

4145 BLACKHAWK DANVILLE, CA PLAZA CIRCLE

PRICE REDUCED!

FOR SALE:

IDEAL OWNER/USER BUILDING WITH THE OPPORTUNITY TO OCCUPY AN ENTIRE ±5,661 RSF FLOOR

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PROPERTY OVERVIEW

4145 BLACKHAWK PLAZA CIRCLE is an alluring asset for the Blackhawk office market and offers excellent access to retail and restaurant amenities. The property has pleasing curb appeal, mature landscape and visibility from the plaza. This attractive two-story multi-tenant office building was built in 1989 and currently has four tenants.

The interior common areas and individual suites are cosmetically appealing with nice quality finishes. The entire 5,661 RSF lower level is available for an owner-user and the building is well parked.

EXCELLENT OWNER/USER OPPORTUNITY

EXTENSIVE WINDOW LINE

LOCATED ABOVE BLACKHAWK PLAZA (RESTAURANTS, BANKS AND SHOPPING)

EASY ACCESS TO I-680

AMPLE PARKING

**PRICE: ~~\$4,500,000 (\$325/RSF)~~
\$3,850,000 (\$278/RSF)**

PROPERTY ATTRIBUTES

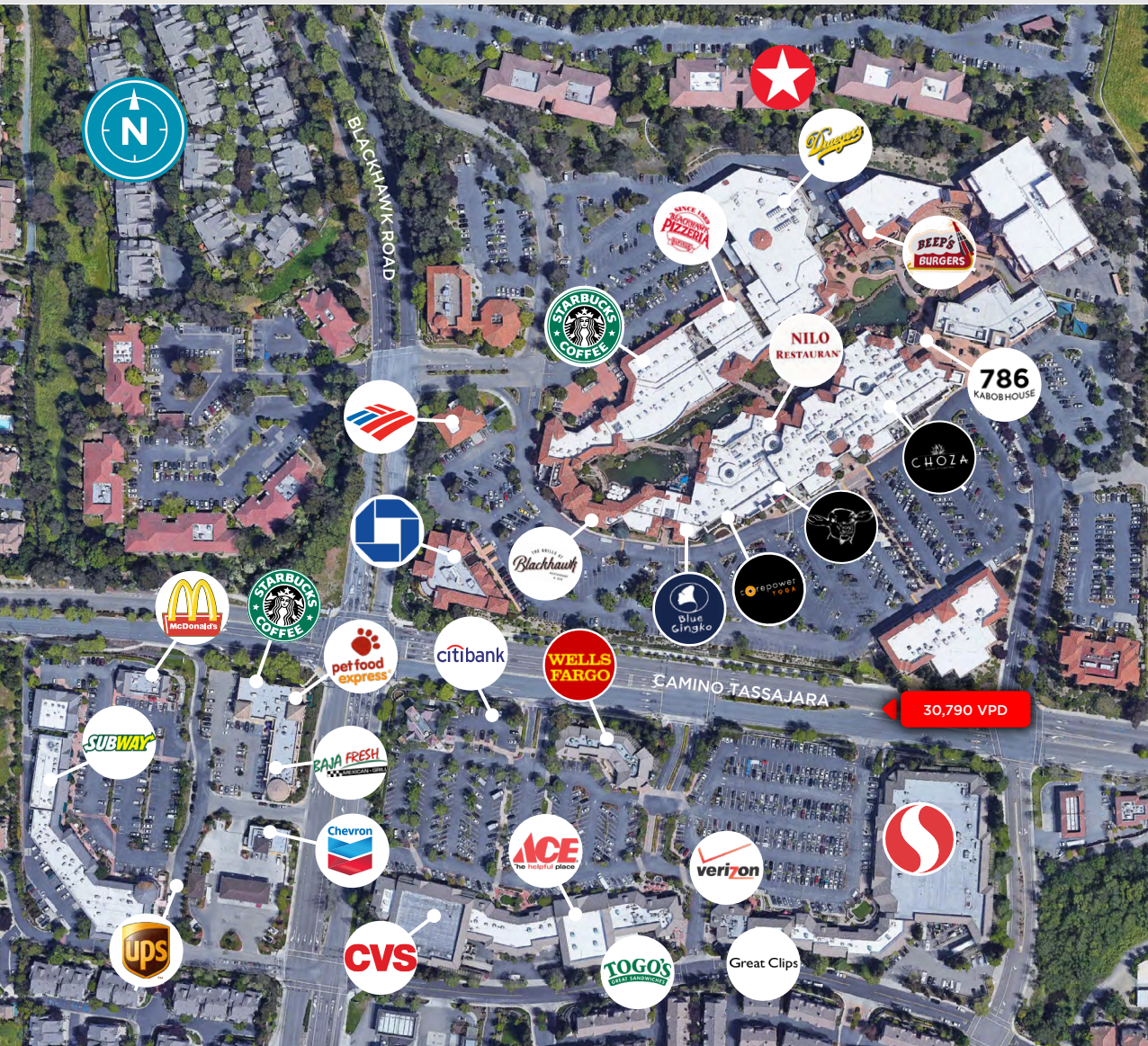
Address	4145 Blackhawk Plaza Circle Danville, CA
Premises	±13,854 RSF (LaserTech-BOMA) ±13,410 RSF (Rent Roll) ±13,633 RSF (Public Record)
Property Type	A two-story multi-tenant office building
Occupancy	±58% (Based on BOMA RSF)
APN	203-780-062
Parcel Size	±13,952 square feet (±0.32 acres)
Parking	±4.26/1,000
Year Built	1989
Zoning	Blackhawk Commercial Center P-1 District (professional and medical office uses are approved)

