

# 480-L

SAN RAMON VALLEY BLVD.  
DANVILLE, CA 94526



2ND FLOOR OFFICE | STUDIO SPACE FOR LEASE



**LOCKEHOUSE**

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

**ADRIA GIACOMELLI**  
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License #01498795

## 2ND FLOOR OFFICE | STUDIO SPACE FOR LEASE

Located at The Crossroads of Danville, at San Ramon Valley Boulevard, Hartz Avenue, and Prospect Avenue, this turnkey second-floor office space offers a convenient and accessible setting for professional or service-oriented users. The suite features rear building access with a private staircase, ample shared parking, and is in close proximity to the freeway. Just steps from Danville's many restaurants and cafés, the space combines everyday convenience with a practical, ready-to-occupy layout.



## SUMMARY

<b>ADDRESS</b>	480-L San Ramon Valley, Danville, CA 94526
<b>FLOOR</b>	2nd Floor Office   Studio Space
<b>AVAILABLE</b>	Jan 1, 2026
<b>SIZE</b>	±1,600 SF
<b>RENT</b>	\$3,700 monthly (\$2.31 psf/mo)
<b>INCREASES</b>	\$100 per month annually
<b>MIN TERM</b>	5 years
<b>LEASE TYPE</b>	Gross (no NNNs)
<b>ACCESS</b>	Rear of building via private staircase
<b>RESTROOMS</b>	Two
<b>NATURAL LIGHT</b>	Four skylight-style roof windows
<b>USES</b>	Office, studio, wellness, or professional services
<b>PARKING</b>	2 assigned plus on-site shared parking

*Please do not disturb the tenant and call Adria to coordinate tour.*

## HIGHLIGHTS

- Turnkey 2nd-floor office space in the heart of Downtown Danville
- Access from the rear of the building via private staircase (no elevator)
- Four sunroof-style skylight windows provide abundant natural light
- A thoughtfully designed floor plan that combines privacy and collaboration, including:
  - 1 large private office with adjacent conference area
  - Welcoming reception desk and waiting area
  - 4 spacious cubicle zones (each can comfortably fit two desks )
  - Two restrooms
  - Two storage rooms plus a closet for supplies

# MARKET AERIAL



San Ramon Valley High School

DANVILLE BLVD. - 17,370 ADT

INTERSTATE 680

15,935 ADT

DIABLO RD. - 26,192 ADT

PROSPECT RD.

HARIZ AVE. - 15,476 ADT

RAILROAD AVE. - 10,957 ADT

Village Theatre Municipal Lot

SITE

Chevron, The UPS Store, ExtraMile

Mountain Mike's, Vitality Bowls, SPENGA, Hazy Barbecue

BevMo!, Locanda Ravello

Starbucks, Trader Joe's, The Melt, Jamba Juice, Lifes, AT&T, Chipotle Mexican Grill, United States Postal Service, GSI, nékter Juice Bar, Butter in my mouth, Regus

Big Tires

Starbucks, Lottie's Creamery

Pete's, Jersey Mike's Subs, Auburn

J. McLaughlin, PRESSED, Bluemercury

Blue Line

Toastique

Chico's

Orangetheory Fitness, Panda Express, Noah's

Verizon, Peet's Coffee, Supercuts

Lupardi's Markets, The Great Greek Mediterranean Grill, Skinspirit

\*Traffic Counts Source: Sites USA REGIS Online 10/20/25



## POPULATION

1 MILE	3 MILES	5 MILES
10,684	45,978	105,664



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,288	17,189	40,481



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$291,873	\$320,953	\$289,949



