

# 200 Hartz Plaza

*±1,500 SF Retail Remaining*

# 200 HARTZ AVENUE



200 Hartz Avenue | Danville, CA 94526



**LOCKEHOUSE**

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

**ADRIA GIACOMELLI**  
Partner  
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# 200 Hartz Plaza - Summary & Highlights

*±1,500 SF Retail Remaining*

200 Hartz Plaza has undergone a major façade transformation. Leases signed with Hazy BBQ and SPENGA. Now seeking retailers to lease the ±1,500 SF shop space. 200 Hartz fronts Hartz Avenue, Linda Mesa Avenue and Rose Street. The property is zoned DBD1, Old Town Retail. 200 Hartz Plaza has on-site parking and Municipal parking lot directly across the street.



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## SUMMARY

### Hartz Plaza on Hartz Avenue in Danville, CA

<b>Address:</b>	200 Hartz Avenue, Danville CA 94526
<b>Cross Streets:</b>	E Linda Mesa Avenue and Rose Street
<b>Type:</b>	Retail Street Front
<b>Size:</b>	±1,500 SF
<b>Parking:</b>	25 Spaces (16 Standard, 8 Compact, 1 Van Accessible)
<b>Lot Area:</b>	±26,720 SF
<b>Rent:</b>	Call to Inquire
<b>NNN:</b>	\$1.29 PSF/Month (2021 Estimate)
<b>Zoning:</b>	DBD 1: Suite C
<b>Seeking:</b>	Retailers
<b>Delivery:</b>	2/2/2021

## HIGHLIGHTS

- Seeking Retail - Warm Shell Delivery (or TIA Credit)
- 46' Frontage Facing Linda Mesa Avenue and 33'10" Depth Along Rose Street
- Hazy BBQ & SPENGA - Now Open
- Private Parking Lot with Municipal Lot Across the Street
- New Construction, Blade and Facia Signage Opportunities
- Located in the Heart of Downtown Danville Just 0.40 Mile to I-680



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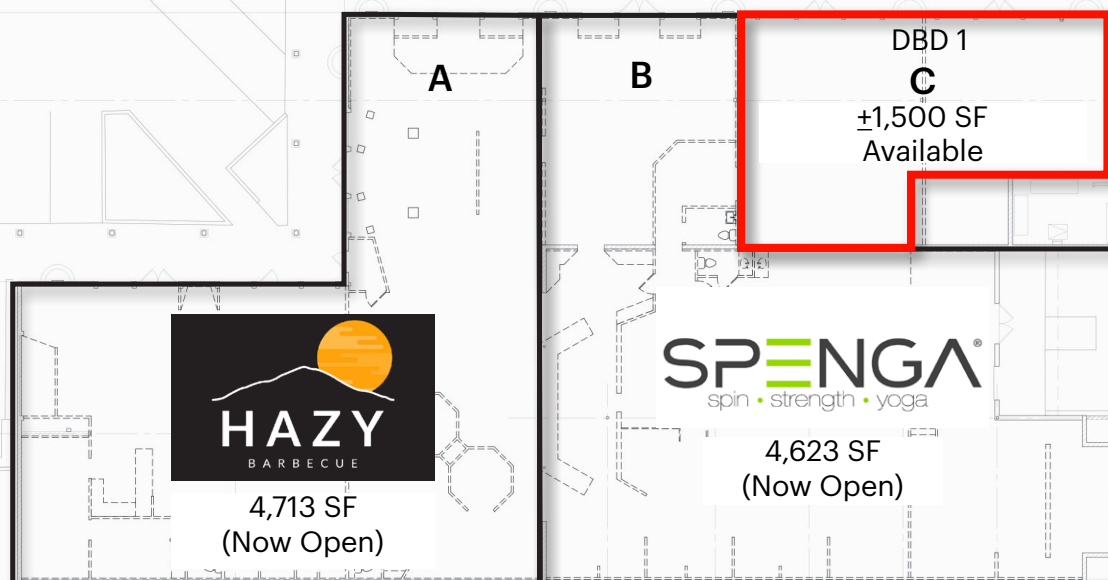
# 200 Hartz Plaza - First Floor Site Plan

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E. LINDA MESA AVENUE

HARTZ AVENUE - 9,609 ADT

ROSE STREET



SUITE	SIZE	STATUS
A	4,713 SF	Hazy BBQ
B	4,623 SF	SPENGA
C	1,500 SF	Available

- Downtown Business District 1 (DBD 1)  
[32-45.11 Area 1 and Area 2A: Old Town Retail](#)

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# 200 Hartz Plaza - Elevations

