

OFFICE BUILDING FOR LEASE

821 Main Street, Martinez, CA 94553



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TRI Commercial Real Estate Services 1777 Oakland Blvd, Suite 220, Walnut Creek, CA 94596



FOR LEASE OFFICE BUILDING

EXECUTIVE SUMMARY

821 Main Street



OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month (NNN)
Available SF:	1,560 SF

PROPERTY OVERVIEW

- Professional Office Space For Lease
- Perfect for law firms, financial institutions, insurance companies, etc.
- Incredible location in the heart of downtown Martinez
- Within walking distance of numerous restaurant and retail amenities
- Ample street parking available
- 1.5 blocks from the Courthouse

PROPERTY HIGHLIGHTS

- Available Square Footage: 1,560 SF
- Building Signage Available
- 5 private offices, kitchen & conference area, storage room, reception area, and restroom



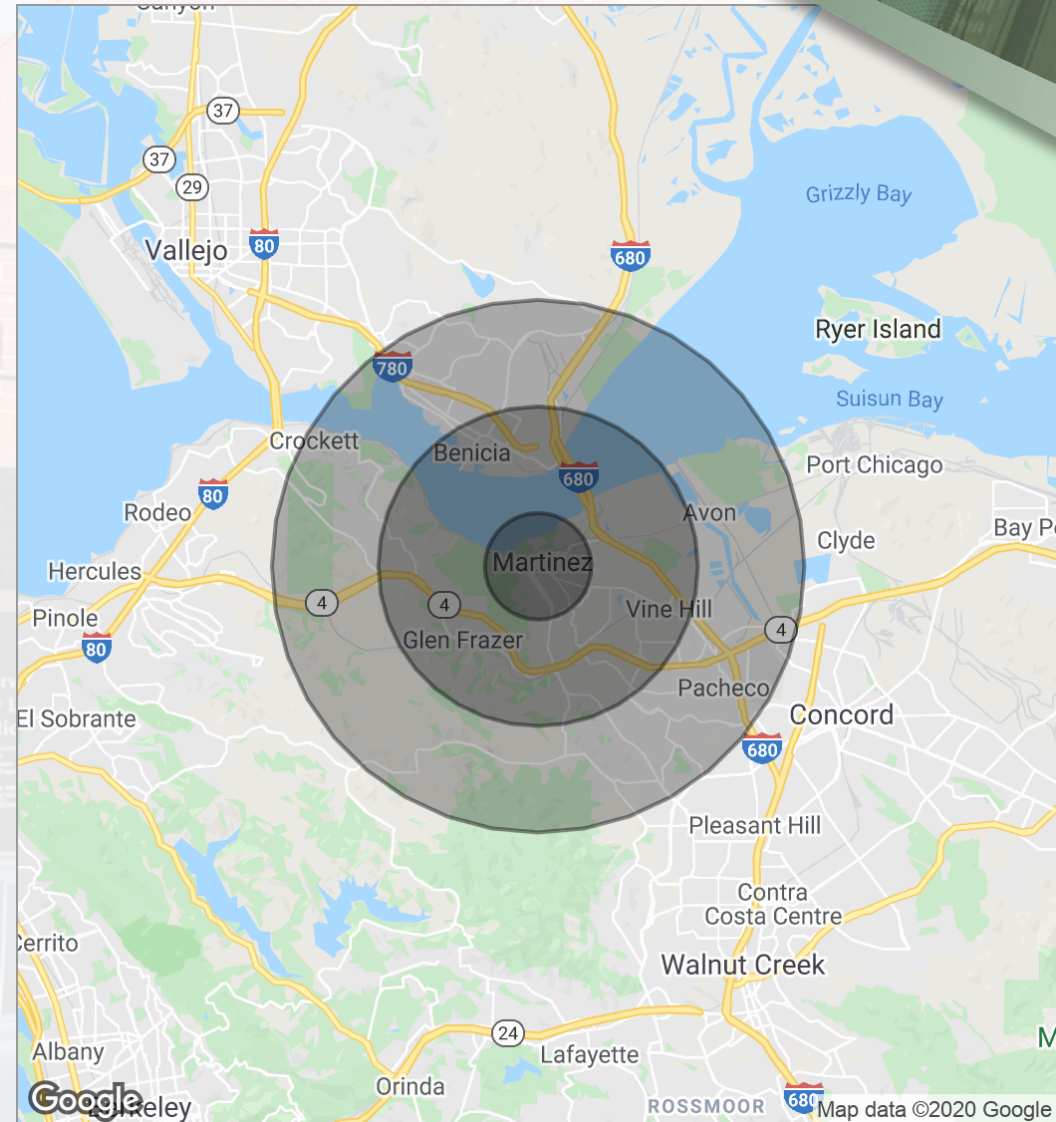
FOR LEASE OFFICE BUILDING

DEMOGRAPHICS MAP

821 Main Street

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,005	33,045	86,137
Median age	39.5	41.9	42.7
Median age (Male)	39.3	41.2	41.5
Median age (Female)	43.1	43.3	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,248	13,510	35,266
# of persons per HH	2.7	2.4	2.4
Average HH income	\$59,368	\$80,177	\$93,191
Average house value	\$412,442	\$525,111	\$565,148

* Demographic data derived from 2010 US Census





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Whatley Law Firm

821

Full Service
Family Law
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