



AMARE APARTMENT HOMES

MARTINEZ, CA

WALNUT CREEK

PLEASANT HILL

AMARE
APARTMENT
HOMES

MARTINEZ



INVESTMENT SUMMARY

183-UNIT ENTITLED MULTIFAMILY DEVELOPMENT OPPORTUNITY

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire Amare Apartment Homes (the “Project” or “Property”), a 183-unit fully entitled multifamily development opportunity located on approximately ±6.06 acres in Martinez, California. The Project is designed as a thoughtfully planned garden-style apartment community consisting of six residential buildings ranging from three to four stories, with a mix of one-bed and two-bedroom units. Nine units will be designated as affordable housing, enabling the Project to qualify under California State Density Bonus provisions.

- » 174 market-rate rental units (104 One-Bed, 79 Two-Bed)
- » 9 affordable units at 80% AMI
- » ±6.06 gross acres, ±5.96 net acres
- » Garden Style Build
- » 3-4 Story community
- » 275 vehicle parking spaces provided

The Project has advanced through an extensive entitlement and environmental review process, significantly reducing development risk relative to early-stage multifamily opportunities. Following publication of an Initial Study/Mitigated Negative Declaration, the City ultimately required preparation of a full Environmental Impact Report (EIR) to address public comments related to biological resources and transportation impacts. The final EIR was released in September 2022 after completing a formal public review period, marking a substantial milestone in the entitlement process and positioning the project for execution.

Upon completion, residents will enjoy a comprehensive suite of lifestyle amenities designed to compete with newer institutional-quality multifamily communities throughout the East Bay. Community features include a fitness center, business center and co-working space, leasing office, package room, children’s play area, outdoor kitchen and gathering spaces, landscaped courtyards, and abundant open space. The Project provides almost two acres of open space, exceeding city requirements, and incorporates extensive landscaping, stormwater-integrated design features, and a cottage/craftsman-inspired architectural character that creates a distinctive residential environment.



AMARE
APARTMENT
HOMES

INVESTMENT HIGHLIGHTS

FULLY ENTITLED 183-UNIT MULTIFAMILY DEVELOPMENT OPPORTUNITY

Am re Apartments offers the opportunity to acquire a fully entitled 183-unit multifamily development site in Martinez, California. The approved project spans approximately  6.06 acres and consists of six residential buildings containing 104 one-bedroom and 79 two-bedroom apartment homes. With all major land use approvals in place, investors can immediately focus on pre-construction, capital formation, and development execution rather than navigating a prolonged entitlement process.

LOW-DENSITY SITE PLAN WITH EXCEPTIONAL OPEN SPACE

Unlike many contemporary multifamily developments that maximize density at the expense of livability, Am re Apartments has been thoughtfully designed as a garden-style community with approximately 77,855 square feet of open space and just 21.4% site coverage. The project incorporates landscaped courtyards, outdoor gathering areas, a children’s play space, fitness facilities, coworking amenities, and pedestrian-oriented design elements that position the property to compete effectively for renters seeking a more spacious residential environment.

INSTITUTIONAL-SCALE COMMUNITY WITH EXCEPTIONAL OPEN SPACE & AMENITIES

Amare Apartments has been thoughtfully designed as an amenity-rich residential community featuring approximately 77,855 square feet of open space, exceeding municipal requirements and creating a differentiated resident experience. Planned amenities include a fitness center, business center, leasing office, package room, outdoor entertaining areas, children’s play area, landscaped courtyards, and gathering spaces. The project’s low-density site plan allocates just 21.4% lot coverage, creating a spacious community environment uncommon among contemporary multifamily developments.



STRATEGIC LOCATION WITH ACCESS TO SAN FRANCISCO & OAKLAND

Am re Apartments offers residents convenient access to the Bay Area’s largest employment centers through immediate connectivity to State Route 4, Interstate 680, and Highway 24. Nearby BART stations in North Concord/Martinez, Pleasant Hill, and Walnut Creek provide direct rail access to Downtown Oakland(25-35 Minutes) and San Francisco(40-50 Minutes), allowing residents working in these cities to enjoy a more attainable housing option while maintaining efficient regional connectivity.

DIVERSIFIED EMPLOYMENT BASE SUPPORTS LONG-TERM RENTAL DEMAND

Contra Costa County is anchored by a diverse collection of employment sectors including healthcare, energy, government, education, advanced manufacturing, logistics, and professional services. Major regional employers include Kaiser Permanente, John Muir Health, Chevron, Contra Costa County, and Martinez Refining Company, creating a diversified employment foundation that is less dependent upon any single industry. This broad economic base continues to support long-term rental housing demand throughout central Contra Costa County.

