



825 HARTZ WAY

DANVILLE, CALIFORNIA | AVAILABLE FOR SALE

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Confidential Offering Memorandum

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Danville, California

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TABLE OF CONTENTS

Section I	
Property / Danville Overview	1
Section II	
Aerials	3
Map	4
Section III	
Exterior Photographs	6
Interior Photographs	8
Section IV	
Parcel Map	10
Floor Plan	11
Section V	
Sale Comparables	12
Section VI	
Demographics & Traffic Counts	14

PROPERTY

ADDRESS	825 Hartz Way	APN	216-101-003-4
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PROPERTY ATTRIBUTES

PROPERTY TYPE	Single Story, Stand-Alone, Commercial Building	SQUARE FOOTAGE	±5,729 SF (Public Record) ±6,856 RSF (BOMA)
YEAR BUILT	1961	LAND AREA	±0.57 Acres
SIGNAGE	Monument and Building	PARKING	22 Striped Stalls

PRICE	To be determined by market
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ZONING	Downtown Business District Area 6, Business and Professional Office (View Link)
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825 Hartz Way offers an owner-user, investor, or developer the rare opportunity to acquire a unique well-located commercial building in the heart of Downtown Danville. This is currently a single tenant owner occupied building that can be delivered vacant at close of escrow or within a short period thereafter. The current zoning is Downtown Business District Area 6 which allows for professional and medical/dental office uses. There are also a wide variety of other uses which are conditionally permitted subject to a Land Use Permit. These conditionally permitted uses include but are not limited to restaurants, tasting rooms, health clubs, veterinarians, childcare, and residential above ground floor. The building sits on a generous ±0.57 acre lot which offers abundant parking along with other opportunities for potential redevelopment scenarios subject to zoning approval and entitlements.

Owner-user buildings and decent sized parcels in Downtown Danville are in low supply and are highly coveted. This is an excellent opportunity to acquire an asset in a prime location within an affluent community that is walking distance to a wide variety of shopping, restaurants, and other retail amenities. The building also benefits from a telecommunications lease which offers passive income to a buyer from a credit tenant while providing the flexibility to terminate the lease if desired. Please contact broker to arrange a tour and do not disturb the existing tenant.

DANVILLE, CALIFORNIA

Ideal Tri-Valley Location

The Town of Danville is located in Contra Costa County in the heart of the San Ramon Valley. The Town's location is ideal for those looking for close proximity to the larger cities of San Ramon (3 miles), Walnut Creek (9 miles), Dublin (10 miles) and Pleasanton (12 miles). Danville is only a short 30 miles from San Francisco and 25 miles from the Oakland Airport.

Executive Housing and Top Rated Schools

With a population of approximately 42,000 Danville is well-known for its small-town atmosphere and its outstanding quality of life. The Town's highly rated schools, temperate climate and executive homes add to its unparalleled appeal. Danville's public schools are rated some of the best in California, with 98% of its high school graduates attending colleges and technical schools. According to Business Week, Danville is the 41st most expensive zip code in America. It is one of California's 25 wealthiest cities and home to some of the most expensive housing in the nation.

Upscale Amenities and Small Town Charm

Danville offers the perfect blend of upscale amenities and small town charm. Its quaint character and convenient location make it the perfect place to work, live and play. There's no shortage of high-end eateries, day spas, salons and places to shop. Danville's historic downtown features 236 stores and specialty shops, 24 coffee houses and 87 restaurants. Arts and culture are also prevalent at the Village Theater, The Museum of San Ramon Valley and the Tao House (home to Nobel Prize winning playwright Eugene O'Neil). The Town plays host to an array of events from the well-attended Farmers Market to the street fairs (Hot August Nights) to holiday celebrations.