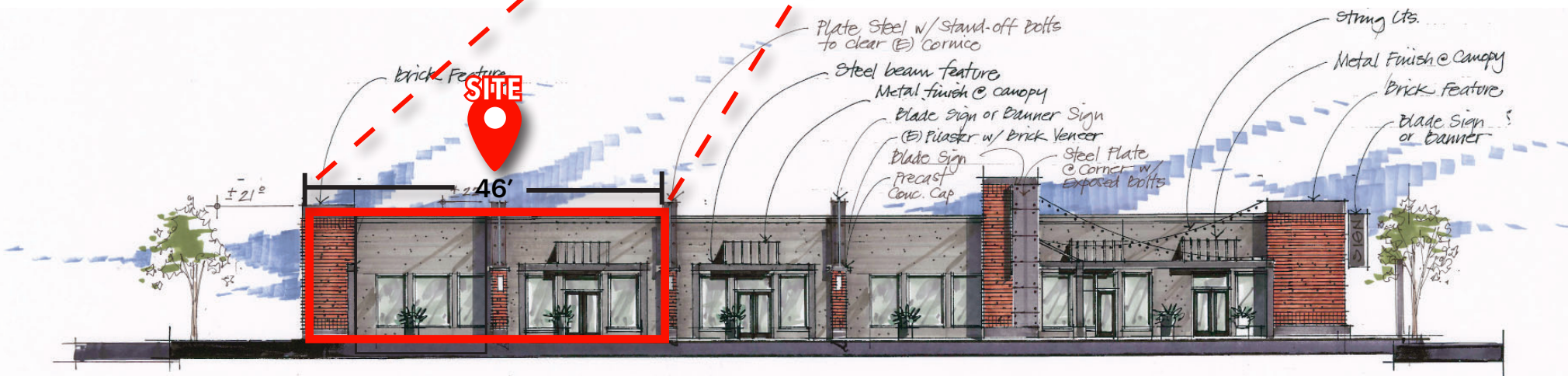
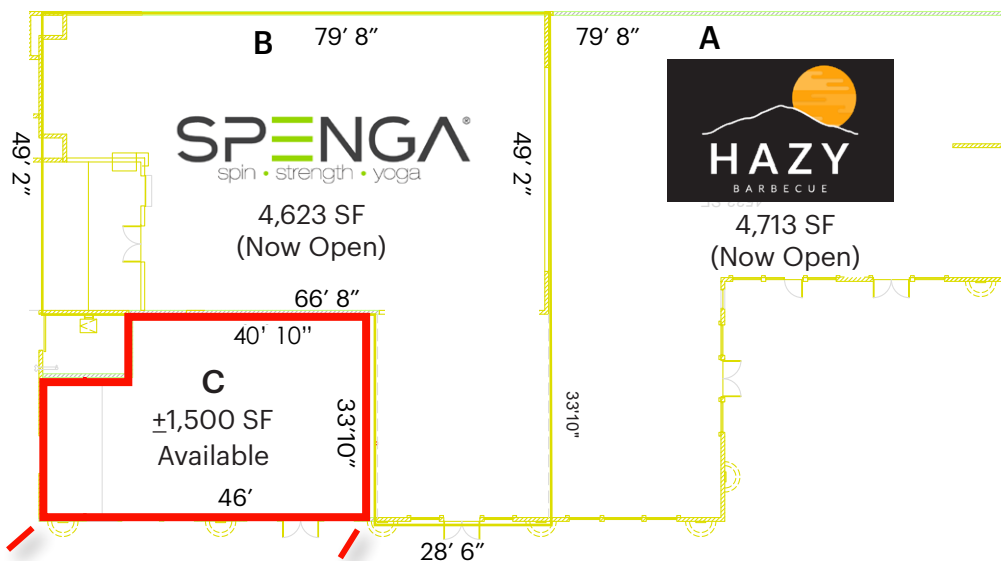
±1,500 SF Retail Remaining

**Space C:** ±1,500 SF

Frontage: 46'

Depth: 33'10"

- Double Door Entry
- No rear exit
- Vanilla Shell Delivery or TIA credit



Retail Entry from Linda Mesa / Parking Lot

NORTH ELEVATION

LINDA MESA ELEVATION

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# 200 Hartz Plaza - Downtown Public Parking

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## 1 PARKING PERMIT LOCATIONS AND FEES

Employee permit parking locations are divided into three “zones” throughout the Downtown, and can be found by referencing the parking permit map below. Permit holders must park within the corresponding zones indicated on the permit. Please note: “Zone 2” and “Zone 3” permits are also valid in “Zone 1.”

*\*To support businesses impacted by COVID-19, permit fees have been waived for calendar year 2021.*

## 2 WHERE TO PLACE YOUR PARKING PERMIT

Parking Permits are nontransferable stickers and need to be attached directly to the inside surface of the front windshield on the lower left-hand corner (driver's side) of the vehicle to which it has been issued. If you change vehicles or have your windshield replaced over the course of the year, a new permit must be obtained from the Danville Police Department.



### Employee Permit Parking

	ZONE 1 PERMIT PARKING \$0/YEAR
	ZONE 2 PERMIT PARKING \$0/YEAR*
	ZONE 3 PERMIT PARKING \$0/YEAR*
	MUNICIPAL PARKING LOTS



## 3 HOW TO ORDER YOUR PERMIT

DANVILLE.THEPERMITSTORE.COM

You will need to verify your place of employment for a parking permit. Submit a recent pay stub or business card that includes your name, business name and business address.

