



# DANVILLE SQUARE



9 Railroad Avenue | Danville, CA 94526



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

**Adria Giacomelli**  
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# Danville Square



Danville Square is ideally located in downtown Danville on Railroad Ave at Love Lane and Linda Mesa Avenue. Danville Square backs up to the Iron Horse Trail and is adjacent to San Ramon Valley High school and its approximate 2,800 students. SRVH is open campus to seniors, and home to many of the students who patron the center daily. Anchored by Trader Joe's, Chipotle and Starbuck's, Danville Square is a proven center with an ideal tenant mix catering to the affluent community of Danville and beyond.



## DANVILLE SQUARE

### SUMMARY

#### Danville Square in Danville, CA

**Address:** 9 Railroad Avenue, Danville, CA 94526  
**County:** Contra Costa County  
**Cross Streets:** W Linda Mesa Avenue & Love Lane  
**Available:** Suite 9  
**Size:** ±1,716 SF  
**Dimensions:** 27'2.5" Frontage by 64'10" Depth Approximately  
**Zoning:** District 4 - Downtown Business District  
**Rents:** \$54 PSF Annually  
**NNN:** \$11.16 NNN PSF Annually (2019 Estimate)

### HIGHLIGHTS

- ±1,716 SF Available
- Welcoming iLoveKickboxing
- Seeking Pharmacy, Pet Supplies, Cyclery, or Financial
- Proven Center Anchored by Trader Joe's and USPO
- Located in the Heart of Downtown Danville
- Daily Parking Attendant and Security Cameras
- High Profile and Complimentary Tenant Mix
- Strong Demos and traffic counts of 15,000 Cars Per Day
- Average HH Incomes of \$190,000 within a 3-mile Radius
- [www.danvillesquare.com](http://www.danvillesquare.com)



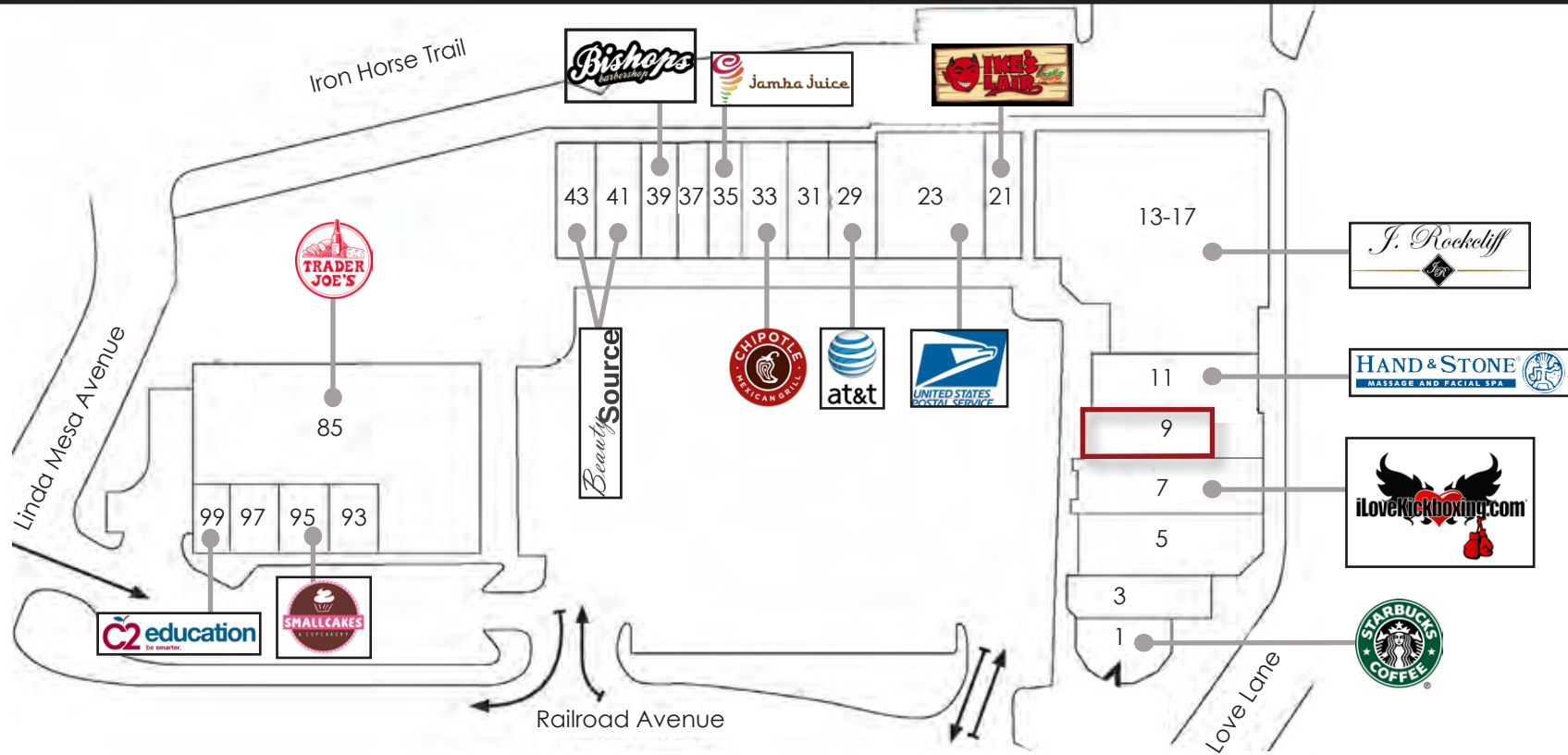
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# Danville Square Site Plan