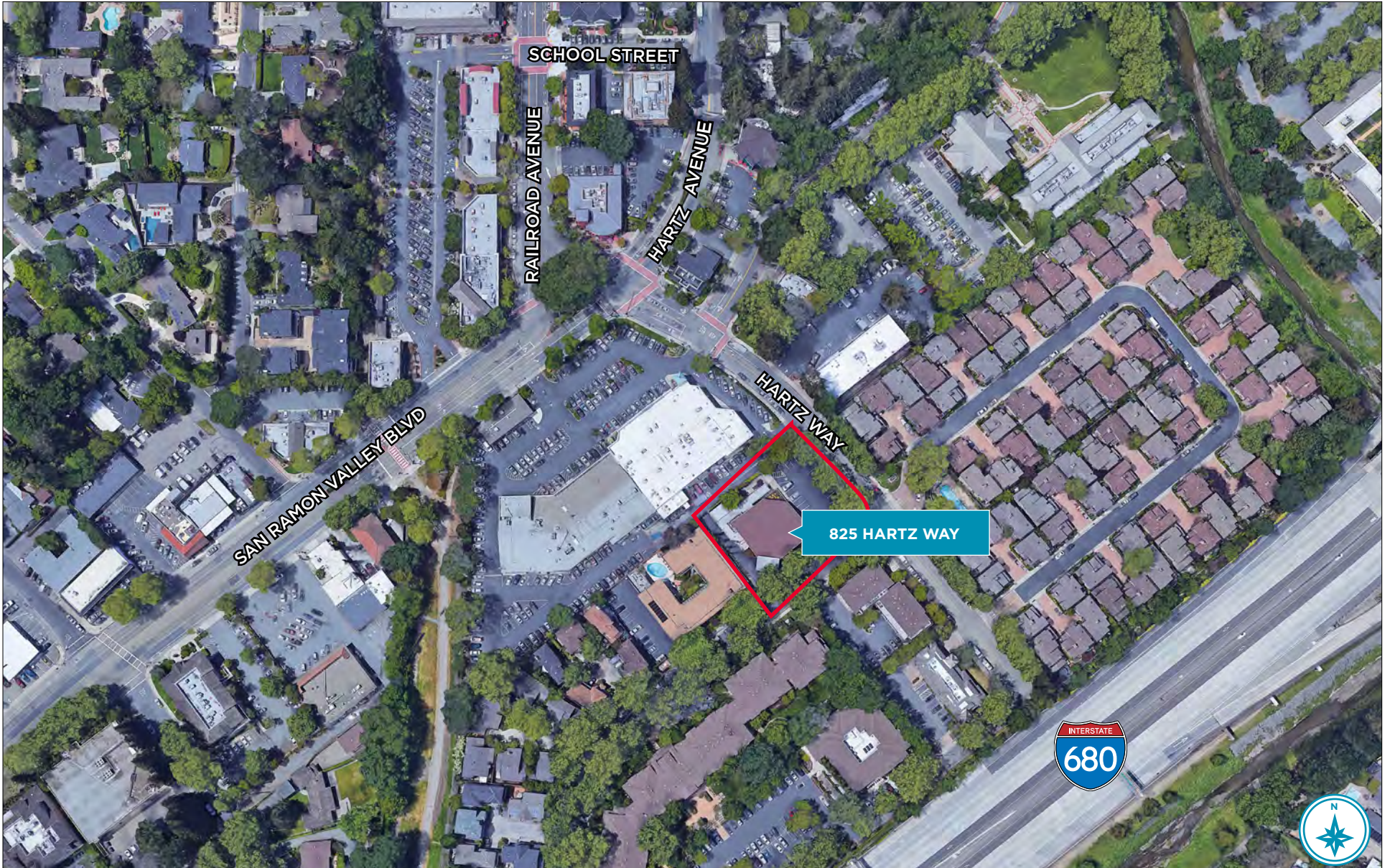
Outdoor Activity and The Iron Horse Trail

