

FOR LEASE | MARTINEZ RETAIL CENTER

SPACES AVAILABLE AT 1150-1160 ARNOLD DR, MARTINEZ, CA 94553
±858 SF TO ±6,346 SF AVAILABLE



John Sechser

Retail Services

925.296.3368

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LIC: #00829597

Sonny O'Drobinak

Healthcare Advisory Services

925.296.3303

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LIC: #00632311



1150-1160 ARNOLD DRIVE

MARTINEZ, CALIFORNIA

NEIGHBORHOOD COMMERCIAL
RETAIL SPACE IMMEDIATELY FOR LEASE
MEDICAL USES ALLOWED



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- Ample Parking & Good Signage



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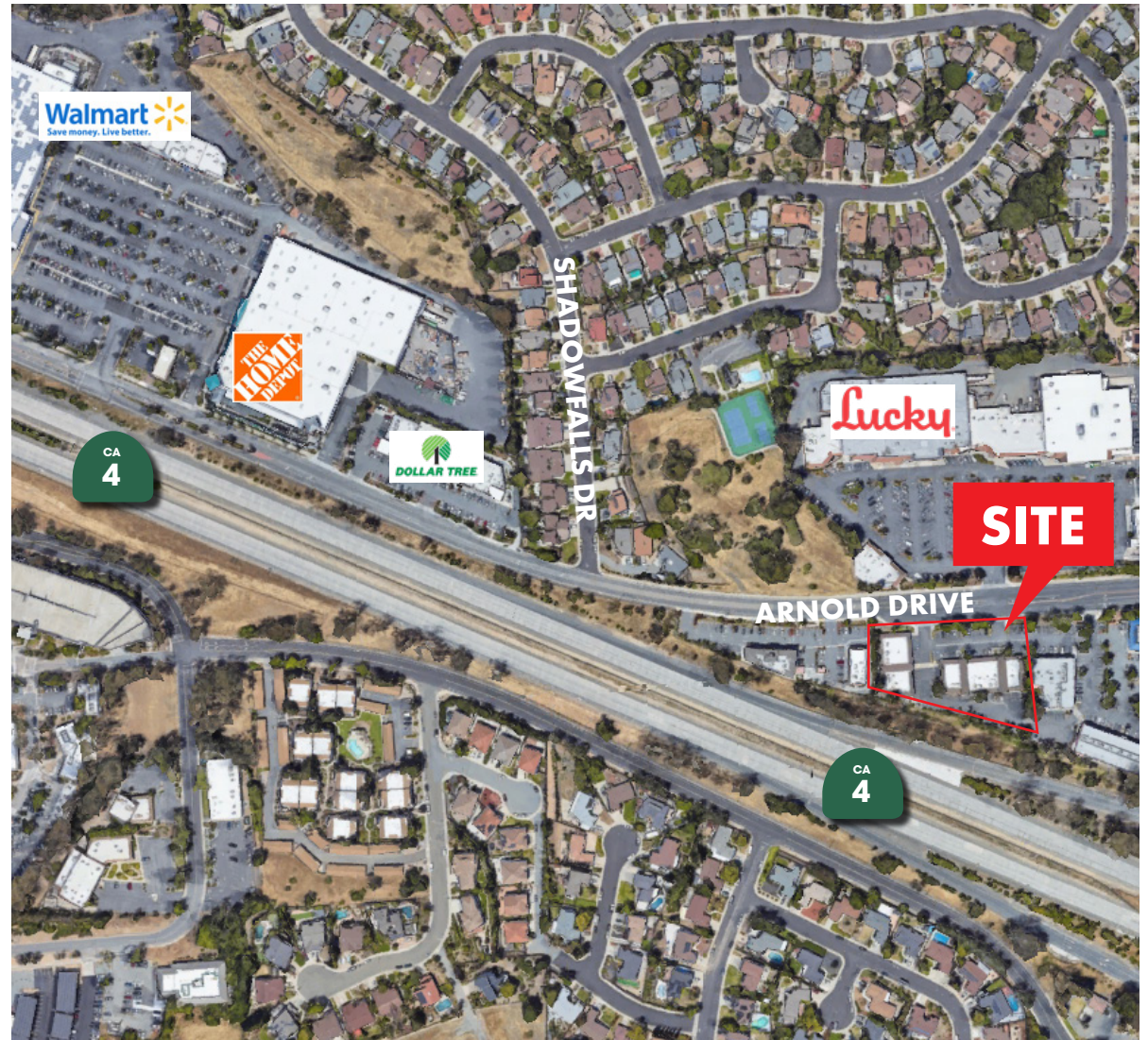
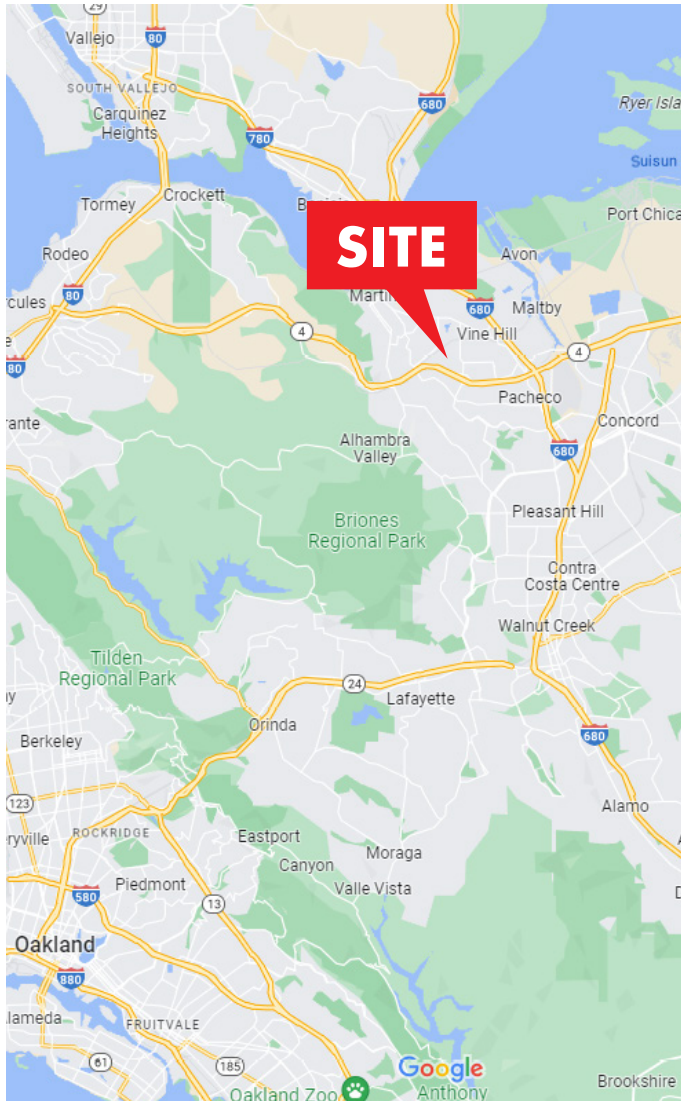