AMENITIES MAP

4145 BLACKHAWK PLAZA CIRCLE is centrally located near the intersection of Camino Tassajara Road and Crow Canyon Road/Blackhawk Road, directly above the popular Blackhawk Plaza retail center.

Other amenities in the immediate neighborhood include Tassajara Crossing neighborhood shopping center (anchored by Safeway

and CVS) which is across the street to the southeast; and Village at Tassajara, which consists of two strip retail centers to the southwest with a diverse tenant mix and stand alone pads for McDonalds and Chevron.



BLACKHAWK PLAZA

- Draeger's
- Blackhawk Museum
- Starbucks
- Blackhawk Grille
- Fat Maddie's
- Beeps Burgers
- Choza Cantina
- Nilo Italian Restaurant
- Blue Sakana
- Blackhawk Pizzeria
- 786 Kabob House
- Blackhawk Plastic Surgery & MediSpa
- Blackhawk Medical Center
- Next Step Dance Studio
- Core Power Yoga
- Bright Minds Academy & Daycare
- Blackhawk Montessori School
- Bank of America
- Chase Bank
- UBS

TASSAJARA CROSSING

- Safeway
- CVS
- Togos
- Asconsa Pizza Company
- High Tech Burrito
- China Paradise
- Bagel Street Café
- Tassajara Veterinary Clinic
- Ace Hardware
- Verizon
- Great Clips
- Wells Fargo
- Citibank

VILLAGE AT TASSAJARA

- Starbucks
- McDonald's
- Subway
- Baja Fresh
- Similian Thai Cuisine
- Yersen Gelato Cakes
- Amazing Wok
- Village Wine
- Jade Day Spa
- UPS
- Pet Food Express
- Chevron

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.

Ideal Tri-Valley Location

- AT&T
- BMO
- Chevron
- Clorox
- GE Digital
- Kaiser Permanente
- Oracle
- PG&E
- Fire9
- Robert Half International
- Ross Stores
- San Ramon Regional Medical Center
- Verizon Wireless
- Workday
- 24 Hour Fitness
- 10x
- Unchained Labs
- Stanford Healthcare



