

Station Plaza

411 Ferry Street · Downtown Martinez, California 94553

MULTI-TENANT RETAIL + OFFICE OPPORTUNITY

Two street-level retail suites and seven upper-level office suites in a corner building at the heart of Downtown Martinez — near the Martinez Amtrak station, downtown restaurants, civic destinations, and the waterfront.



OFFERED AT

\$1,250,000

9,255 SF Building · Nine Suites · Central Commercial (CC)
APN 373-172-003-7 · Built 1916

EXCLUSIVELY PRESENTED BY

Mark Ross

Ross Company, Realtors · 925-212-8127 · markrcr@sbcglobal.net

Mark Ross · CA DRE #00888401 · Ross Company Realtors, Inc. · CA DRE #01974038

An established downtown retail & office building

Station Plaza combines street-level retail exposure with an upper-level professional office environment in Downtown Martinez. The existing configuration includes two larger retail spaces and seven individual office suites served by a shared conference area, lobby, patio, and kitchen/breakroom — a diversified tenant mix within a single corner building. A rear loading dock supports tenant deliveries.

The building received major electrical, plumbing, and related upgrades in 2005, and the exterior was repainted in 2025. The location places tenants and visitors near downtown restaurants, the Historic Old Train Depot, the county civic core, Waterfront Park, and the marina. Per the seller, the City of Martinez is currently entertaining proposals for restaurant use at the adjacent Historic Old Train Depot.

\$1.250M ASKING PRICE	9,255 SF BUILDING AREA	9 Suites RETAIL & OFFICE UNITS
100%* RENT-ROLL OCCUPANCY	\$8,043* MONTHLY SCHEDULED RENT	\$12.27/SF* AVERAGE ANNUAL RENT

*Physical rent-roll occupancy per the rent roll dated August 1, 2026. Lease terms and month-to-month arrangements vary by tenant; prospective buyers are encouraged to review executed leases as part of due diligence.

INVESTMENT HIGHLIGHTS

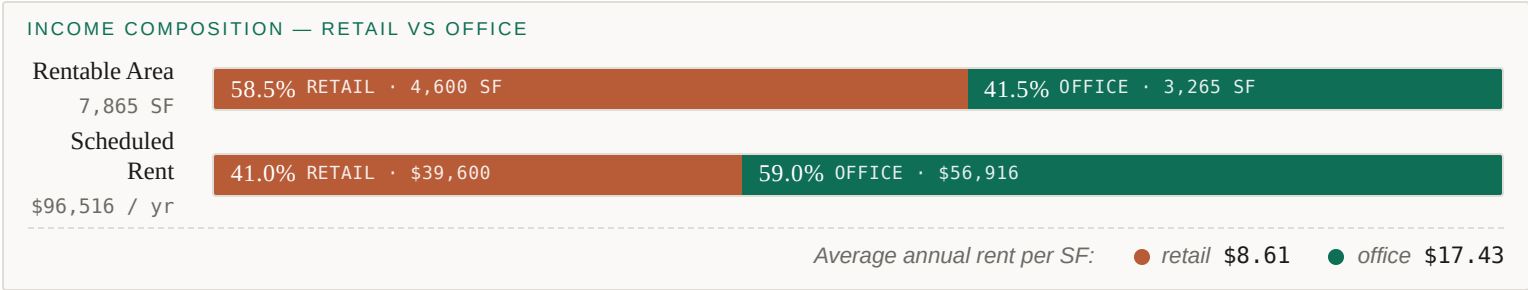
- Two street-level retail suites with visible downtown frontage on Ferry Street
- Seven upper-level office suites with shared conference, lobby, patio, and kitchen support spaces
- Nine occupied units and 100% occupancy reported on the current rent roll
- Current scheduled rent of approximately \$96,516 annually
- Current retail rents average approximately \$8.61 per SF annually, while the upper-level office suites average approximately \$17.43 per SF annually, based on the current rent roll
- Rent increases effective April 2026 across a majority of the office suites
- Major building systems upgraded in 2005; exterior repainted in 2025
- Corner location near the Amtrak station, downtown restaurants, and the Martinez waterfront
- Potential owner-user positioning, subject to lease and occupancy verification

Existing income profile

The completed offering memorandum presents current operations and the seller's pro forma separately, so buyers can distinguish in-place performance from projected income. Tenant identities are withheld from publication; suites are shown by unit.

