

HACIENDA PLAZA

±739 SF AVAILABLE FOR LEASE



115 Railroad Avenue | Danville, CA 94526

LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084



Adria Giacomelli
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SUMMARY

Property	Downtown Danville Mixed Use Building
Address	115 Railroad Avenue, Danville CA 94526
Available	±739 SF
Type	Single Story Multi-Tenant Retail Building
Building Size	±7,995 RSF (BOMA) / ±7,610 USF
Land Area	16,117 SF 0.37 AC
Zoning	DB1- Old Town Retail
Year Built	1977
Number of Stories	1
Number of Units	5
Parking Stalls	6 onsite
Percentage Leased	91% Occupied
Framing & Exterior	Wood, Stucco, Block
Parking Surface	Asphalt
Roof Flat	Roof Flat
HVAC	Yes
Utilities	PG&E, EBMUD, AT&T, Comcast
Access Points	1 Railroad Avenue
Frontage	113' on Railroad Ave
Traffic Volume	10,000 on Railroad Ave
	9,000 on Hartz Ave
	21,000 on Diablo Rd

In the heart of downtown Danville and adjacent to the Trader Joe's anchored center is Hacienda Plaza at 115 Railroad. Ideally located at the 4-way intersection of Railroad and Linda Mesa, and backed up to the Iron Horse trail, this site benefits from excellent visibility and exposure, strong traffic patterns and demographics, and a built-in clientele. Just one block from San Ramon Valley High School and it's 3,000 students the downtown area always seems to be bustling. Seeking a Trendy Boutique, Accessories store, Cellular and Electronic operators.

HIGHLIGHTS

- ◆ ±739 SF Available For Lease in Downtown Danville
You Tube Walk-Through Video: <https://youtu.be/P90ZYSj6PWk>
- ◆ Convenient Town Parking Lot Across Railroad Avenue
- ◆ Located at 4-way Intersection Well maintained, pride of ownership property with Danville-esque Charm and Character
- ◆ Excellent Frontage and Visibility at 4-way Intersection
- ◆ Strong Traffic Patterns and High Household Incomes

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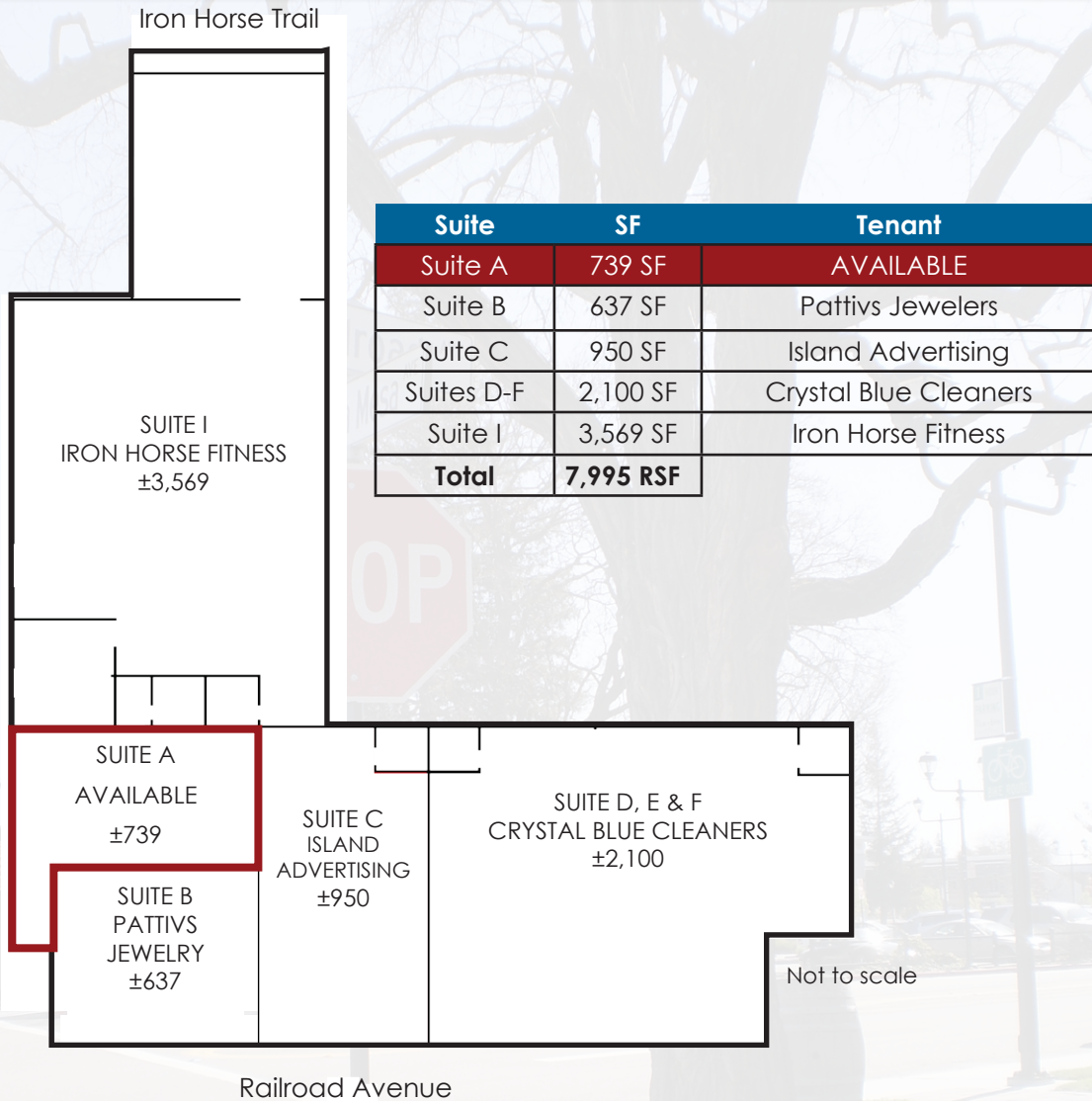
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HACIENDA PLAZA- SITE PLAN



