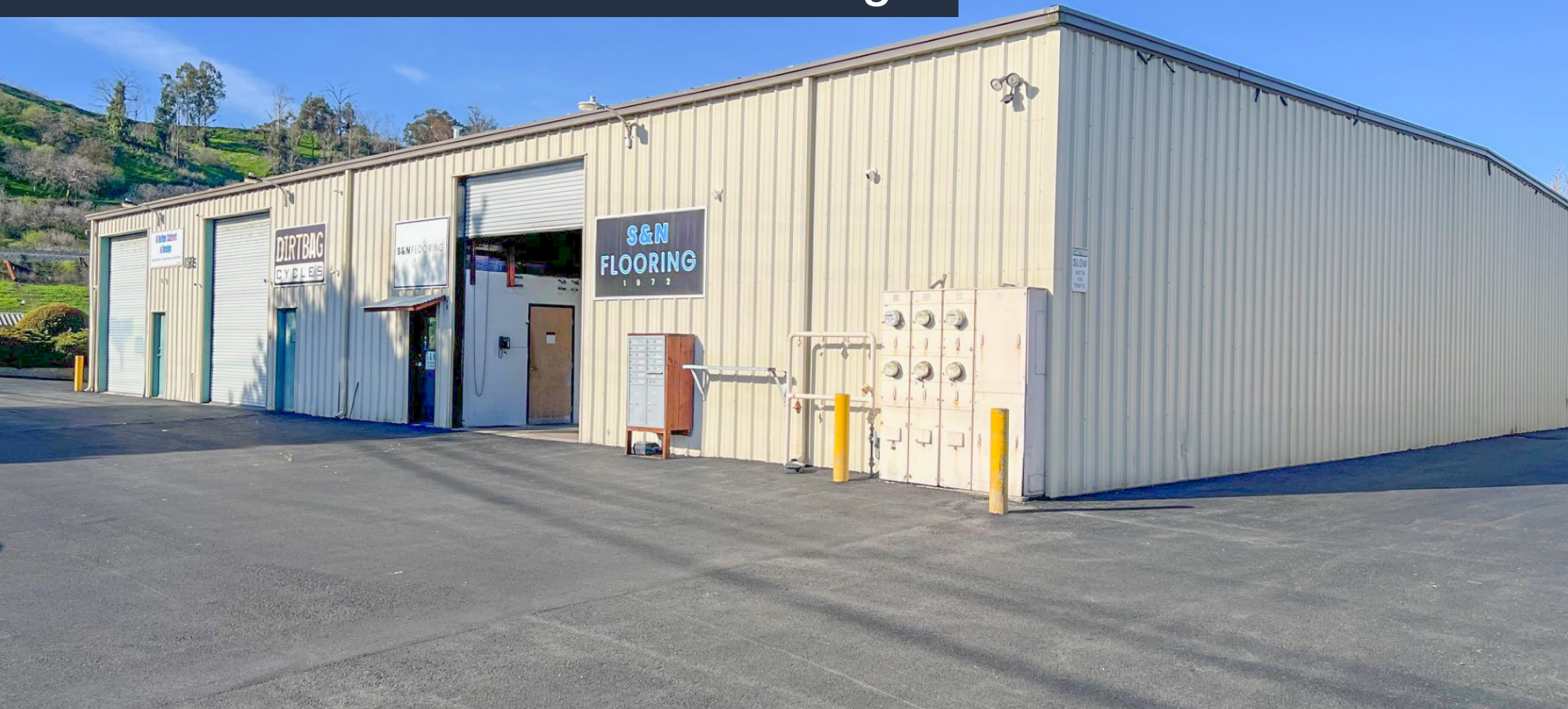


FOR SALE

Ground Lease with 5 Years Remaining



LOCKEHOUSE

155-157 Nardi Lane

MARTINEZ, CALIFORNIA

PROPERTY INFORMATION

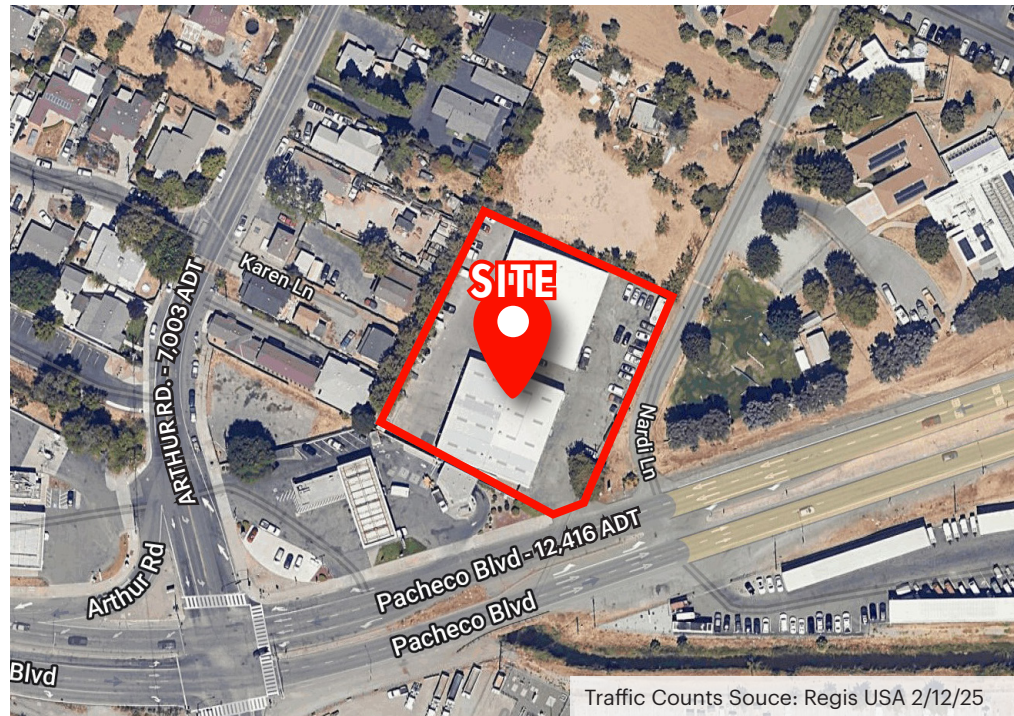
An excellent investment opportunity is available in Concord, California, featuring a 1-acre ground lease with two 10,000-square-foot light industrial buildings for sale. With five years remaining on the lease, this property offers a reliable income stream. The site is strategically located in a well-established industrial area with easy access to major highways, making it ideal for a range of industrial and manufacturing uses. Additional