SUITE	USE	AREA (SF)	MONTHLY RENT	ANNUAL RENT	ANNUAL \$/SF
1 Ferry	Office	435	\$578	\$6,936	\$15.94
2 Ferry	Office	510	\$715	\$8,580	\$16.82
3 Ferry	Office	260	\$495	\$5,940	\$22.85
4 Ferry	Office	500	\$600	\$7,200	\$14.40
5 Ferry	Office	540	\$715	\$8,580	\$15.89
6 Ferry	Office	620	\$990	\$11,880	\$19.16
7 Ferry	Office	400	\$650	\$7,800	\$19.50
A Ferry	Retail	2,400	\$1,500	\$18,000	\$7.50
Station A–B	Retail	2,200	\$1,800	\$21,600	\$9.82
Total / Average		7,865	\$8,043	\$96,516	\$12.27

Rent roll dated August 1, 2026. The rent roll accounts for 7,865 SF within the 9,255 SF building area; the remaining 1,390 SF represents shared common areas and building circulation.



2026 YTD CASH-BASIS OPERATIONS	
Annualized scheduled rent (rent roll 08/01/26)	\$96,516
2026 collected income · Jan 1 – Jul 21 actuals	\$47,542
2026 operating expenses · Jan 1 – Jul 21 actuals	\$28,138
Net cash provided by operating activities	\$19,404
Current occupancy	100%

SELLER PRO FORMA	
Annualized scheduled rent	\$96,516
Seller-adjusted annual operating expenses	\$51,277
Seller-projected NOI	\$45,239
Seller pro forma cap rate at asking price	3.62%
Assumed occupancy	100%

Two street-level retail suites and seven upper-level offices

The building's use is split across two floors. The street level houses two larger retail suites totaling approximately 4,600 SF — a corner suite occupied by I've Been Framed Frame Shop & Gallery, and a Ferry Street-fronting suite occupied by GLT Sign Solutions. The upper level contains seven individual office suites arranged along a central corridor, with shared conference, lobby, patio, and kitchen/breakroom support spaces.

GROUND LEVEL · RETAIL

2 suites · ~4,600 SF

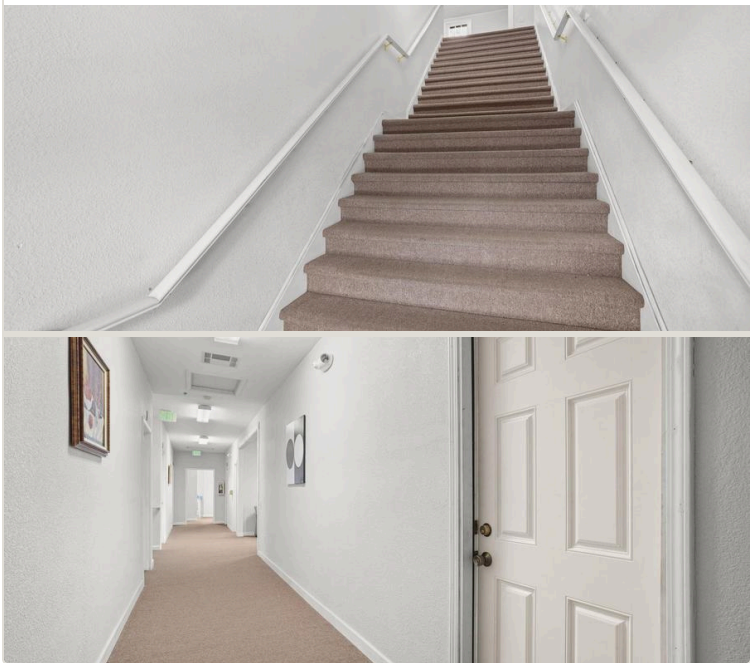
Two brick-fronted retail suites with large storefront glass and awnings, prominently addressing Ferry Street. The corner suite occupies the highly visible Ferry/Marina Vista corner position; the second retail suite fronts Ferry Street with double-door retail access.