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$3.32 M	\$3.54 M	\$3.23 M



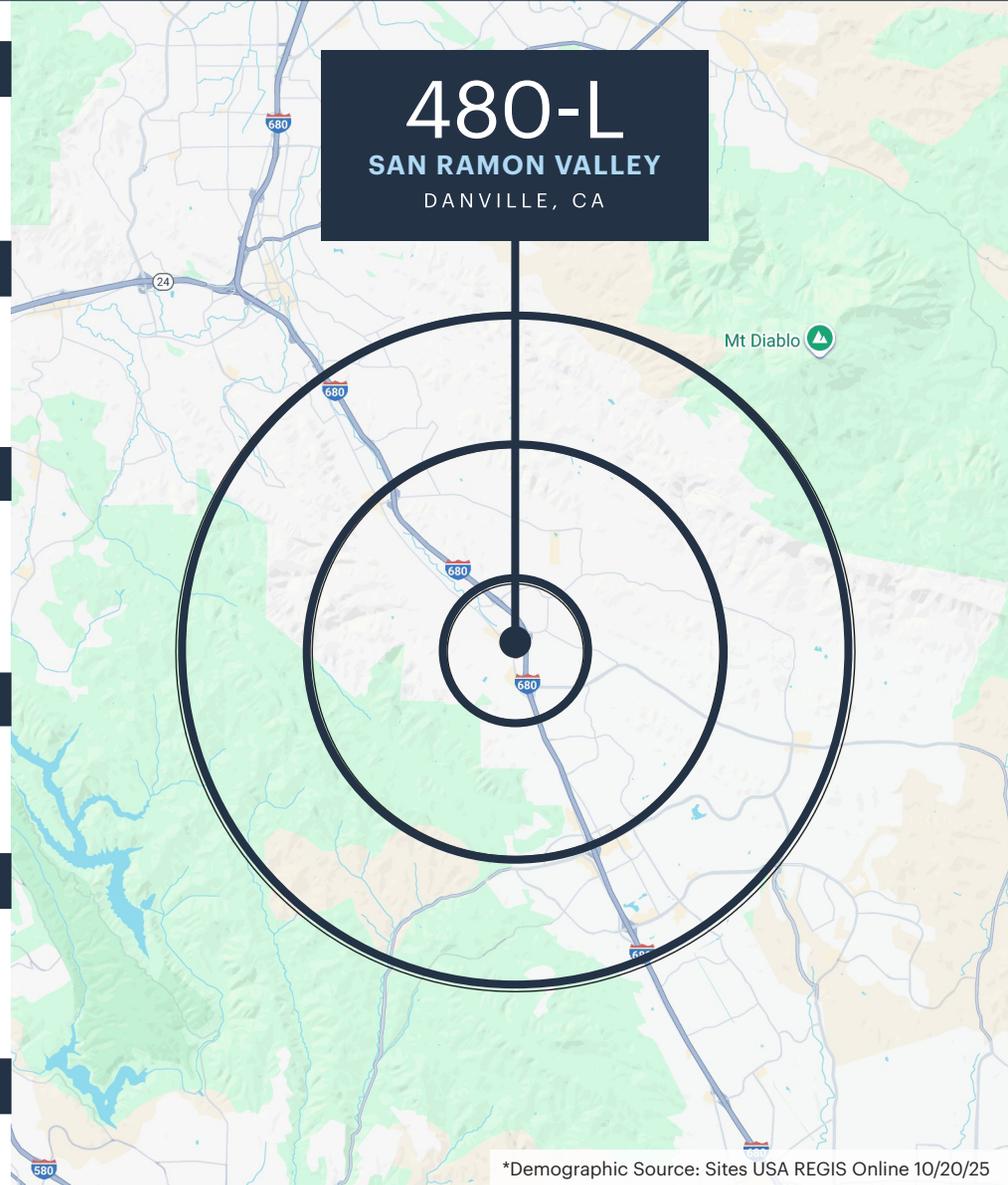
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
67.5%	71.2%	71.1%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$312.27 M	\$1.32 B	\$3.01 B



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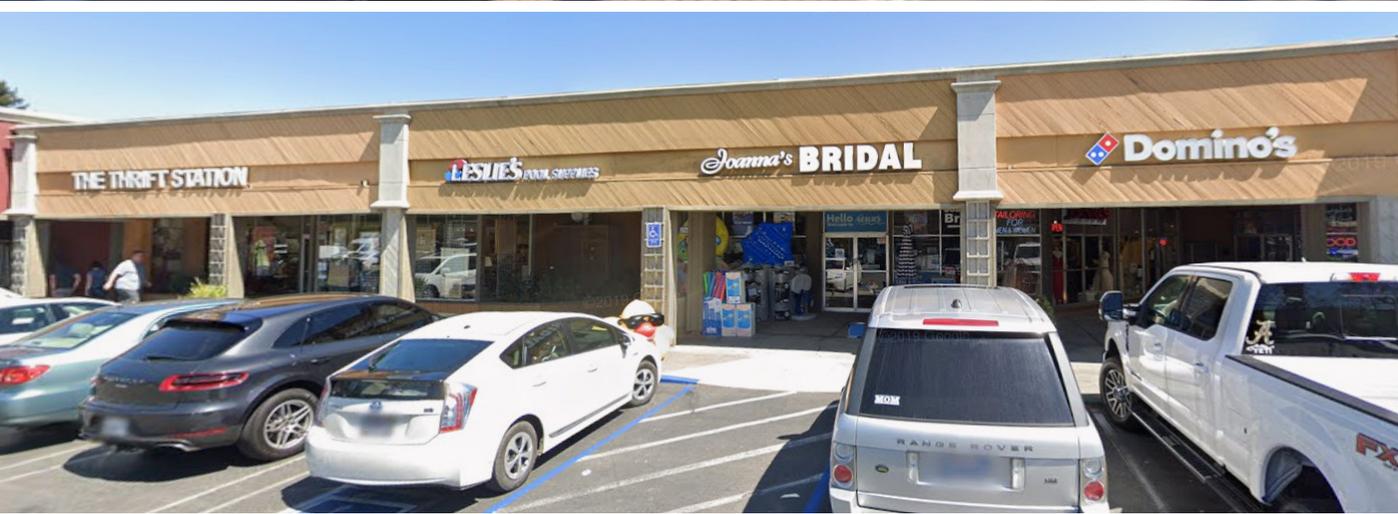
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