benefits include ample parking, flexible building configurations, and strong tenant demand in the Concord market. This is a valuable opportunity for investors seeking steady cash flow in a thriving East Bay location.

SALE PRICE

PRICE Call Broker
PRICE/SF

Summary

ADDRESS 155-157 Nardi Lane, Martinez, CA 94553
TYPE Industrial / Light Industrial
COUNTY Contra Costa
SIZE ± 20,000 SF
LOT SIZE ± 53,344 SF
AVAILABLE For Sale
STORIES 1
YEAR BUILT 1978
PARKING STALLS +50
APN 380-051-031-9
ZONING [Neighborhood Commercial \(NC\)](#)
[Manufacturing](#)



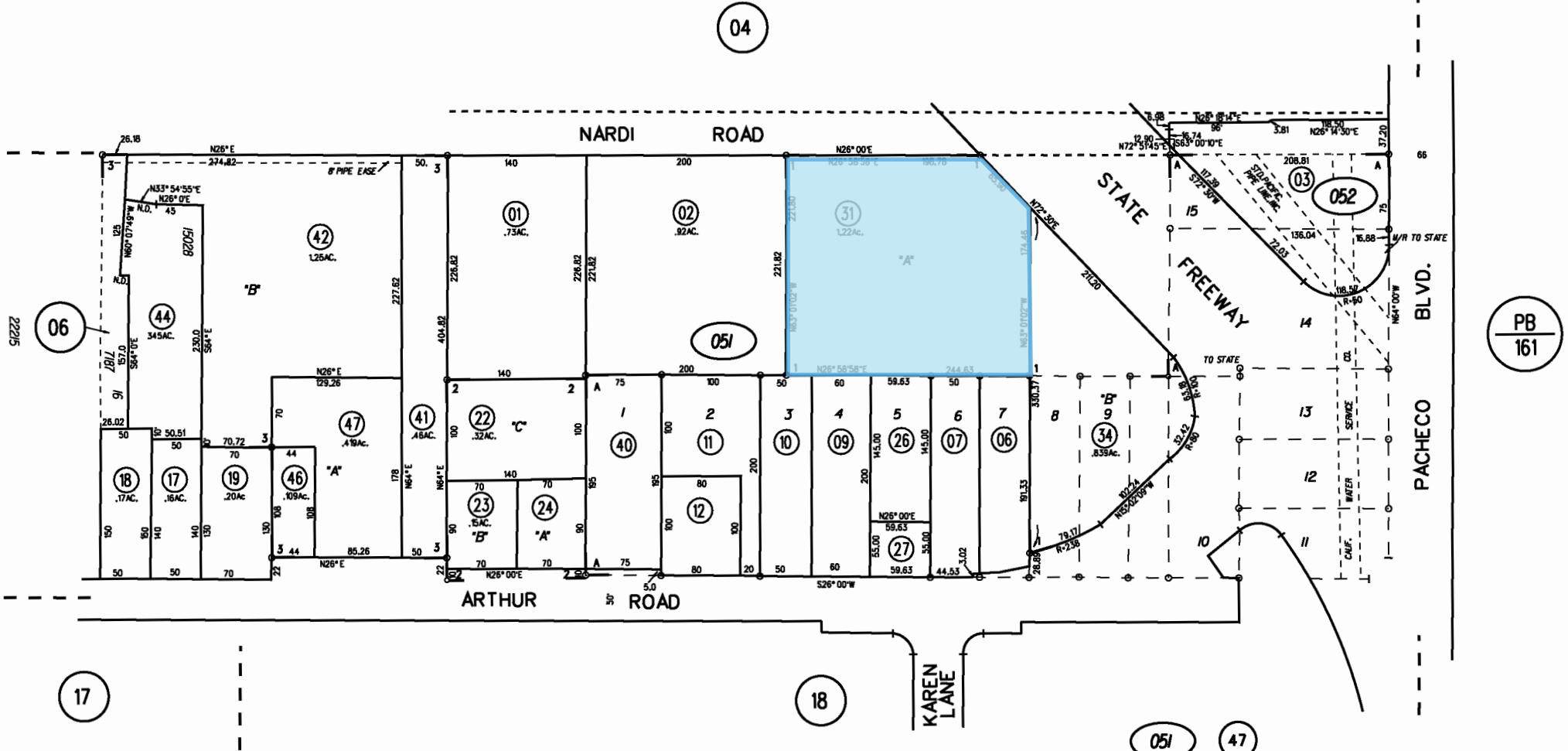
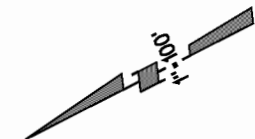