UPPER LEVEL · OFFICE

7 suites · ~3,265 SF

Seven office suites ranging from approximately 260 to 620 SF, arranged along a central corridor with natural light. Access is via an interior staircase from the ground-floor lobby. Suite sizes and layouts are detailed on the accompanying rent-roll page.



Shared support spaces on the upper level: conference/meeting room, reception lobby, outdoor patio, and kitchen/breakroom — available to the office tenants and reflected in the tenancy structure.

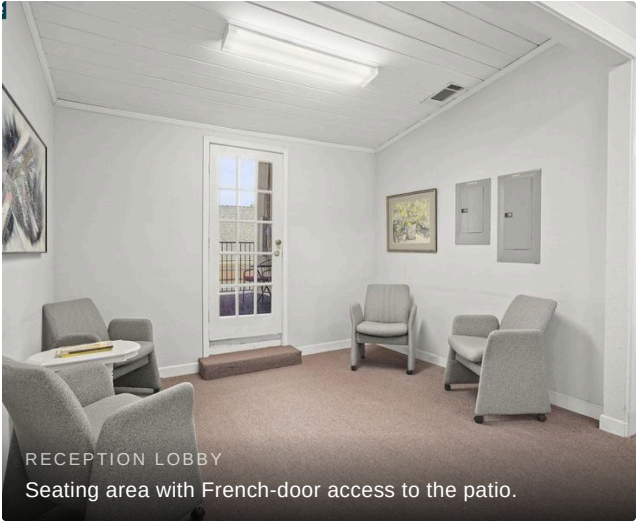
Suite areas per rent roll dated 08/01/26. Rentable area of 7,865 SF within the 9,255 SF building; the remaining 1,390 SF represents shared common areas and building circulation.

Shared amenities anchor the upper-level offices

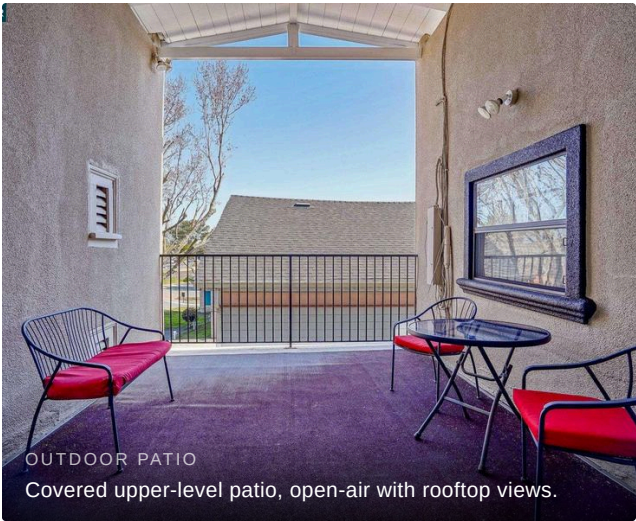
The upper level's seven office suites are served by shared support spaces that materially expand each tenant's usable footprint — a conference/meeting room, a reception lobby, an outdoor patio with rooftop views, and a kitchen/breakroom. These amenities differentiate Station Plaza from typical individual downtown office rentals and support the current rent-per-SF profile of the upstairs suites.



CONFERENCE & MEETING ROOM
Natural-light conference space with seating for six, shared across the seven office suites.



RECEPTION LOBBY
Seating area with French-door access to the patio.



OUTDOOR PATIO
Covered upper-level patio, open-air with rooftop views.

Kitchen & breakroom — sink, microwave, refrigerator, counter workspace with window light

Interior common areas — corridor, entry stair, and shared restrooms on the upper level

Shared-space allocations reflected in the tenancy structure and rent roll. Access arrangements demonstrated during tour.

Downtown corner lot with major building upgrades

Station Plaza occupies a corner parcel at the NW corner of Ferry Street and Marina Vista Avenue in Downtown Martinez, immediately adjacent to the Historic Old Train Depot with the active Martinez Amtrak Station approximately 0.2 mile west.

