

FOR LEASE

267 HARTZ AVE

DANVILLE, CA 94526

+3,095 RSF former second generation restaurant with bar and patio space for lease



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km Kidder Mathews



PROPERTY HIGHLIGHTS

Turnkey second-generation restaurant & bar.

Former Restaurant – existing kitchen, full bar, and three (3) outdoor patio seating in place, allowing an operator to open with minimal build-out cost and time.

Prime Hartz Ave frontage in the heart of downtown Danville.

Storefront exposure on Hartz Ave ($\pm 15,476$ ADT), one block from Diablo Road ($\pm 27,369$ ADT), and just minutes from I-680 access.

One of the Bay Area's strongest trade areas.

Average household income of \$280,647 within one mile and \$320,976 within three miles, average household net worth of \$3.13M, and $\pm 43,426$ residents within three miles.

Surrounded by Danville's best dining and retail.

Immediate neighbors include Auburn Lounge, Primos Pizza, Hazy Barbecue, Faz Bakery & Coffee Bar, Sushi Bar Hana, and Zaya Thai Pantry, with Trader Joe's, the Danville Hotel, and Iron Horse Plaza all within a short walk.

Built-in foot traffic, free parking, and year-round events.

Abundant free public parking including the adjacent Clock Tower lot and Town permit lots, steps from the Iron Horse Trail, and at the center of downtown events like the Danville Concours d'Elegance, the Saturday farmers' market, and Hot Summer Nights.