RENT ROLL				
UNIT	LEASEE	SF	LEASE END	BASE RENT
155A & F	BETTER STORAGE	2,500	12/31/2029	\$2,550.00
155B & E	DIRT BAG CYCLES	2,500	3/1/2028	\$2,855.00
155C	S&N FLOOR	2,500	12/31/2026	\$2,310.00
155D	NORREID'S PAINT	2,500	12/31/2026	\$2,310.00
157A	CALCOM ELECTRIC	1,250	2/28/2028	\$1,250.00
157B	CUL AUTO GLASS NAWABI	1,250	5/31/2028	\$1,562.00
157C	BT AUTO	2,500	1/31/2027	\$2,310.00
157D	LABRIES LHR	2,500	3/30/2030	\$2,400.00
157E	SUMMIT SPRINGS	1,250	1/31/2027	\$1,155.00
157F	ACE OF SHADES AUTO TINT	1,250	3/30/2029	\$1,250.00



PARCEL MAP

A HIRSHFIELD TRACT MB 37-27
 RANCHO LAS JUNTAS
 1973-1- 54LSM48 2-25-72
 2- 29LSM23 8-12-64
 3- 43PM17 2-11-76



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

051 4/29/05
 052



BENICIA



VALERO
BENICIA REFINERY



TMG
Martinez Refinery



Shell
Martinez Refinery



MARATHON
Martinez Refinery



PBF
Martinez Refinery



TESORO
Pacheco Refinery

SITE

MARTINEZ

PLEASANT HILL

DEMOGRAPHICS



Population	1 MILE	3 MILES	5 MILES
Est. Population	9,060	57,807	150,448
Total Businesses	213	2,604	7,642
Total Employees	2,892	30,183	78,748



Occupation	1 MILE	3 MILES	5 MILES
White Collar Workers	66.3%	68.2%	64.9%
Blue Collar Workers	33.7%	31.8%	35.1%