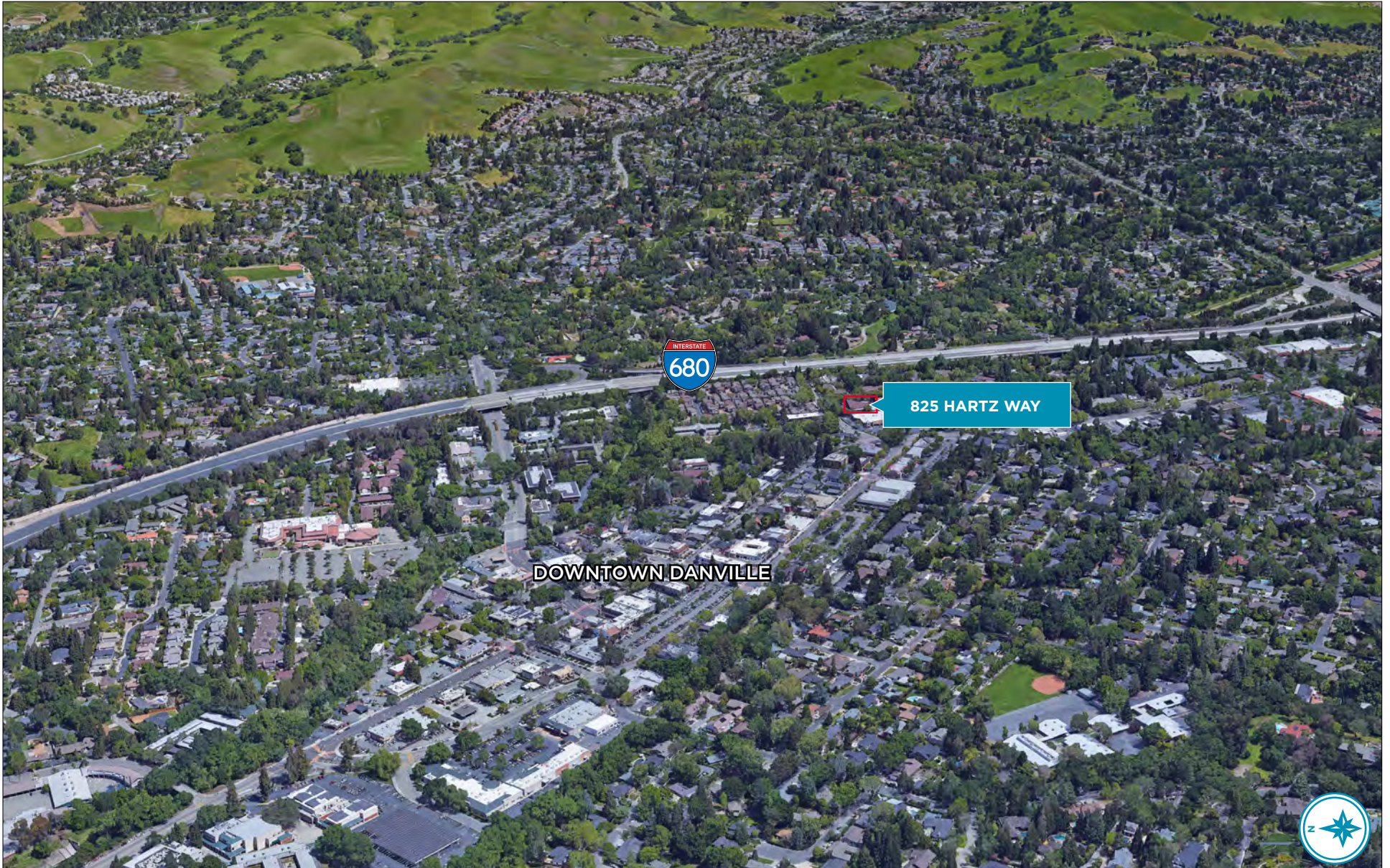
For those who like the outdoors Danville is perfectly situated between Mt. Diablo State Park to the East and Las Trampas Ridge to the West. These areas offer miles of open space to hike, jog, mountain bike and even camp. In addition, The Iron Horse Regional Trail runs right through the middle of Danville. This paved trail spans 40 miles and is a favorite among local walkers, joggers and cyclists.

