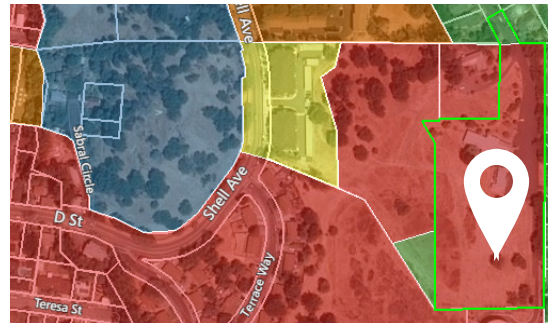
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ZONING & DEVELOPMENT OVERVIEW



ZONING MAP



LAND USE & DEVELOPMENT

| CATEGORY | REGULATION |
|--------------|-------------|
| MIN LOT SIZE | 6,000 SF |
| MAX HEIGHT | 25 Feet |
| DENSITY | 4 Units/Lot |

Please Refer to 22.12.080 Land Use Regulations. Confirm all land uses development criteria with the City of Martinez Planning Department.

MARTINEZ R-3.5 FAMILY RESIDENTIAL DISTRICT ZONING

- The purpose of the Family Residential District zoning is to provide for lower density single-family duplex dwellings. Additional uses such as Seniors Housing, Transitional/Supportive Housing, Secondary Housing units, and density bonuses may be achieved by way of additional permits.
- Refer to the development table and Section 22.12 of the City of Martinez Municipal Code for all zoning, land use and development criteria.

MARKET ACTIVITY



High-demand market for infill residential development.



180+ Units at Amare Apartments on Arnold Drive currently in Planning Review.



Re-development of Pine Meadow Golf Course into Parks and Residential.



Forecast of Stable Rent Growth, Employment and Overall Community Development.

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AREA DEMOGRAPHICS


1 MILE RADIUS

 15,356
ESTIMATED
POPULATION 2019

 41.9
MEDIAN AGE

 \$617,431
MEDIAN HOME VALUE

 9,752
TOTAL EMPLOYEES

 \$108,194
AVG HOUSEHOLD
INCOME


3 MILE RADIUS

 44,396
ESTIMATED
POPULATION 2019

 43.2
MEDIAN AG

 \$631,473
MEDIAN HOME VALUE

 25,195
TOTAL EMPLOYEES

 \$123,189
AVG HOUSEHOLD
INCOME


5 MILE RADIUS

 97,306
ESTIMATED
POPULATION 2019

 43.4
MEDIAN AGE

 \$632,018
MEDIAN HOME

 70,008
TOTAL EMPLOYEES

 \$125,290
AVG HOUSEHOLD
INCOME



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PROPERTY PHOTOS



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PROPERTY PHOTOS



FACING SOUTH TOWARDS MT DIABLO



FACING WEST



FACING NORTH



SINGLE-FAMILY RESIDENCE

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SUGGESTIONS

All offers submitted for the proposed sale of the residential land should be in writing and accompanied by background information on the Buyer.

The property is being offered on the basis of an all-cash closing. The Buyer should distinguish itself by addressing the following:



PRICE

Stipulate total price
Evidence of funds



DEPOSITS

A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
Indicate timing and amounts of additional deposits



ESCROW CLOSING DATE

Specify for all scenarios



OFFER STRUCTURE

Investor or User



PROPOSED USE OF SITE

List proposed use



CONTINGENCIES/ CONDITIONS TO CLOSING

Indicate all buyer contingencies and length of contingency period
Specify all conditions necessary to trigger closing
If offering on an entitled basis, provide a projected entitlement timeline with major requirements



CONTACT

Contact Chris and Charlie
Do not disturb owner