DEMOGRAPHICS



64,181
POPULATION
WITHIN 3 MILES



\$187,408
MEDIAN HOUSEHOLD
INCOME



\$2,655,000
MEDIAN HOME VALUE
AS OF 06/30/2022



41.5
MEDIAN AGE



41.0%
BACHELOR'S DEGREE
OR HIGHER

FLOOR PLAN

FIRST FLOOR - ±5,661 RSF

LOWER LEVEL: THE ENTIRE LOWER LEVEL IS AVAILABLE FOR AN OWNER-USER

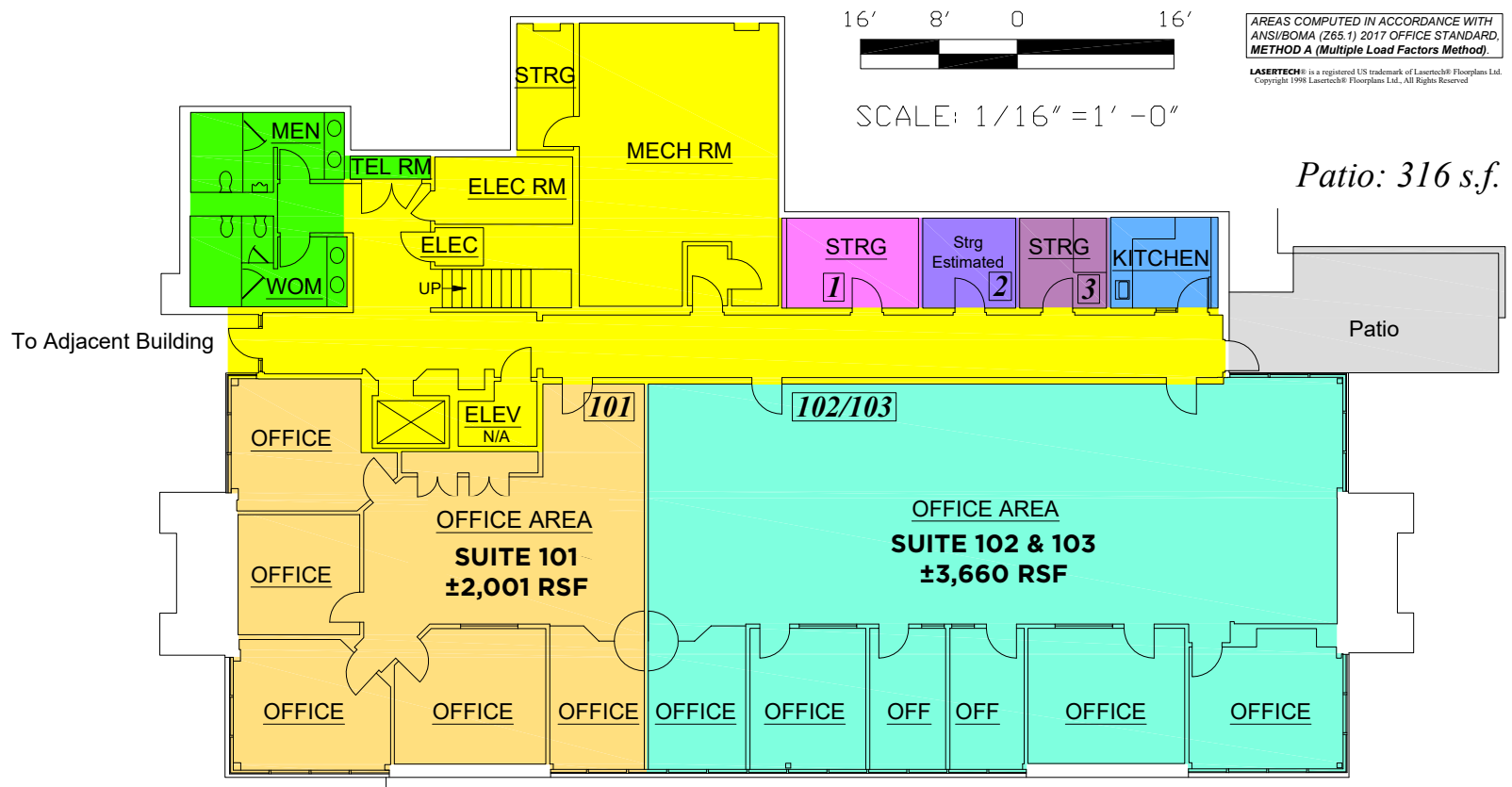
BUILDING SUMMARY	SQ.FT.
Total Rentable	13,854
Total Occupant Storage	386
Total Usable	10,459
Total Tenant	10,360
Total Ancillary	0
Total Occupant	10,360
Floor Service	661
Building Service	2,733
Inter-Building Service	0
Building Amenity	99
Inter-Building Amenity	0
Total Vertical Penetration	260
Total Unenclosed Covered Gallery	98
Total Parking	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	5,661
Total Occupant Storage	295
Total Usable	4,286
Total Tenant	4,187
Total Ancillary	0
Total Occupant	4,187
Floor Service	321
Building Service	1,867
Inter-Building Service	0
Building Amenity	99
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Unenclosed Covered Gallery	0
Total Parking	0

Survey Accuracy: +/- 0.07 %

OS #	Occup Strg
1	125.3
2	87.6
3	82.0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
101	1,480.1	2,001.3	2,001.3	1.3522	14.4
102/103	2,706.6	3,659.8	3,659.8	1.3522	26.4