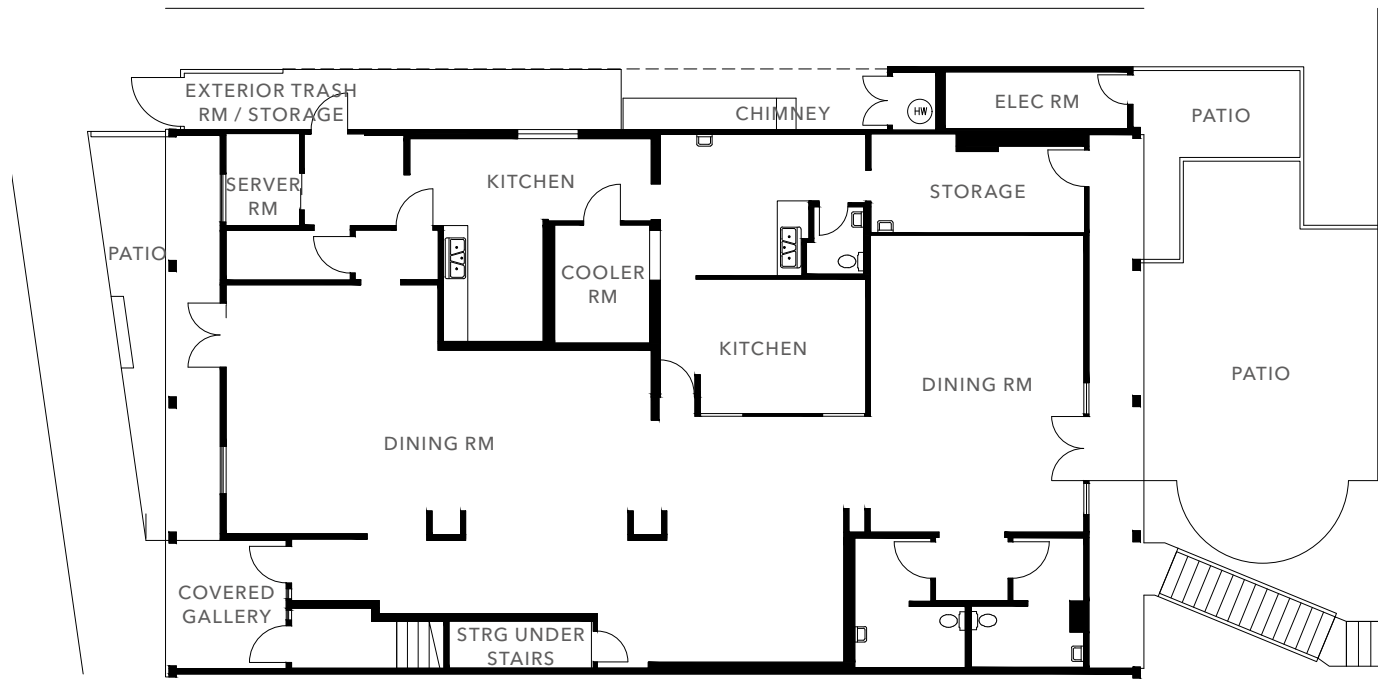
FLOOR PLAN

±3,095 RSF

TOTAL SPACE AVAILABLE

CONTACT

AGENT FOR LEASE RATE



FLOOR PLAN NOT TO SCALE

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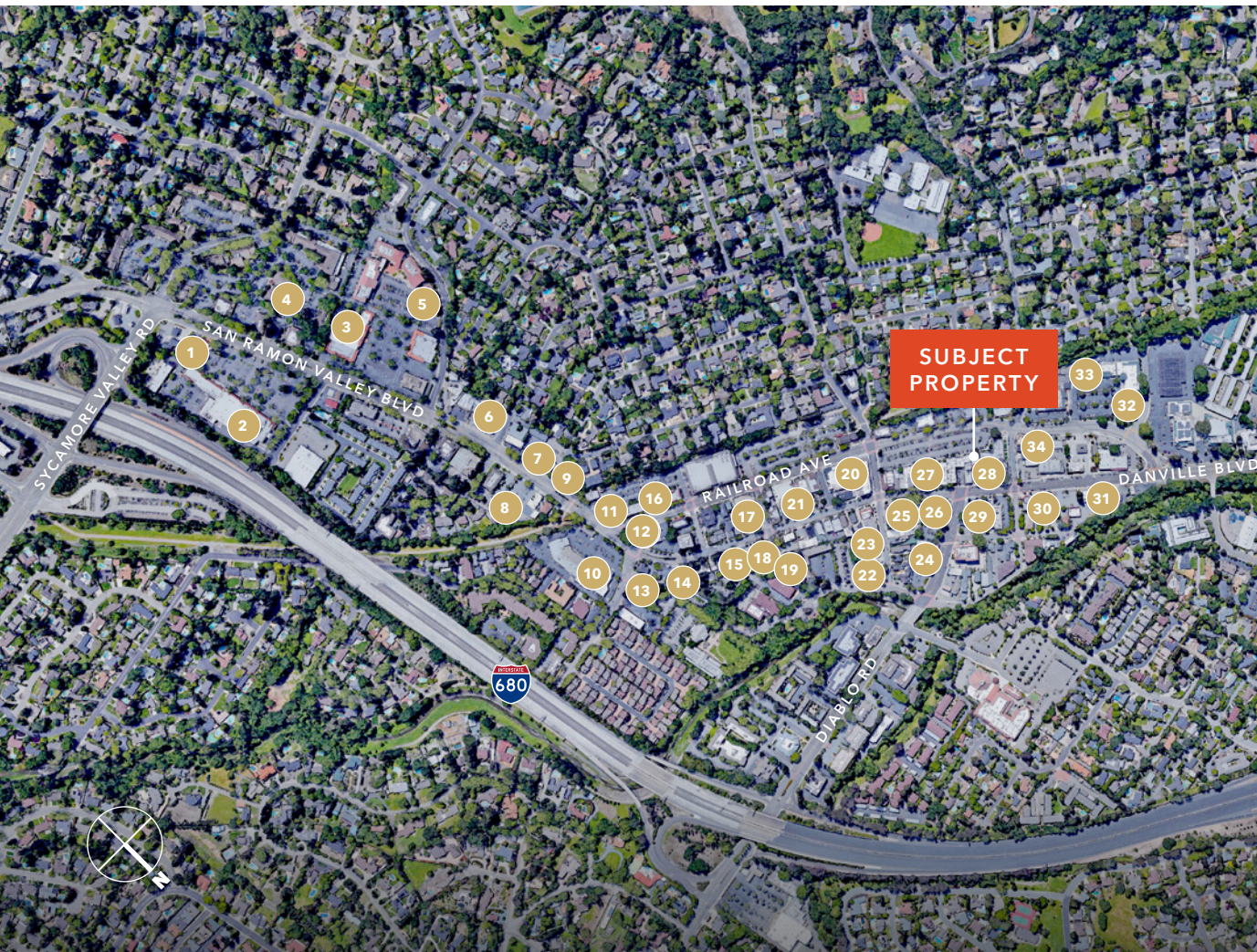
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DANVILLE AMENITIES



LOCAL AMENITIES

- | | | | |
|----|--------------------------|----|------------------------|
| 1 | US Bank | 17 | Crush'd Wine Bar |
| 2 | CVS | | Yo's on Hartz |
| 3 | Walgreens | 18 | Danville Harvest |
| 4 | Tal's Patisserie | 19 | Bridges |
| | Nordstrom Local Danville | 20 | Danville Brewing Co. |
| | Chase Bank | | The Peasant & The Pear |
| | Forbes Mill Steakhouse | 21 | Incontro Ristorante |
| 5 | The Old Towne Bakery | 22 | Danville Chocolates |
| | Leo's Chinese Restaurant | | Locando Ravello |
| | El NiDO Mexican | 23 | Lottie's Creamery |
| 6 | The Growler | 24 | BevMo! |
| 7 | Akira Bistro | 25 | Corner of Brazil |
| 8 | Sushi Yokohama | 26 | Norm's Place |
| 9 | Panda Express | | Patelco Credit Union |
| 10 | Domino's | | Vally Medlyn's |
| | Medleno Coffee | 27 | Revel Kitchen & Bar |
| | Sultan's Kebab | | Falafel Boy (Danville) |
| | Los Panchos Restaurant | 28 | Laxmi's Bakery |
| 11 | Cielito Cocina Mexicana | 29 | PRIMOS |
| 12 | Crumbs | | Hazy Barbeque |
| 13 | Taco Bell Cantina | 30 | Vitality Bowls |
| 14 | Domenico's Delicatessen | | Fosters Freeze |
| 15 | Blue Line Pizza | 31 | Mountain Mike's Pizza |
| 16 | Peet's Coffee | 32 | Starbucks |
| | Noah's NY Bagels | 33 | The Melt |
| | Orangetheory Fitness | 34 | Sideboard Danville |

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DIABLO RD

HARTZ AVE

RAILROAD
PARKING LOT

267 HARTZ AVE

PATIO 1

PATIO 2

PATIO 3

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