HIGH BARRIERS TO ENTRY LIMIT FUTURE COMPETITION

Developing new multifamily housing in California requires significant capital, time, environmental review, and municipal approvals. Am re’s successful progression through the entitlement and EIR process highlights the substantial barriers associated with bringing new housing inventory to market. As a result, the project benefits from a competitive advantage that would be difficult and time-consuming for future developments to replicate.

ATTRACTIVE PRODUCT POSITIONED TO SERVE UNDERSUPPLIED MIDDLE-MARKET RENTERS

The project’s balanced unit mix of one- and two-bedroom residences is specifically designed to appeal to a broad segment of renters, including young professionals, couples, small families, and downsizing households. Combined with modern amenities, substantial open space, and a cottage-inspired architectural design, Am re Apartments is positioned to fill a gap between institutional luxury product and aging legacy apartment inventory within the submarket.

WHY MARTINEZ

Martinez offers a unique combination of Bay Area connectivity, attainable housing fundamentals, and small-town character within one of Northern California’s most diverse economic regions. As Contra Costa County’s seat and one of the East Bay’s historic waterfront communities, Martinez provides residents convenient access to major employment centers throughout the region while offering a more affordable alternative to Walnut Creek, Pleasant Hill, and other core East Bay submarkets.

STRATEGICALLY POSITIONED AT THE CENTER OF CONTRA COSTA COUNTY

Martinez sits at the convergence of some of the East Bay’s most important transportation corridors, including Highway 4, Interstate 680, and State Route 242. Residents benefit from convenient access to major employment centers throughout Walnut Creek, Concord, Pleasant Hill, Oakland, and the broader Bay Area. The city’s central location allows commuters to reach a diverse collection of healthcare, government, industrial, logistics, and professional employment hubs throughout Contra Costa County.

A DIVERSE AND STABLE EMPLOYMENT BASE

Contra Costa County is supported by a broad employment base spanning healthcare, government, education, energy, manufacturing, logistics, and professional services. Major employers including Kaiser Permanente, John Muir Health, Chevron, Contra Costa County, and Martinez Refining Company provide thousands of jobs throughout the region, creating a resilient economic foundation that is less dependent on any single industry. This diversified employment profile continues to support long-term housing demand and renter stability.

SMALL-TOWN CHARM WITH EAST BAY CONVENIENCE

Unlike many Bay Area communities, Martinez combines regional accessibility with a distinctive neighborhood atmosphere. Residents enjoy a historic downtown district, waterfront recreation along the Carquinez Strait, numerous parks and open space areas, and a growing collection of local restaurants and retail destinations. Combined with highly accessible transportation infrastructure and proximity to major employment nodes, Martinez offers an increasingly attractive lifestyle alternative for renters seeking value, convenience, and quality of life within the East Bay.

AVG HH INCOME \$157,161	INCOME STABILITY 73.9% Households earning over \$100K	CONNECTED LOCATION 38.4 Miles Distance to San Francisco	BAY AREA LOCATION 15 Min Drive To Waterfront Pier	MARTINEZ UNIFIED SCHOOL DISTRICT #4 Among Districts in Contra Costa County (Niche 2026)
---	--	--	--	--

*Demographics gathered using US Census.