FLOOR PLAN

SECOND FLOOR - ±8,192 RSF

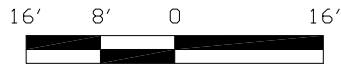
UPPER LEVEL: 100% OCCUPIED

FLOOR SUMMARY	SQ.FT.
Total Rentable	8,192
Total Occupant Storage	91
Total Usable	6,173
Total Tenant	6,173
Total Ancillary	0
Total Occupant	6,173
Floor Service	340
Building Service	866
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	260
Total Unenclosed Covered Gallery	98
Total Parking	0

Survey Accuracy: +/- 0.06 %

OS #	Occup Strg
4	90.9

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
201	2,231.9	2,961.9	2,961.9	1.3271	21.4
203	2,001.6	2,656.3	2,656.3	1.3271	19.2
204	1,100.8	1,460.9	1,460.9	1.3271	10.5
205	838.9	1,113.3	1,113.3	1.3271	8.0



SCALE: 1/16" = 1' - 0"

AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD, METHOD A (Multiple Load Factors Method).

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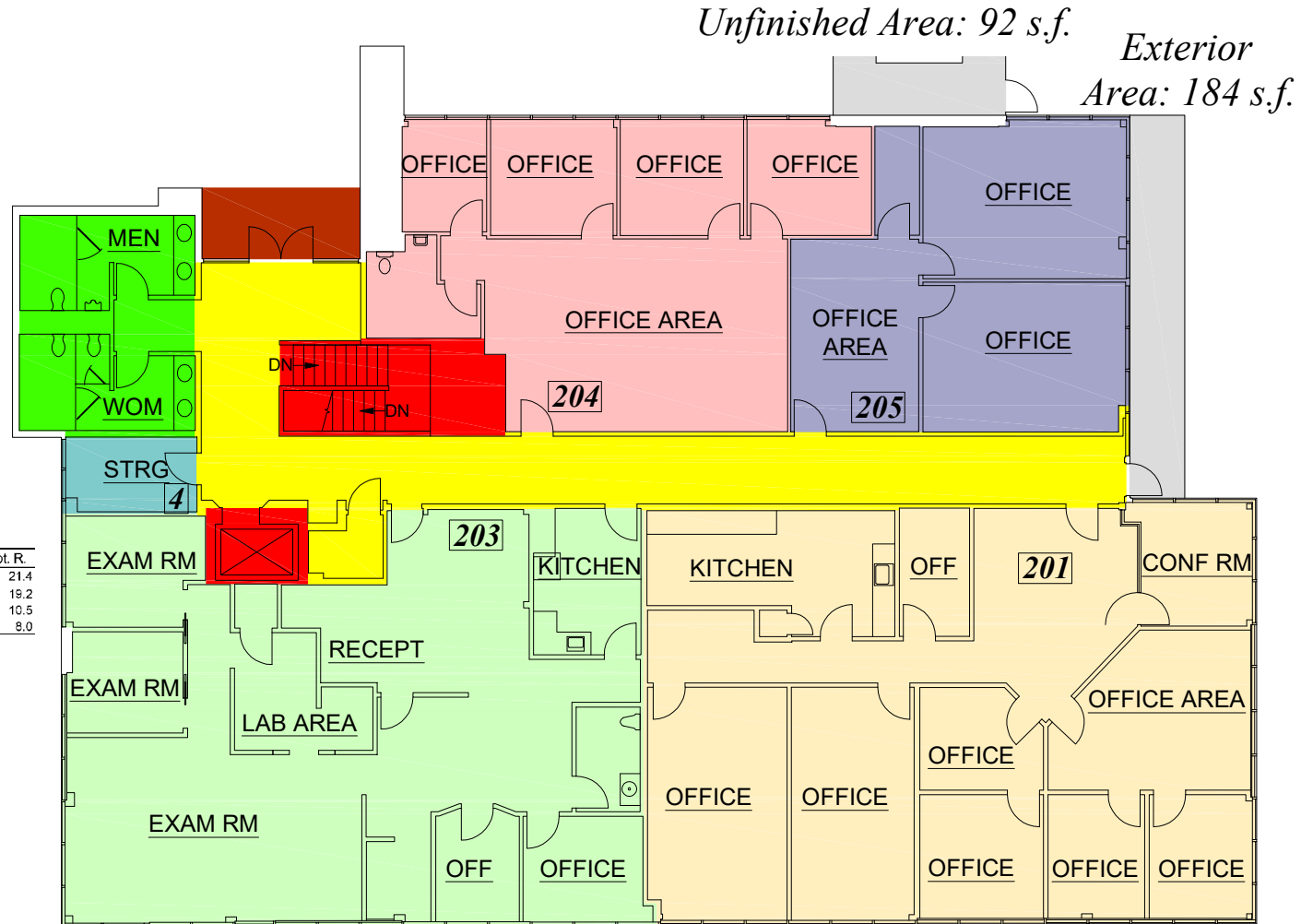