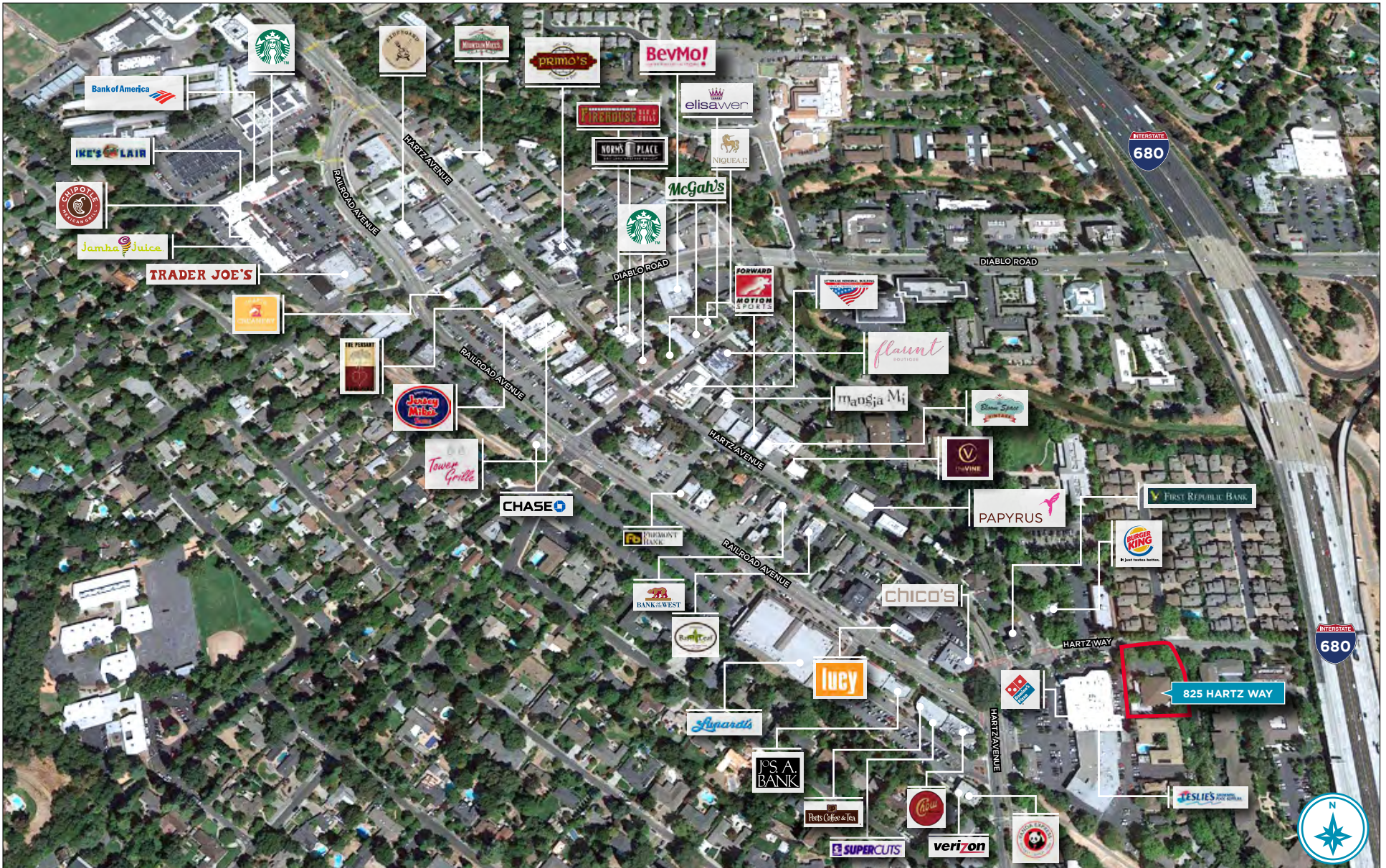
MAJOR TRI-VALLEY EMPLOYERS

- AT&T
- Bank of the West
- Chevron
- Clorox
- General Electric
- Kaiser Permanente
- Oracle
- PG&E
- Robert Half International
- Ross Stores
- Safeway
- San Ramon Regional Medical Center
- Verizon Wireless
- Workday
- 24 Hour Fitness