WATERFRONT PARK



STATES COFFEE SHOP



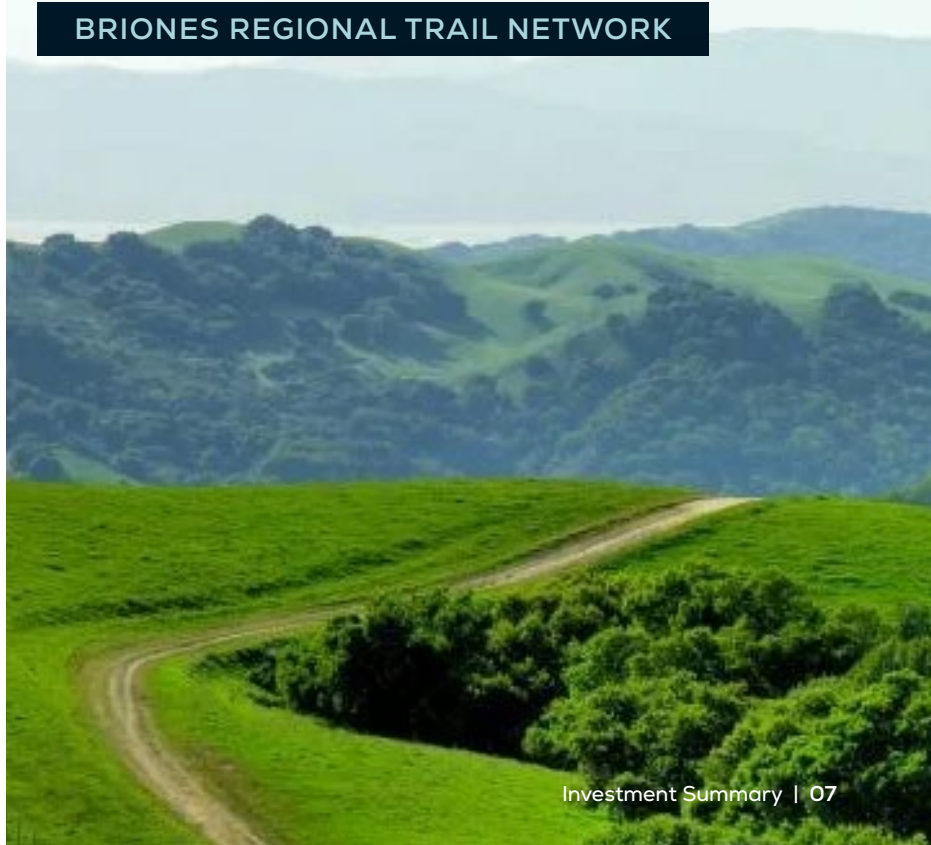
MARTINEZ MARINA & PIER



DOWNTOWN MARTINEZ



BRIONES REGIONAL TRAIL NETWORK



AMARE APARTMENTS PROJECT INFORMATION

Am re Apartments is a fully entitled multifamily development opportunity located on approximately 6.06 gross acres in Martinez, California. The approved program consists of 183 apartment homes across six three- and four-story residential buildings, including 104 one-bedroom units and 79 two-bedroom units, together with a comprehensive amenity package and extensive landscaped open space.

The project has completed a multi-year entitlement and environmental review process, including preparation of an Environmental Impact Report, providing a substantially de-risked path to development. The approved plan includes 275 parking spaces, approximately 77,855 square feet of open space, and nine affordable units, qualifying the project under California’s Density Bonus program.

SUBJECT OFFERING - DEVELOPMENT PARCELS

SPECIFICATION	PARCEL 1	PARCEL 2
APN	161-400-010	161-400-009
Parcel Acreage	6.06 Gross Acres	
Units	183	
Stories	3-4 Stories	
Unit Mix	104 One-Bedroom / 79 Two-Bedroom	
Construction	Garden Style	
Architectural Style	Contemporary Craftsman	
Parking Ratio	1.5 Space / Unit	
Affordability	5% at 80% AMI	

FULLY ENTITLED MULTIFAMILY DEVELOPMENT WITH CLEAR PATH TO CONSTRUCTION

Following a multi-year entitlement and environmental review process, Am re Apartments received full project approvals from the City of Martinez. The approved entitlement package includes a Vesting Tentative Map, Density Bonus approvals, Design Review approvals, and an Environmental Impact Report (EIR), all of which convey with the Property. Together, these approvals significantly reduce entitlement risk and provide a future developer the opportunity to advance a fully approved multifamily community in the East Bay.

VESTING TENTATIVE MAP

Groundwork completed to separate the property into two legal parcels and freeze local ordinances

DENSITY BONUS APPROVALS

Permits the approved 183-unit multifamily program through affordability-based density bonus provisions

DESIGN REVIEW APPROVAL

Approves the six-building residential community, site plan, architecture, landscaping, and amenity program.

ENVIRONMENTAL IMPACT REPORT (EIR)

Comprehensive CEQA review completed, addressing biological, transportation, and environmental considerations.

FULLY ENTITLED DEVELOPMENT SITE

Multi-year planning, environmental review, and municipal approvals reduce entitlement risk and provide a clear path toward construction.



COMPREHENSIVE REGIONAL CONNECTIVITY TO THE EAST BAY'S LEADING EMPLOYMENT CENTERS

Am re Apartments is strategically positioned along the Highway 4 corridor in Martinez, providing residents with direct access to the region's most significant employment, transportation, and lifestyle destinations. Located near the intersection of Highway 4, Interstate 680, and State Route 242, the Property offers convenient connectivity throughout Contra Costa County, the broader East Bay, and San Francisco.

ACCESS TO WALNUT CREEK & CONTRA COSTA COUNTY'S EMPLOYMENT CORE

The Property is located approximately 10 miles from Downtown Walnut Creek, one of the East Bay's premier business, retail, and dining destinations. Residents benefit from access to major employers, Class A office space, regional healthcare campuses, and the area's premier shopping and entertainment amenities through Walnut Creek Plaza.