PHOTO GALLERY

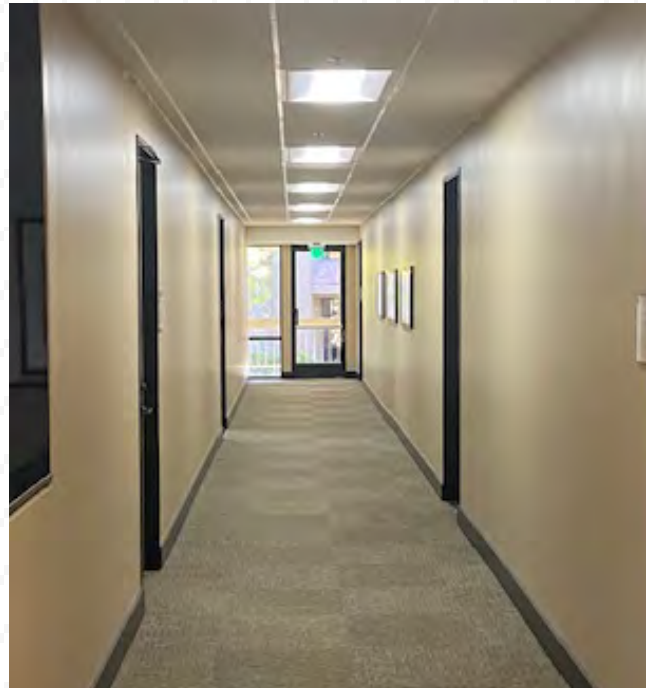
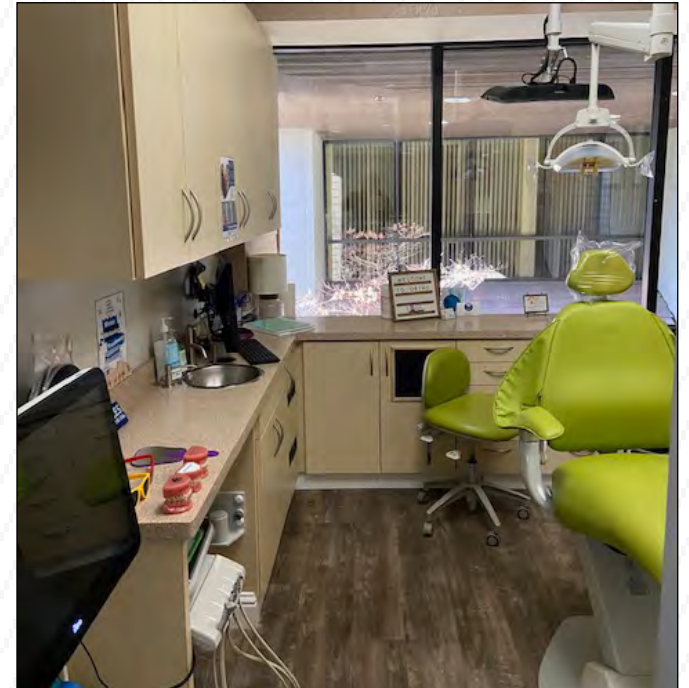
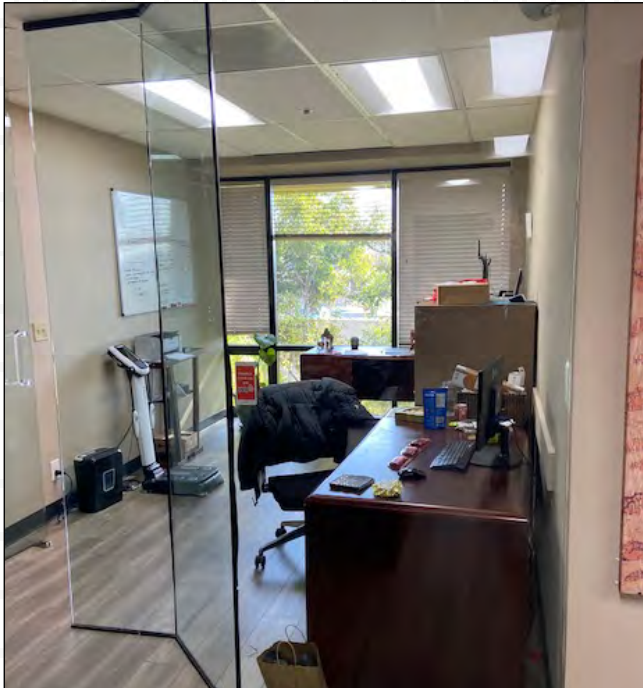