Suite #	Tenant	SF	Suite #	Tenant	SF	Suite #	Tenant	SF
1	Starbucks	1,513	21	Ike's Lair Sandwiches	1,395	39	Bishop's	1,210
3	Rakeshaw Bookstore	1,989	23	US Post Office	3,547	41-43	The Beauty Source	2,420
5	HK Animal Hospital	2,529	29	AT&T	1,210	85	Trader Joe's	11,160
7	iLoveKickboxing	2,600	31	Image Design Framing	1,210	93	Danville Clock	720
<b>9</b>	<b>AVAILABLE</b>	<b>1,716</b>	33	Chipotle	1,694	95	Smallcakes Cupcakery	720
11	Hand and Stone	2,330	35	Jamba Juice	1,210	97	Eye Q Optometric Design	688
13, 15, 17	J. Rockcliff Realtors	13,001	37	Kanpai Poke	1,210	99	C2 Education	1,680

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## Available Space



Address: 9 Railroad Avenue, Danville, CA 94526  
County: Contra Costa County  
Cross Streets: W Linda Mesa Avenue & Love Lane  
Available: Suite 9  
Available: ±1,716 SF  
Dimensions: 27'2.5" Frontage by 64'10" Depth Approximately  
Zoning: DBD 4  
Seeking: Commercial uses serving neighborhood

- Formerly Bank of America Admin Office
- Double Door Entry and No Rear Access
- Downtown Business District 4 - Flexible Zoning