APN 373-172-003-7	APPROX. LOT AREA ≈ 5,600 SF	BUILDING AREA 9,255 SF	APPROX. FAR ≈ 1.66
APPROX. FRONTAGES Ferry St 83' · Marina Vista Ave 73' · East 68' · North 75'			



Neighborhood context — walking-scale destinations within one to two blocks of the property. Positions approximate; distances subject to independent verification. Basemap: Google Maps · Obsidyn markup

Building upgrades

 Exterior repainted 2025	 Major electrical upgrades CIRCA 2005	 Major plumbing upgrades CIRCA 2005	 Interior remodel CIRCA 2000
--	--	--	---

CONSTRUCTION & UTILITIES	Stucco exterior with brick storefront detailing · Public water and sewer and street parking nearby · Rear loading dock for tenant deliveries · Electric, natural gas, cable in place · Public
--------------------------	---

Improvement dates, construction type, and utility responsibility per seller and public listing data. Frontage dimensions per public parcel data. Prospective buyers should independently verify all property facts through inspection, permit records, lease review, and survey.

Central Commercial zoning — downtown activation

DISTRICT CC · CENTRAL COMMERCIAL

Station Plaza sits within the City of Martinez's Central Commercial (CC) district, which governs Downtown Martinez. The district is designed for active, pedestrian-oriented ground-floor uses paired with commercial or residential above — a match for the property's existing retail + office configuration and for adaptive-reuse strategies going forward.

ADJACENT · OLD TRAIN STATION

The City of Martinez is currently entertaining proposals for restaurant use at the adjacent Historic Old Train Depot — a use permitted by right in the CC district, including full liquor service. Restaurant activation of the adjacent parcel would bring foot traffic directly to the property's Ferry Street retail frontage.

COMMERCIAL & OFFICE - General retail sales - Professional and administrative offices - Professional and personal services - Financial institutions - Physical fitness facilities - Wholesale establishments without stocks	FOOD, BEVERAGE & HOSPITALITY - Restaurants — including full liquor service - Bars and nightclubs - Hotels - Private clubs, lounges, and lodges
CULTURAL, MEDICAL & INSTITUTIONAL - Medical, dental, and health care outpatient facilities - Public and private art galleries, libraries, and museums - Educational and religious institutions - Public entertainment venues	RESIDENTIAL & MIXED-USE - Dwelling units above the ground floor - Housing development projects - Supportive housing

MAXIMUM HEIGHT 40 ft · 3 stories Up to 50 ft / 4 stories with incentive	MAXIMUM FAR 3.0 · up to 3.5 Base / Amtrak overlay	SETBACKS · F/S/R 5 / 0 / 0 ft Subject to adjacency exceptions	GROUND FLOOR Active frontage Applies to entitlement applicants
--	--	--	---

Martinez Amtrak Station overlay applies

Sites within a half-mile of the Martinez Amtrak Station qualify for an enhanced floor-area ratio range of 1.0 to 3.5. Station Plaza is directly adjacent to the Historic Old Train Depot and sits well within the overlay boundary — a zoning advantage for adaptive-reuse strategies that add density.

Source: Martinez Municipal Code Title 22, Chapter 22.16 (Commercial Districts), as amended by Ord. Nos. 1458 (May 2024), 1463, 1471, 1473, and 1474. Not a legal opinion. Prospective purchasers should independently verify current district designation, permitted uses, and applicable development standards with the City of Martinez Planning Department.

Downtown Martinez market snapshot

Population, income, workforce, and adjacency data within a one-mile radius of the property, compiled from the CoreLogic Neighborhood Profile dated July 21, 2026. These indicators frame the trade area for the ground-floor retail and the daytime workforce that supports the upper-level office suites.