PHOTO GALLERY



PHOTO GALLERY



SALES COMPARABLES



1
40 OAK COURT
CITY: Danville, CA
BUILDING SIZE: 4,225 SF
SOLD: **\$2,560,000**
PRICE/SF: \$605.00
PROPERTY TYPE: Office-Owner/
User
DATE SOLD: June-2021



2
2671 CROW CANYON ROAD
CITY: San Ramon, CA
BUILDING SIZE: 10,204 SF
FOR SALE: **\$5,000,000**
PRICE/SF: \$490.00
PROPERTY TYPE: Office-Owner/
User
DATE SOLD: September-2022



3
2600 OLD CROW CANYON ROAD
CITY: San Ramon, CA
BUILDING SIZE: 9,528 SF
SOLD: **\$4,500,000**
PRICE/SF: \$472.29
PROPERTY TYPE: Office-Owner/
User
DATE SOLD: April-2023



4
2355 SAN RAMON VALLEY BLVD.
CITY: San Ramon
BUILDING SIZE: 16,358 SF
SOLD: **\$5,900,000**
PRICE/SF: \$360.00
PROPERTY TYPE: Office-Owner/
User
DATE SOLD: November-2023



5
4185 BLACKHAWK PLAZA CIRCLE
CITY: Danville, CA
BUILDING SIZE: 27,083 SF
SOLD: **\$9,550,000**
PRICE/SF: \$353.00
PROPERTY TYPE: Medical-Owner/
User
DATE SOLD: June-2021



6
3860 BLACKHAWK ROAD
CITY: Danville, CA
BUILDING SIZE: 12,228 SF
SOLD: **\$4,100,000**
PRICE/SF: \$335.00
PROPERTY TYPE: Medical-Owner/
User
DATE SOLD: October-2021



7
675 HARTZ AVE
CITY: Danville, CA
BUILDING SIZE: 14,397 SF
SOLD: **\$4,800,000**
PRICE/SF: \$333.00
PROPERTY TYPE: Value Add
Investor
DATE SOLD: February-2022



8
15 CROW CANYON COURT
CITY: San Ramon, CA
BUILDING SIZE: 5,573 SF
SOLD: **\$1,815,000**
PRICE/SF: \$325.68
PROPERTY TYPE: Office-Owner/
User
DATE SOLD: March-2022

LEASE COMPARABLES



CITY: Danville, CA
SUITE SIZE: 2,700
BASE RENT: **\$2.85 FULL SERVICE**
PROPERTY TYPE: Office
TERM: 5 years
LEASE START: 01/01/2022
TENANT: Coldwell Banker



CITY: Danville, CA
SUITE SIZE: 5,118
BASE RENT: **\$2.85 NNN**
PROPERTY TYPE: Office
TERM: 3 years
LEASE START: 10/01/2021
TENANT: UBS



CITY: Danville, CA
BUILDING SIZE: 2,109
BASE RENT: **\$2.35 FULL SERVICE**
PROPERTY TYPE: Office
TERM: 3 years 6 months
LEASE START: 07/01/2022
TENANT: Vortex Psychology



CITY: Danville, CA
SUITE SIZE: 24,245
BASE RENT: **\$2.60 FULL SERVICE**
PROPERTY TYPE: Office
TERM: 3 years 2 months
LEASE START: 09/01/2023
TENANT: Viasyn Energy



CITY: Danville, CA
SUITE SIZE: 952
BASE RENT: **\$2.50 FULL SERVICE**
PROPERTY TYPE: Office
TERM: 3 years
LEASE START: 10/3/2022
TENANT: RCI Construction Management



CITY: Danville, CA
SUITE SIZE: 733
BASE RENT: **\$2.65 FULL SERVICE**
PROPERTY TYPE: Office
TERM: 3 years 3 months
LEASE START: 06/01/2023
TENANT: East Bay Accountants



**415 BLACKHAWK
PLAZA CIRCLE**

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