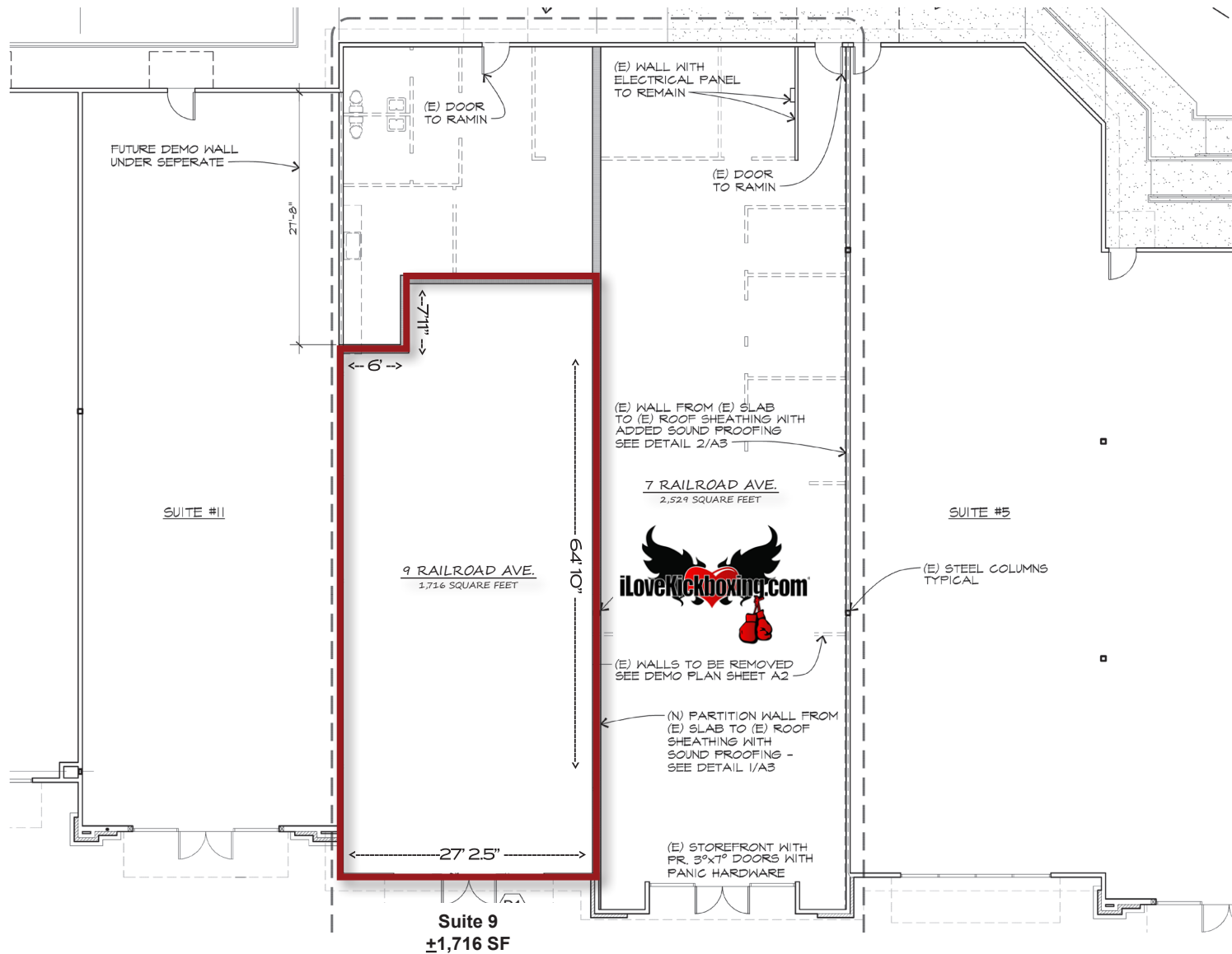
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# Danville Square Space Plan



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# Danville Square Close-Up Market Aerial



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# Danville Square Market Aerial



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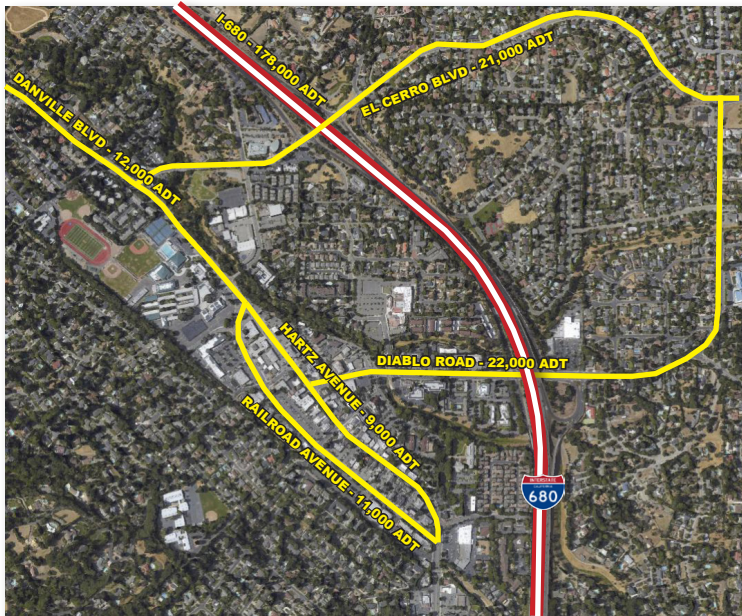
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# Danville Square Location



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.



## ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
8,569	42,954	98,583



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$262,827	\$268,991	\$224,773



## DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
9,306	15,233	44,650



## TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$12,783	\$12,950	\$11,050



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## 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 \$1,200 per month included in a total monthly retail spending of \$4,615 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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