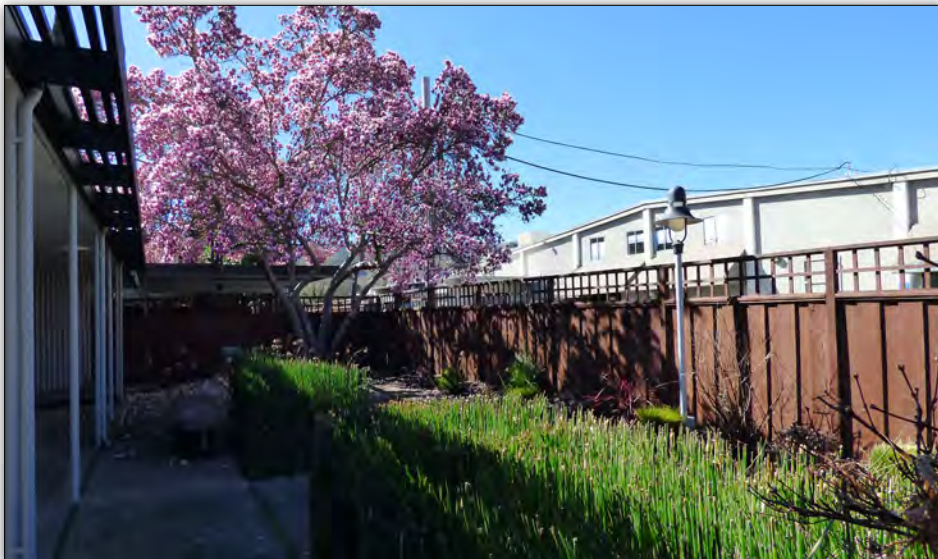








EXTERIOR PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS



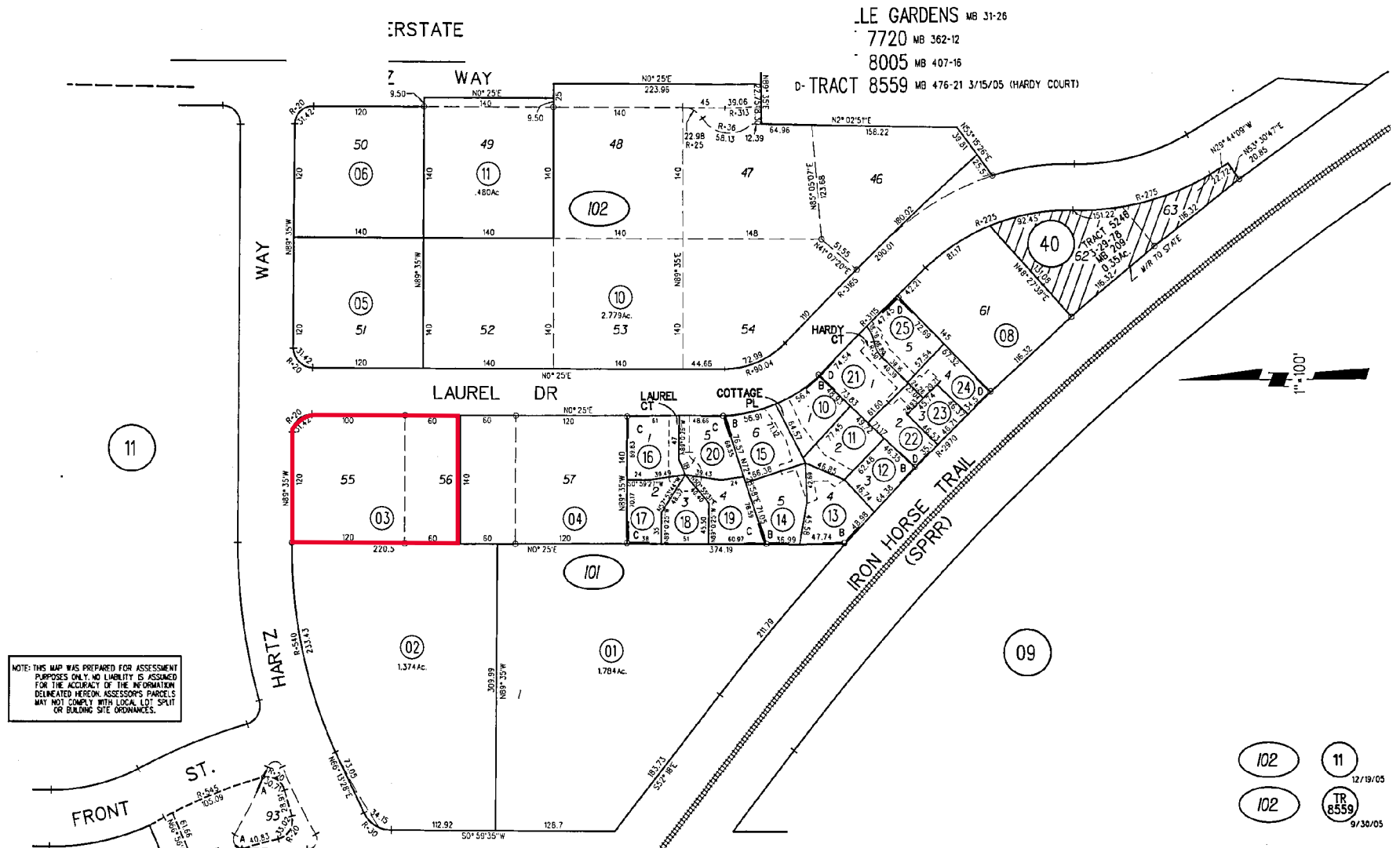
INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS

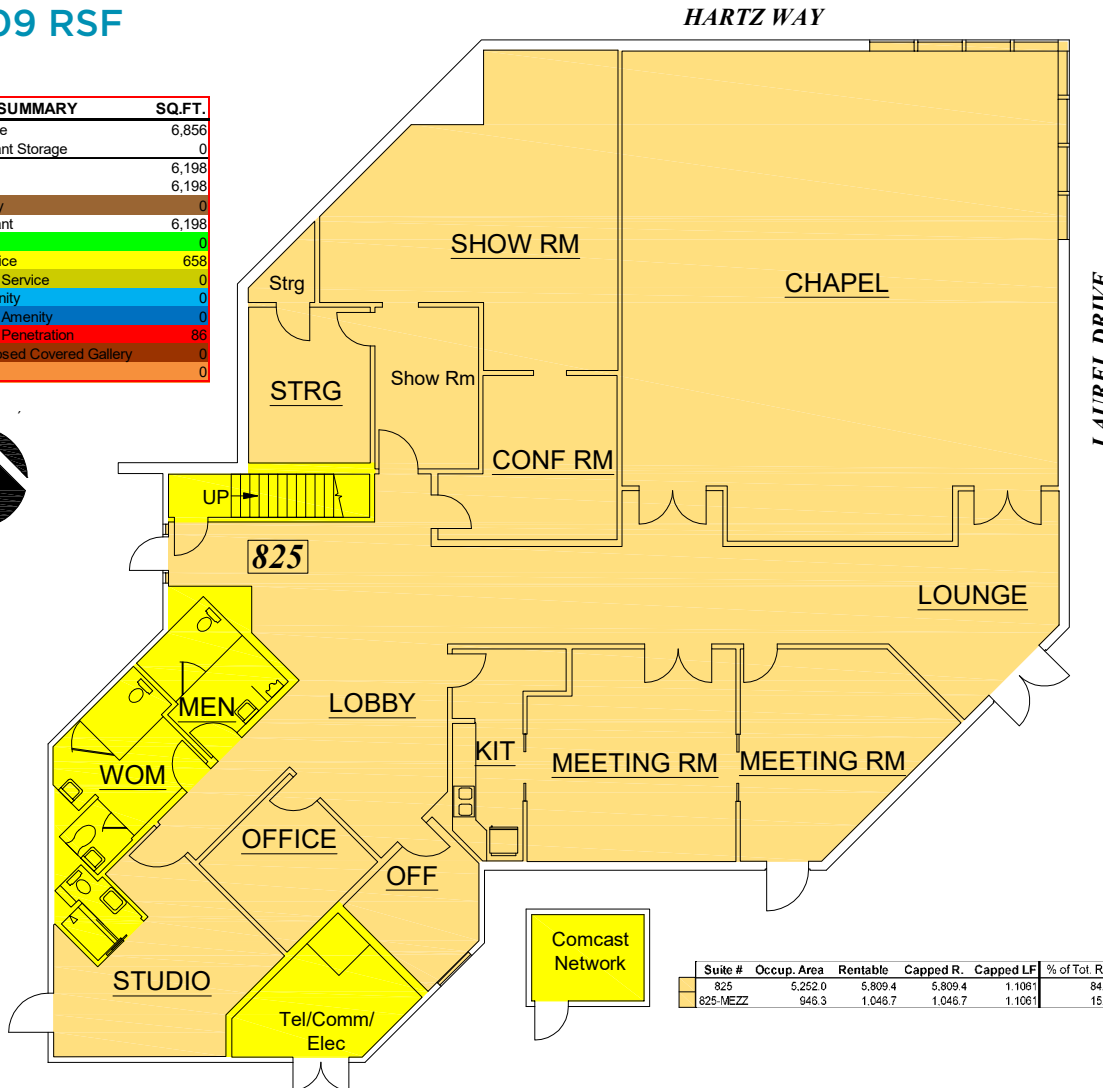


PARCEL MAP



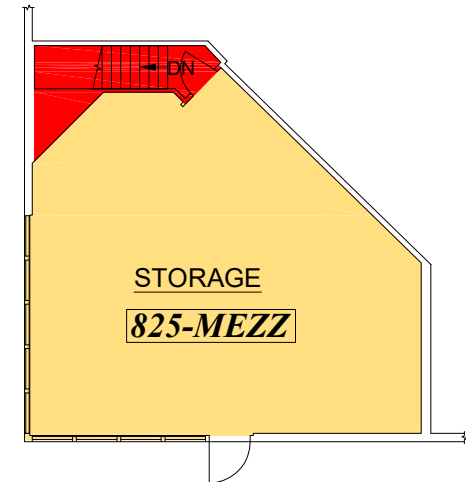
FIRST FLOOR: ±5,809 RSF

BUILDING SUMMARY	SQ.FT.
Total Rentable	6,856
Total Occupant Storage	0
Total Usable	6,198
Total Tenant	6,198
Total Ancillary	0
Total Occupant	6,198
Floor Service	0
Building Service	658
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	86
Total Unenclosed Covered Gallery	0
Total Parking	0



Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
825	5,252.0	5,809.4	5,809.4	1,106.1	84.7
825-MEZZ	946.3	1,046.7	1,046.7	1,106.1	15.3

MEZZANINE: ±1,047 RSF



PROPERTY / DANVILLE
OVERVIEW

AERIALS / MAP

 PROPERTY
PHOTOGRAPHS

 PARCEL MAP &
FLOOR PLANS

SALE COMPARABLES

 DEMOGRAPHICS &
TRAFFIC COUNTS

(1) 306 Diablo Road

City: Danville, CA
Building Size (SF): 820
Sold: **\$1,200,000**
Price/SF: \$1,463
Property Type: Office-Owner/User
Cap Rate: N/A
Date Sold: November 2019


(2) 85 Oak Court

City: Danville, CA
Building Size (SF): 2,162
Price: **\$2,100,000**
Price/SF: \$988
Property Type: Office-Owner/User
Cap Rate: N/A
Date Sold: January 2022


(3) 77 Front Street

City: Danville, CA
Building Size (SF): 3,000
Sold: **\$2,500,000**
Price/SF: \$833
Property Type: Office-Owner/User
Cap Rate: N/A
Date Sold: July 2020


(4) 550 Hartz Avenue

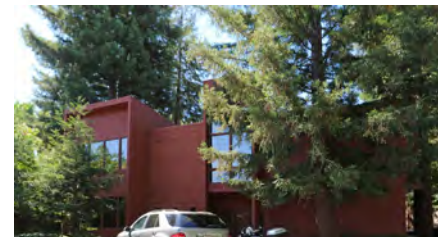
City: Danville, CA
Building Size (SF): 6,000
Sold: **\$4,000,000**
Price/SF: \$666
Property Type: Retail/Office-Investor
Cap Rate: ±5.66%
Date Sold: January 2018


(5) 402 Railroad Avenue

City: Danville, CA
Building Size (SF): 5,784
Sold: **\$3,700,000**
Price/SF: \$640
Property Type: Retail/Office-Investor
Cap Rate: N/A
Date Sold: February 2021


(6) 65 Oak Court

City: Danville, CA
Building Size (SF): 5,008
Sold: **\$3,000,000**
Price/SF: \$599
Property Type: Office-Owner/User
Cap Rate: N/A
Date Sold: October 2020