48,600 POPULATION	19,134 HOUSEHOLDS	42.3 MEDIAN AGE	\$121,023 AVG HH INCOME	\$781,400 MEDIAN HOME SALE PRICE
----------------------	----------------------	--------------------	----------------------------	-------------------------------------

ECONOMIC & WORKFORCE PROFILE

Workforce composition



Top industries by workforce

Services	9,013
Retail Trade	3,135
Construction	2,362
Public Administration	1,967
Finance, Insurance & Real Estate	1,651

Commute & connectivity

Drive	75.0%
Work from Home	18.5%
Public transit	3.7%
Median travel time	30 min

RETAIL & HOUSEHOLD CONTEXT

Nearby food & beverage

Sunflower Garden Chinese restaurant · 436 Ferry St	0.03 MI
Bella Cusi Family restaurant · 514 Ferry St	0.04 MI
Del Cielo Brewing Company Brewery / bar · 701 Escobar St	0.06 MI
Five Suns Brewing Brewery / bar · 701 Escobar St Ste C	0.06 MI

Nearby schools

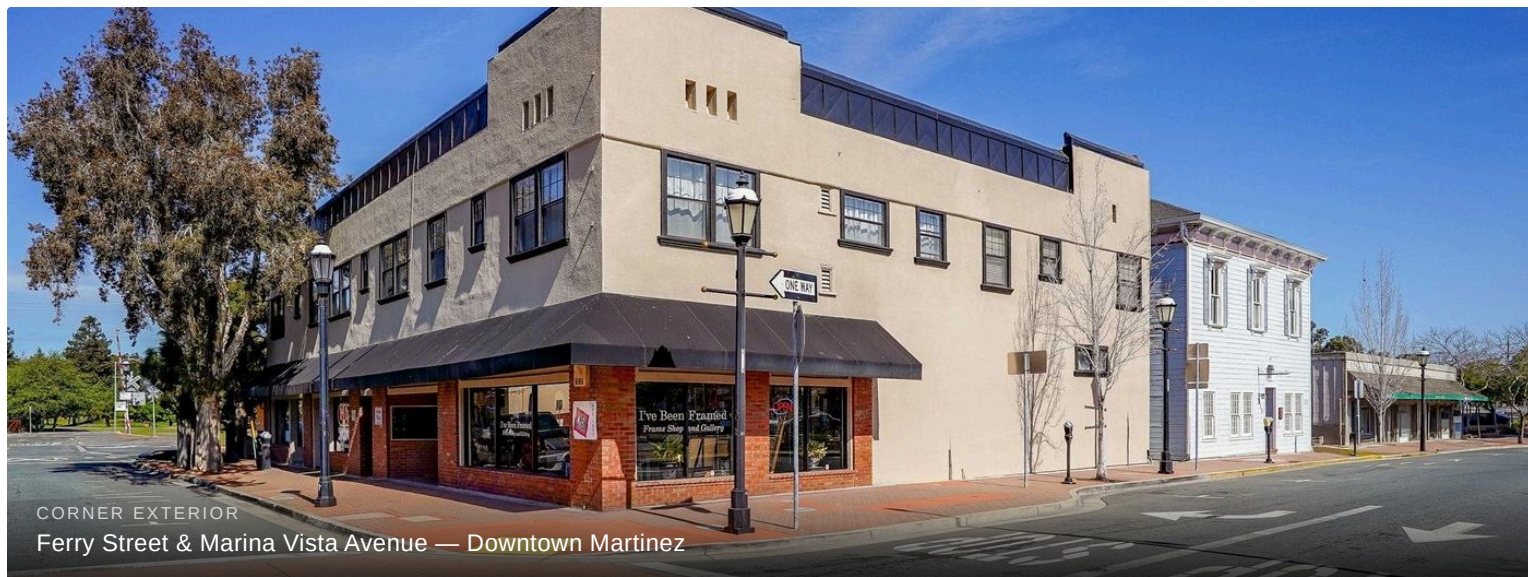
St Catherine of Siena School Private · Pre-K–8th · 155 students	0.34 MI
Vicente Martinez High Public · 9th–12th · 50 students	0.37 MI
Martinez Junior High Public · 6th–8th · 843 students	0.53 MI

Housing occupancy (1-mi)