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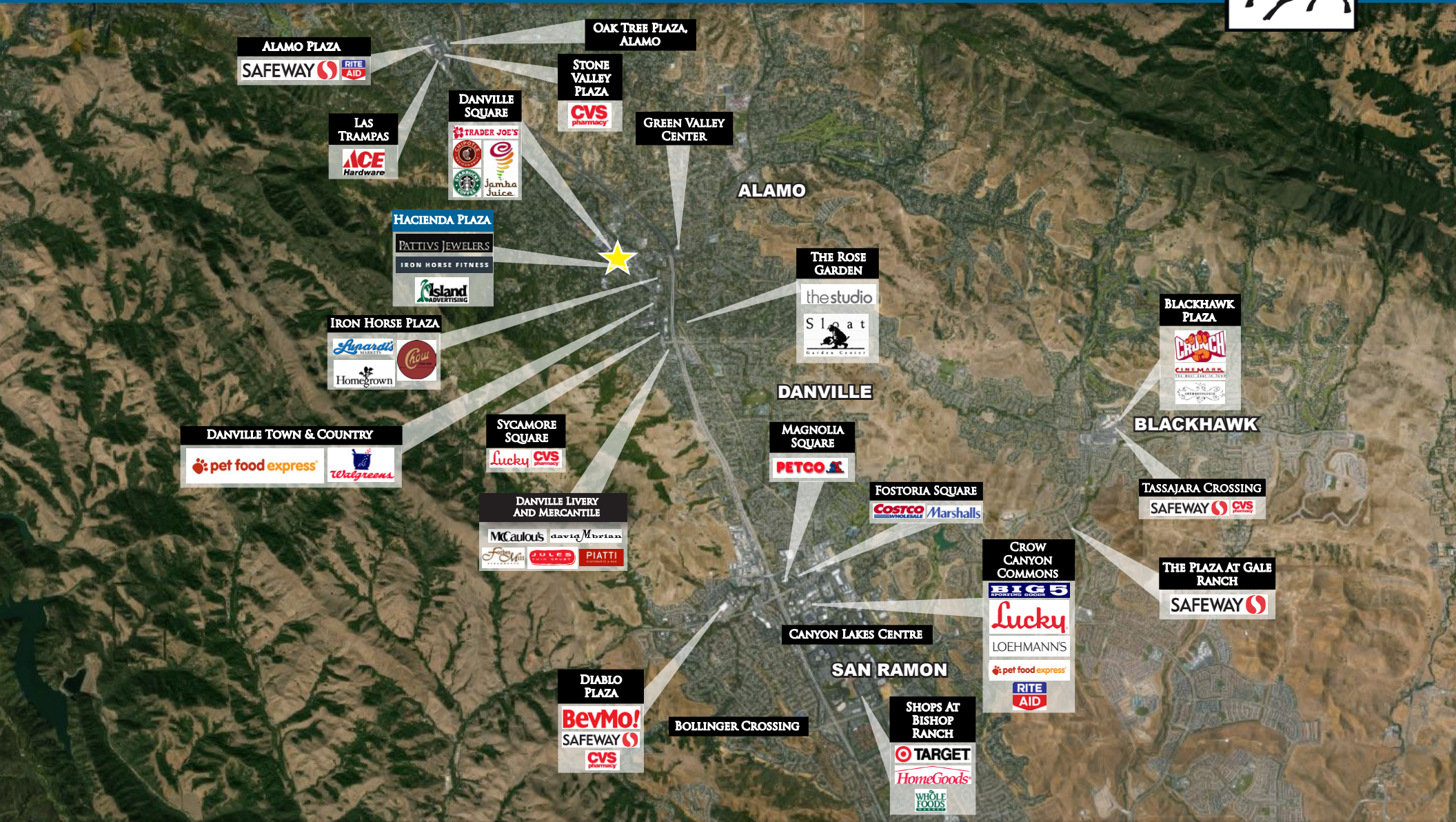
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HACIENDA PLAZA - MARKET AERIAL