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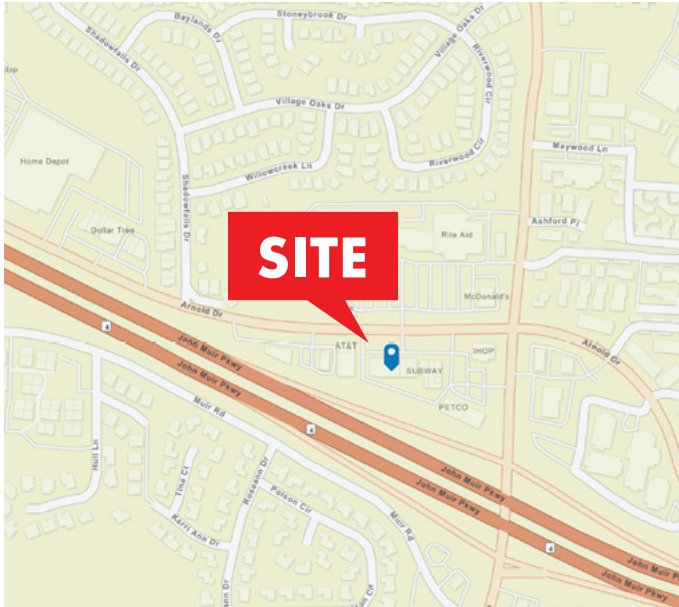


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**NEIGHBORHOOD COMMERCIAL
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Demographics	1 Mile	3 Mile	5 Mile
Population	14,332	63,788	162,804
Median HH Income	\$126,925	\$121,269	\$106,744
Median Age	43.0	44.1	40.4
Traffic on S CA-4	75,000 AADT		
Traffic on Arnold	12,730 AADT		

- **Lease Rate: Contact Broker**
- 3 points of ingress/egress
- Only 2 blocks from the CA-4 ramps
- Ample parking, retail core location
- Can serve daily errand-runners, complemented by nearby warehouse, and offices
- Visible from Highway 4
- "End Cap" space available

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1150		SF
● 1150-A	Available	±1,960
● 1150-B	Available	±3,528
● 1150-C	Available	±858
1150-D	Leased	±1,210

1160		SF
● 1160-A	Available	±1,563
1160-B	Leased	±800
1160-C	Leased	±1,000
1160-D	Leased	±1,386
1160-E	Leased	±1,684
● 1160-F	Available	±1,270
1160-G	Leased	±2,991



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