Owner-occupied	69.9%
Rented	27.2%
Vacant	2.9%

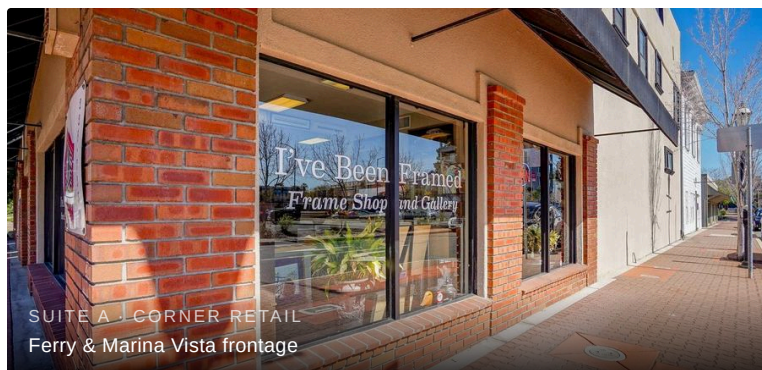
Source: CoreLogic Neighborhood Profile · 1-mile radius from 411 Ferry Street · report generated 07/21/2026. Population, household, and workforce metrics are model-based estimates. Nearby-business and school listings are illustrative and current at the report date; distances shown as reported by CoreLogic and subject to independent verification.

Property photography



CORNER EXTERIOR

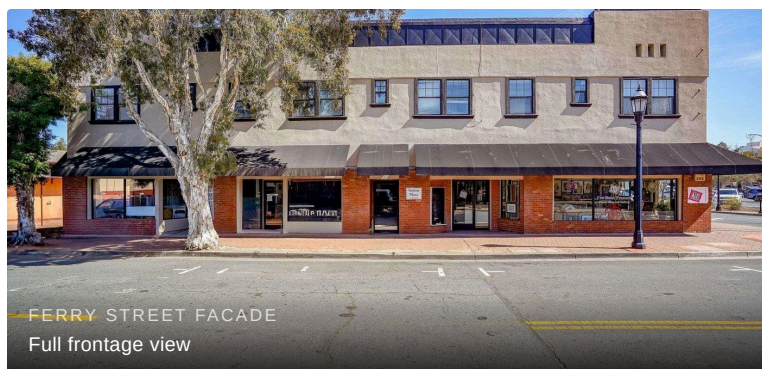
Ferry Street & Marina Vista Avenue — Downtown Martinez



SUITE A - CORNER RETAIL
Ferry & Marina Vista frontage



STATION A-B - FERRY RETAIL
Ferry Street frontage



FERRY STREET FACADE
Full frontage view



UPPER-LEVEL ENTRY
Ferry Street pedestrian entrance



FULL PHOTO GALLERY

Scan for interior office photos, shared support spaces, and additional exterior views.

411 FERRY ST · MARTINEZ

The QR code links to the complete listing photo gallery. Interior photography of the currently-occupied retail suites can be arranged on tour, available on request.

411 Ferry St

Martinez, CA 94553



Regionally connected. Station Plaza sits within the Contra Costa County commuter corridor: I-680 access approximately 1.2 miles away, the Benicia-Martinez Bridge providing direct connection to Solano County under a mile, and Concord and its BART connection roughly ten miles east. The Contra Costa Regional Medical Center anchors the neighborhood at approximately two miles.

Destinations, distances, and drive times shown on the map are illustrative and subject to independent verification. Map source: Google Maps aerial imagery.

411 Ferry St

Martinez, CA 94553

MARTINEZ MARINA

JOE DIMAGGIO BALLFIELDS

MARTINEZ FISHING PIER

WATERFRONT PARK

MAIN STREET /
DOWNTOWN CORE

WESTERN SHORELINE

HISTORIC OLD TRAIN DEPOT
Adjacent

411 Ferry St
Martinez, CA 94553

MARTINEZ AMTRAK STATION
Approx. 0.2 MI

APPROXIMATE DISTANCES

	WATERFRONT PARK	APPROX. 0.2 MI
	HISTORIC OLD TRAIN DEPOT	ADJACENT
	MARTINEZ AMTRAK STATION	APPROX. 0.2 MI
	MAIN STREET / DOWNTOWN CORE	APPROX. 0.4 MI
	MARTINEZ MARINA	APPROX. 0.6 MI
	WESTERN SHORELINE	APPROX. 0.8 MI
	I-680 ACCESS	APPROX. 1.2 MI

Local destinations measured by approximate walking route; I-680 access measured by approximate driving route

Downtown Martinez at the doorstep of the Amtrak station. Station Plaza sits immediately adjacent to the Historic Old Train Depot, a city-owned landmark currently undergoing revitalization; the active Martinez Amtrak Station is approximately 0.2 mile west, with Waterfront Park and Joe DiMaggio Field a fifth of a mile away, Downtown Martinez a short walk south, and the Martinez Marina roughly two-thirds of a mile north.