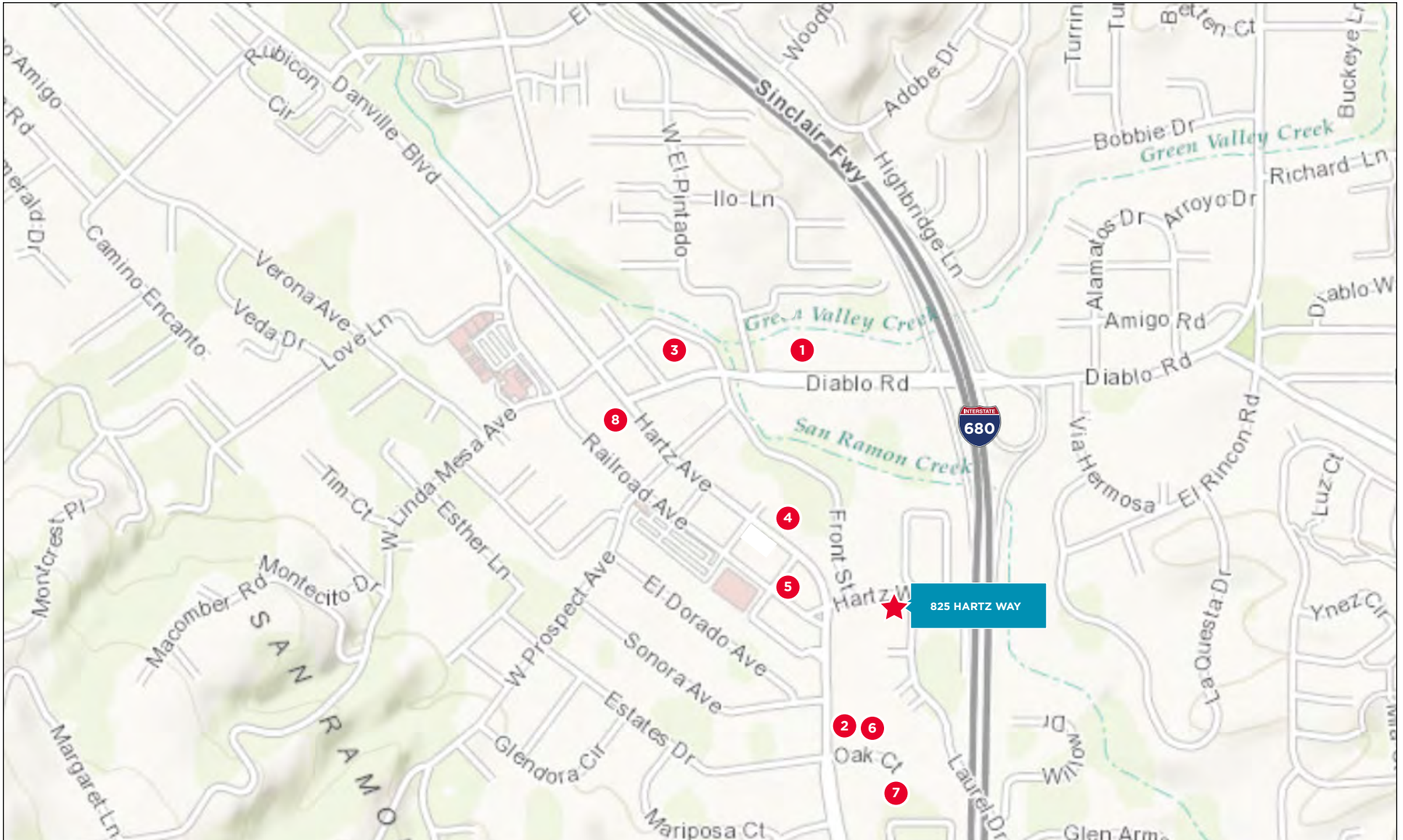

(7) 40 Oak Court

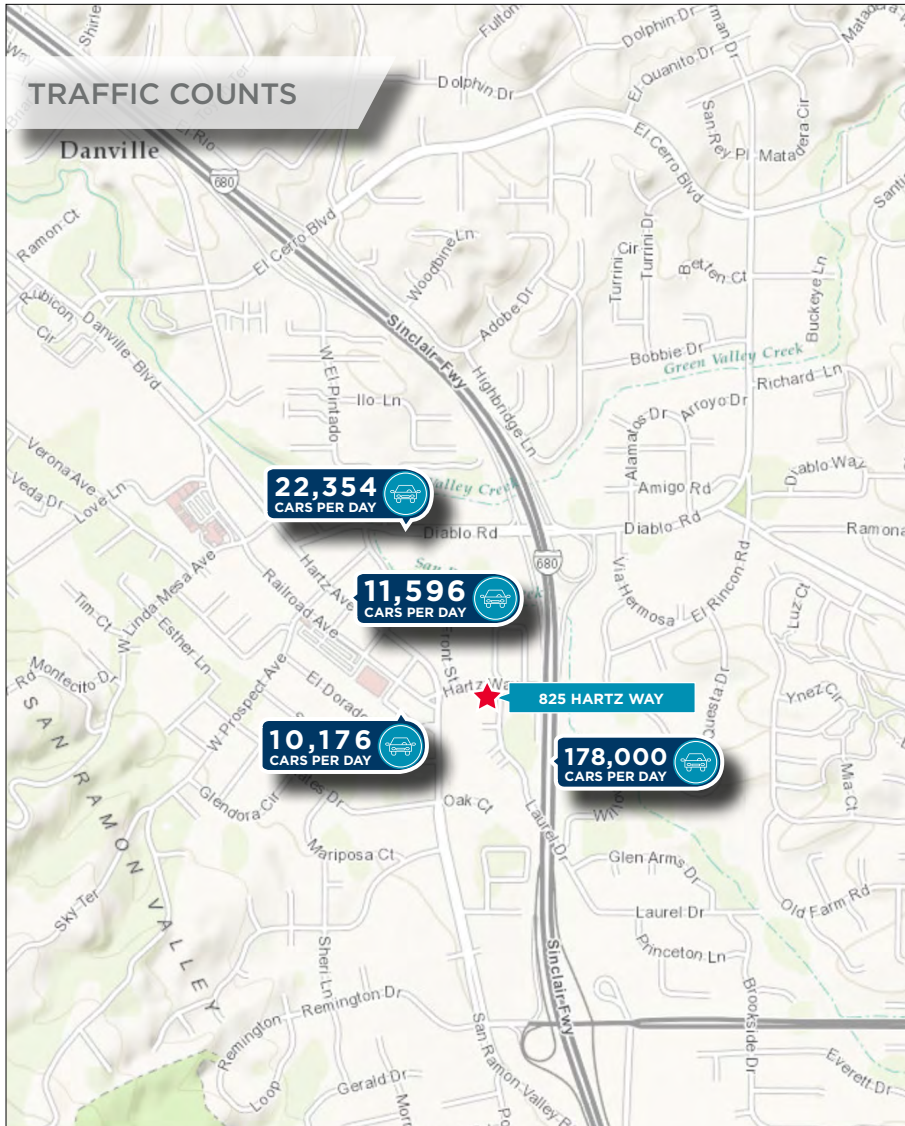
City: Danville, CA
Building Size (SF): 4,225
Sold: **\$2,560,000**
Price/SF: \$605
Property Type: Office-Owner/User
Cap Rate: N/A
Date Sold: June 2021


(8) 321 Hartz Avenue

City: Danville, CA
Building Size (SF): 11,333
Sold: **\$6,250,000**
Price/SF: \$551
Property Type: Office-Investor
Cap Rate: ±5.1%
Date Sold: July 2019

SALE COMPARABLE MAP





2018 Summary	1/4-Mile	1-Mile	3 -Mile	5-Mile
Population	855	9653	44302	103696
Households	450	3805	16426	39932
Families	224	2708	12804	29234
Average Household Size	1.9	2.53	2.69	2.59
Owner Occupied Housing Units	43.2%	73.7%	81.8%	78.50%
Renter Occupied Housing Units	55.9%	24.5%	16.4%	19.4%
Median Age	48.2	48.0	48.6	47.3
Median Household Income	\$105,334	\$127,886	\$153,376	\$144,176
Average Household Income	\$142,500	\$178,436	\$213,000	\$197,065
Per Capita Income	\$70,117	\$69,930	\$78,793	\$75,687

2023 Summary	1/4-Mile	1-Mile	3 -Mile	5-Mile
Population	910	10074	46199	108356
Households	478	3960	17077	41553
Families	239	2818	13307	30408
Average Household Size	1.90	2.53	2.70	2.60
Owner Occupied Housing Units	47.1%	76.0%	83.8%	80.60%
Renter Occupied Housing Units	52.1%	22.3%	14.8%	17.60%
Median Age	46.6	49.4	50.1	48.2
Median Household Income	\$114,496	\$146,608	\$174,376	\$163,471
Average Household Income	\$166,025	\$204,483	\$240,724	\$223,951
Per Capita Income	\$81,531	\$79,890	\$88,779	\$85,623

Trends: 2018-2023 Annual Rate	1/4-Mile	1-Mile	3 -Mile	5-Mile
Population	1.25%	0.86%	0.84%	0.88%
Households	1.21%	0.80%	0.78%	0.80%
Families	1.30%	0.80%	0.77%	0.79%
Owner Households	1.60%	0.70%	0.60%	0.65%
Median Household Income	8.70%	14.60%	13.70%	13.30%



CUSHMAN &
WAKEFIELD

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