CONNECTED TO THE BAY AREA'S BART NETWORK

Multiple nearby BART stations, including North Concord/Martinez(8 minute drive), Concord, Pleasant Hill(10 minute drive), and Walnut Creek(12 minute drive), provide convenient rail access throughout the Bay Area. Residents can commute directly to Downtown Oakland, Downtown San Francisco, and other major employment centers without relying exclusively on bus or personal vehicles.

CONVENIENT ACCESS TO SAN FRANCISCO, OAKLAND, AND THE TRI-VALLEY

Via Interstate 680, Highway 24, and regional transit connections, residents enjoy direct access to San Francisco, Oakland, and the Tri-Valley. The Property's central location allows renters to access employment opportunities across multiple Bay Area markets while maintaining a more attainable housing option than many core urban submarkets. Employers such as Salesforce, Uber, Doordash, and Anthropic are just a few of the employers rapidly expanding in the San Francisco tech incubator Am re Apartments will have close proximity to.



HIGH-INCOME EAST BAY HOUSEHOLDS SEEKING AFFORDABLE ACCESS TO THE BAY AREA'S EMPLOYMENT CENTERS

CENTRAL ACCESS TO THE EAST BAY'S LEADING EMPLOYMENT CENTERS

Strategically positioned along the Highway 4 corridor, Am re Apartments sits at the center of Contra Costa County's diverse employment base, providing residents convenient access to major job centers throughout Martinez, Concord, Pleasant Hill, Walnut Creek, Oakland, and San Francisco. Unlike communities dependent on a single employment hub, the Property draws from a broad range of demand drivers spanning healthcare, government, energy, education, logistics, and professional services, while offering efficient regional connectivity that supports commuting throughout the East Bay and the broader Bay Area.

A COST-EFFECTIVE ALTERNATIVE TO HIGHER-PRICED EAST BAY COMMUNITIES

As housing costs continue to escalate throughout Walnut Creek, Lafayette, and other established East Bay communities, Martinez has become an increasingly attractive alternative for households seeking greater housing value without sacrificing accessibility. The city's strategic location, convenient access to major employment centers, and lower barrier to homeownership relative to neighboring submarkets have contributed to growing appeal among renters. This migration dynamic continues to expand the potential renter pool and reinforces demand for newly delivered multifamily housing, positioning Martinez as one of Contra Costa County's most compelling value-oriented residential markets.



TOP-RANKED SCHOOLS

Am re Apartments is located within the Martinez Unified School District, a community-oriented district serving approximately 3,800 students across ten schools. Families benefit from access to a variety of highly regarded public educational institutions throughout Martinez and neighboring East Bay communities, including Morello Park Elementary, Martinez Junior High, and Alhambra High School. The Private Schools in the Bay Area are often ranked as some of the best in California, with Carondelet ranked 15th among all-girls high school in California and Pleasant Hill Adventist ranked in the top 20th percentile of Christian K-12 Schools in the US.

SCHOOLS SERVING AMARE APARTMENTS

SPECIFICATION	MARTINEZ UNIFIED SCHOOL DISTRICT			PRIVATE SCHOOLS		
	MORELLO PARK ELEMENTARY SCHOOL	MARTINEZ JUNIOR HIGH SCHOOL	ALHAMBRA SENIOR HIGH SCHOOL	PLEASANT HILL ADVENTIST ACADEMY	DE LA SALLE HIGH SCHOOL	CARONDELET HIGH SCHOOL
GreatSchools Rating	9/10	7/10	8/10	N/A	N/A	N/A
Niche Rating	A	B+	B+	A	A+	A+
Public / Private	Public	Public	Public	Private	Private	Private
Grades	K-5	6-8	9-12	K-12	9-12	9-12
Drive Time from Site	6 Min	10 Min	9 Min	14 Min	12 Min	12 Min



AMARE APARTMENT HOMES

MARTINEZ, CA



Presented by Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

TRANSACTION LEADS

BRANDON GERALDO

Senior Managing Director
+1 415 395 7273
Brandon.Geraldo@jll.com
CA DRE # 01462707

MATT KROGER

Senior Managing Director
+ 1 415 395 7219
Matt.Kroger@jll.com
CA DRE # 01703772

RYAN WAGNER

Senior Managing Director
+1 415 706 7215
Ryan.Wagner@jll.com
CA DRE# 01760602

FATAI ALASHE

Director
+1 415 395 7284
Fatai.Alashe@jll.com
CA DRE# 02236229

DEBT ADVISORS

TOM GILLILAND

Director
+1 415 395 4918
Tom.Gilliland@jll.com
CA DRE# 02078485

TRANSACTION SUPPORT

ALEX KRAAIJVANGER

Analyst
+1 415 272 7852
Alex.Kraaijvanger@jll.com
CA DRE# 02253741

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.