Per the seller, the City of Martinez is currently entertaining proposals for restaurant use at the adjacent Historic Old Train Depot — a potential activation of the block directly next door to the property's Ferry Street retail frontage.

Destinations, distances, and drive times shown on the map are illustrative and subject to independent verification. Map source: Google Maps aerial imagery.

Contact the listing broker

For property tours, additional financial materials, lease information, or further details on Station Plaza at 411 Ferry Street, please contact the listing broker directly.

EXCLUSIVELY PRESENTED BY

Mark Ross

Ross Company Realtors, Inc.

DIRECT

(925) 212-8127

EMAIL

markrcr@sbcglobal.net

Mark Ross · CA DRE #00888401

Ross Company Realtors, Inc. · CA DRE #01974038

Buyer inquiries: Additional financial packages, lease summaries, and detailed property information are available on request. Please direct all inquiries and tour requests to the listing broker; do not contact the current tenants directly.

Disclosures and source notes

Property information

All property, tenant, lease, zoning, measurement, improvement, mapping, and location information presented in this Offering Memorandum has been supplied by the client, listing broker, seller, MLS, public records, and other identified sources. Property facts, measurements, permitted uses, improvement history, and location information are subject to independent verification by prospective purchasers.

Financial information

Rent-roll, operating-statement, and pro-forma information presented from materials supplied by the client, seller, and property management. Obsidyn does not independently audit, certify, or guarantee the accuracy of supplied financial information. Nothing in this Offering Memorandum constitutes an appraisal, accounting review, broker price opinion, or investment recommendation.

Seller pro forma

Pro-forma figures presented in this Offering Memorandum are seller-provided projections based on assumptions supplied or approved by the client, and are not historical or in-place operating results. Implied returns computed from pro-forma figures are labeled as pro-forma returns and should not be interpreted as current cap rates. Prospective purchasers should independently review all financial assumptions and consult their own accounting, tax, and financial advisers.

Aerial and mapping references

The Regional Context Map (page 10) and Neighborhood Context Map (page 11) present illustrative wayfinding imagery prepared for buyer orientation. It is not a survey, engineering exhibit, title map, parcel certification, or guarantee of distance, access, or adjacency. Distances, walk times, and destination references are illustrative and subject to independent verification.

SOURCE	REFERENCE	EFFECTIVE DATE
MLS listing	MLS #41089349 · CCAR	Current listing — original MLS list \$1,381,000
Rent roll	Seller-provided	08/01/2026
Zoning designation and code	Martinez Municipal Code Ch. 22.16 · City of Martinez Planning	2026
Cash-flow recap	Seller-provided · Jan 1 – Jul 21, 2026	Through 07/21/2026
Pro forma	Seller-provided	Undated
Market demographics	CoreLogic Neighborhood Profile · 1-mile radius	07/21/2026
Parcel data	County assessor · Google parcel outline	2026
Neighborhood context map (page 6)	Google Maps basemap · Obsidyn markup	2026
Property photography	© CCAR 2025 · Listing broker	2025
Regional context map	Google Maps aerial imagery · Obsidyn markup	2026
Neighborhood context map	Google Maps aerial imagery · Obsidyn markup	2026

Prospective purchasers should independently investigate all information and consult their own legal, tax, accounting, financial, architectural, engineering, environmental, zoning, and other professional advisers before making any investment decision. This Offering Memorandum is a marketing document. It is not an appraisal, investment recommendation, legal opinion, accounting report, survey, title report, or guarantee of property performance.

Prepared by Obsidyn · Property Opportunity

Jennifer Jones · CA DRE #01454810 · in cooperation with Ross Company Realtors, Inc. (Mark Ross · CA DRE #00888401 / Brokerage CA DRE #01974038)
OBS-OM-20260721-411FERRY-V1.0