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HACIENDA PLAZA - DEMOGRAPHICS



DEMOGRAPHICS 2017	1 Mile	3 Miles	5 Miles
Daytime Population	9,052	15,043	64,852
Total Population	8,424	42,858	99,103
Population Family	85.4%	90.9%	87.2%
Average Family HH Size	3.1	3.2	3.1
Est. Average HH Income	\$232,358	\$236,999	\$215,167
HH Income \$100,000 or More	9.1%	9.2%	9.3%
Est. Average HH Net Worth	\$2,202,498	\$2,451,506	\$2,207,206
Home Values \$1M or More	48.1%	52.0%	38.5%
Bachelors Degree or Higher	65.7%	68.2%	68.0%
Average Commute Time	29.6 min.	28.1 min.	28.1 min.
Annual Retail Expenditure	\$167 M	\$849 M	\$1.87 B
Annual Food & Beverage Exp.	\$50.7 M	\$257 M	\$566 M

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. SUBMITTED SUBJECT TO ERROR, CHANGE OR WITHDRAWAL. AN INTERESTED PARTY SHOULD VERIFY THE STATUS OF THE PROPERTY AND THE INFORMATION HEREIN.

The Town of Danville is located in the "Heart of the San Ramon Valley" in Contra Costa County. According to Businessweek, Danville is the 41st most expensive zip code in the United States, one of California's **top 25 wealthiest cities** as well as the 10th Safest, one of the wealthiest suburbs of Oakland and San Francisco and ranked **number one in the nation** in a recent forecast done by Pinpoint Demographics for the highest per capita spending on clothing. Danville's historic downtown features the perfect blend of upscale amenities and **small town charm** thanks to plentiful shops, art galleries, cafes, and restaurants that draw people from throughout the area. The immediate trade area includes over 100,000 residents with an average net worth of \$1,200,000.

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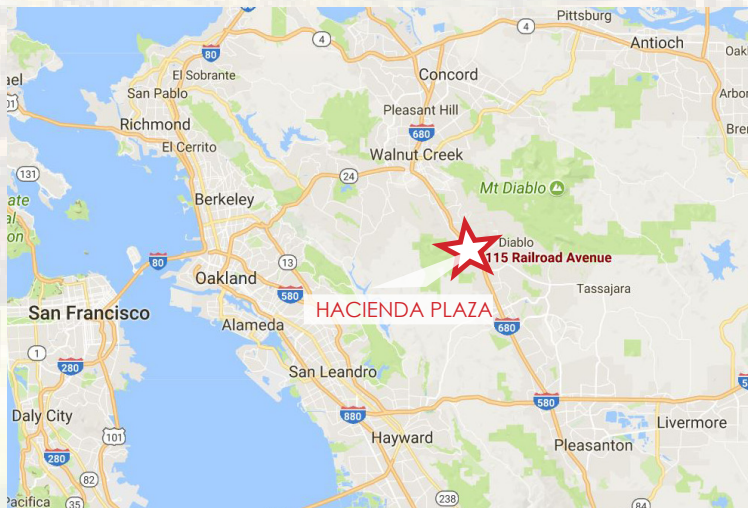
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TOWN OF DANVILLE - FUN FACTS



Danville, California

- #1 Ranking in the US for Highest Spending on Clothing Per Capita, by Pinpoint Demographics (Danville #1, Los Gatos #2, Los Altos #3, Saratoga #6, Santa Clara #8)
- Restaurant Spending is \$1,260 per month included in a total monthly retail spending of \$4,141 within a 3-mile radius per Applied Demographic Solutions
- Top 25 Wealthiest Cities in California and One of the Wealthiest Suburbs of Oakland and San Francisco, by Pinpoint Demographics
- Top 11 Places to Live and Launch in the United States (Danville #69), per CNN Money
- Top 100 Richest Zip Codes in US (Danville #41 and Alamo #50), per Little Rock date for Businessweek.com
- Top 50 Safest Cities in California (Danville #9 and San Ramon #10), per The SafeWise Report
- Net worth is \$1,628,000 and Disposable HH Income of \$132,988 within 1 mile per Esri Business Analyst



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