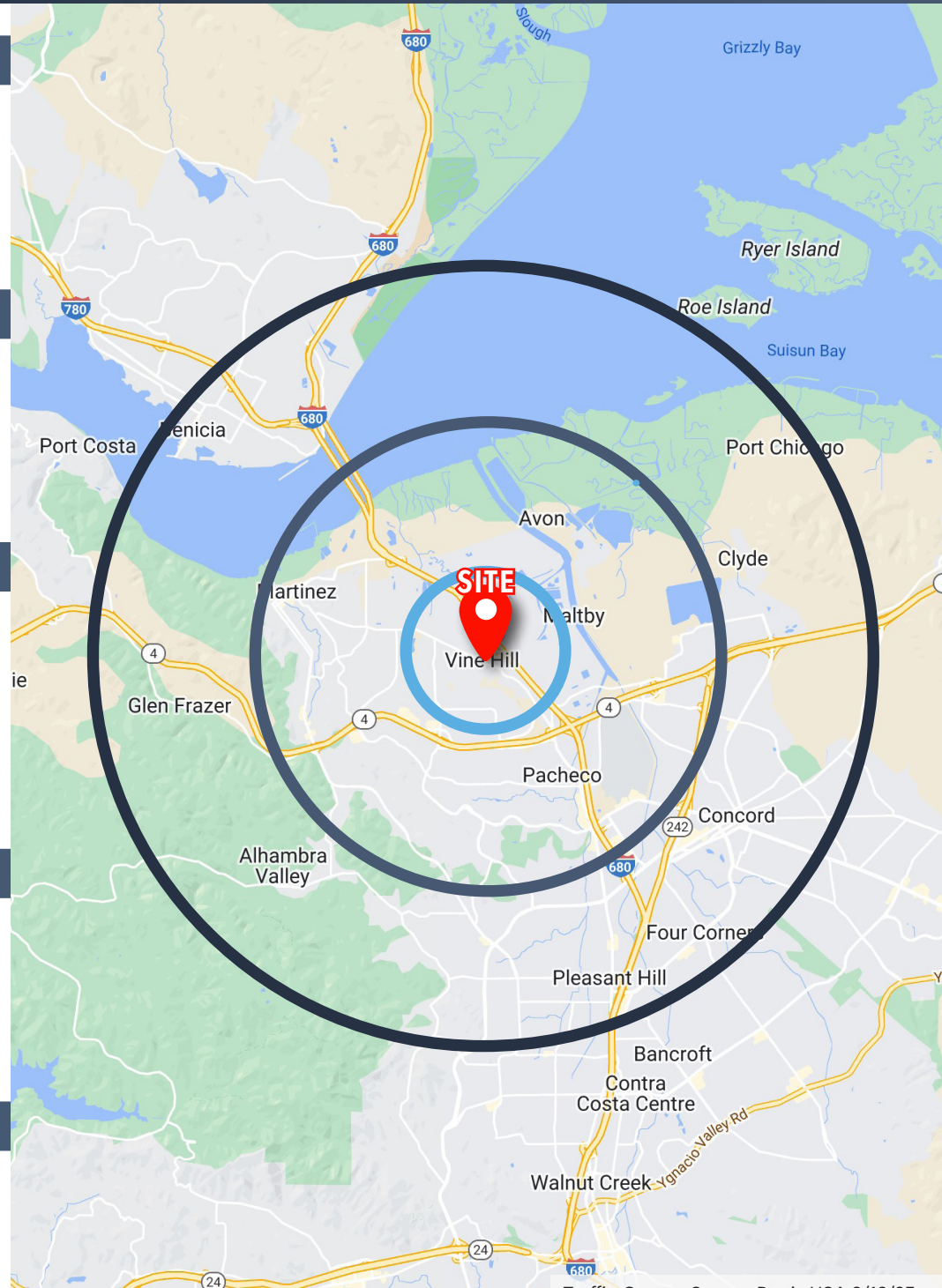
Household	1 MILE	3 MILES	5 MILES
Est. Households	3,405	23,252	59,057
Est. Average Household Income	\$173,243	\$159,715	\$150,784
Est. Average Household Net Worth	\$2.02 M	\$1.9 M	\$1.73 M



College Degree	1 MILE	3 MILES	5 MILES
Adult Population Age 25 Years or Over	6,465	42,771	109,254
Bachelor Degree or Higher	41.2%	42.9%	41.3%



Consumer Expenditures	1 MILE	3 MILES	5 MILES
Retail	\$219.18 M	\$1.41 B	\$3.46 B
Non-Retail	\$251.44 M	\$1.61 B	\$3.98 B



Traffic Counts Source: Regis USA 2/12/25



Historical City

Downtown Martinez is home to a large number of antique shops and beautifully preserved old buildings. The Martinez Historical Society created in 1973 preserves historical landmarks in Martinez. Some museums are the Borland House, John Muir House and Old Train Depot.

Contra Costa County

The ninth most populous county in the state with the population expected to grow by 29% by 2040. Many well-known companies are headquartered or have their West Coast base of operations within the county.

Top Employers

Employer	# of Employees
1 Contra Costa County	10,065
2 Veterans Health Administration	962
3 Kaiser Permanente	730
4 Equilon Enterprises	702
5 Martinez Unified School District	672
6 Wal-Mart	275
7 Safeway	190
8 City of Martinez	136
9 The Home Depot	125
10 Brand Energy & Infrastructure Service	120

*Source: City's 2021 Comprehensive Annual Financial Report

Easy Access

Martinez is a main thoroughfare from Highway 4 and Interstate 680 to Downtown Martinez. Highway 4 is the connector to the 680/880 freeways.



LOCKEHOUSE

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Source Image: Page 1 & 6 - CoStar | Demographics Source: Regis USA - 01/09/24