QUESTIONS? CALL THE DANVILLE POLICE DEPARTMENT  
**925.314.3700**

### METHOD 1 (PREFERRED)

Upload verification documents electronically through the online purchasing process, or once you finish the online application send your documents to [Parking\\_Permits@Danville.ca.gov](mailto:Parking_Permits@Danville.ca.gov). Upon verification, your permit will be mailed to you directly.

### METHOD 2

Submit verification documents in-person at the Danville Police Department, 510 La Gonda Way, Monday through Friday, except on legal holidays. Upon verification, a permit will be issued over the counter. Please note that office hours, service and wait times may vary due to COVID-19 and staff priorities.

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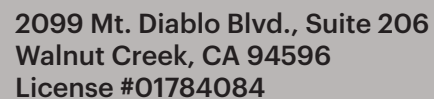


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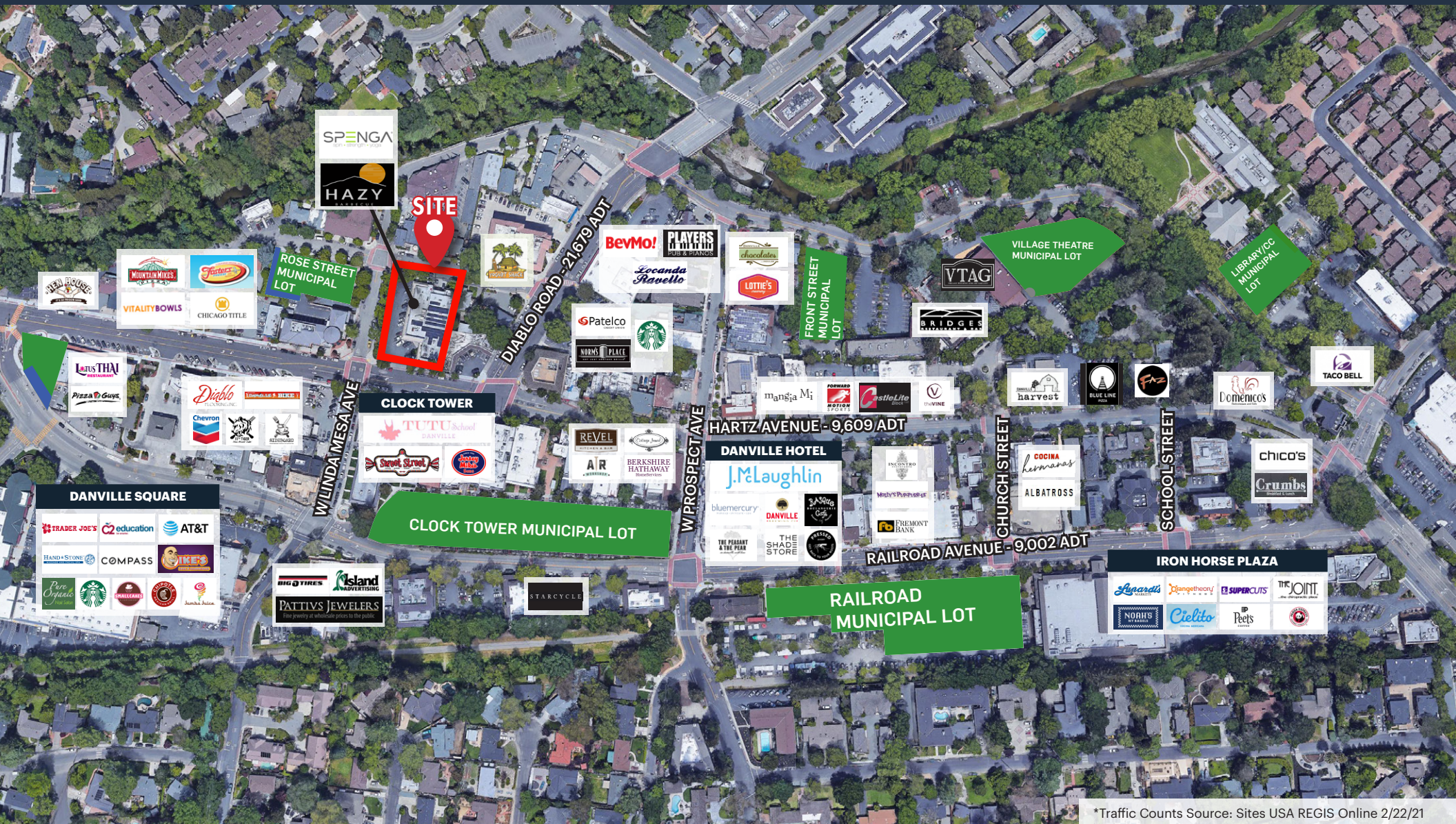
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# 200 Hartz Plaza - Demographics

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## ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,311	43,072	99,157



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,587	15,341	37,842



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$260,669	\$278,330	\$243,298



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.75 M	\$3.08 M	\$2.8 M



## POPULATION FAMILY

1 MILE	3 MILES	5 MILES
7,992	39,186	86,448



## TOTAL HOUSEHOLD EXPENDITURE

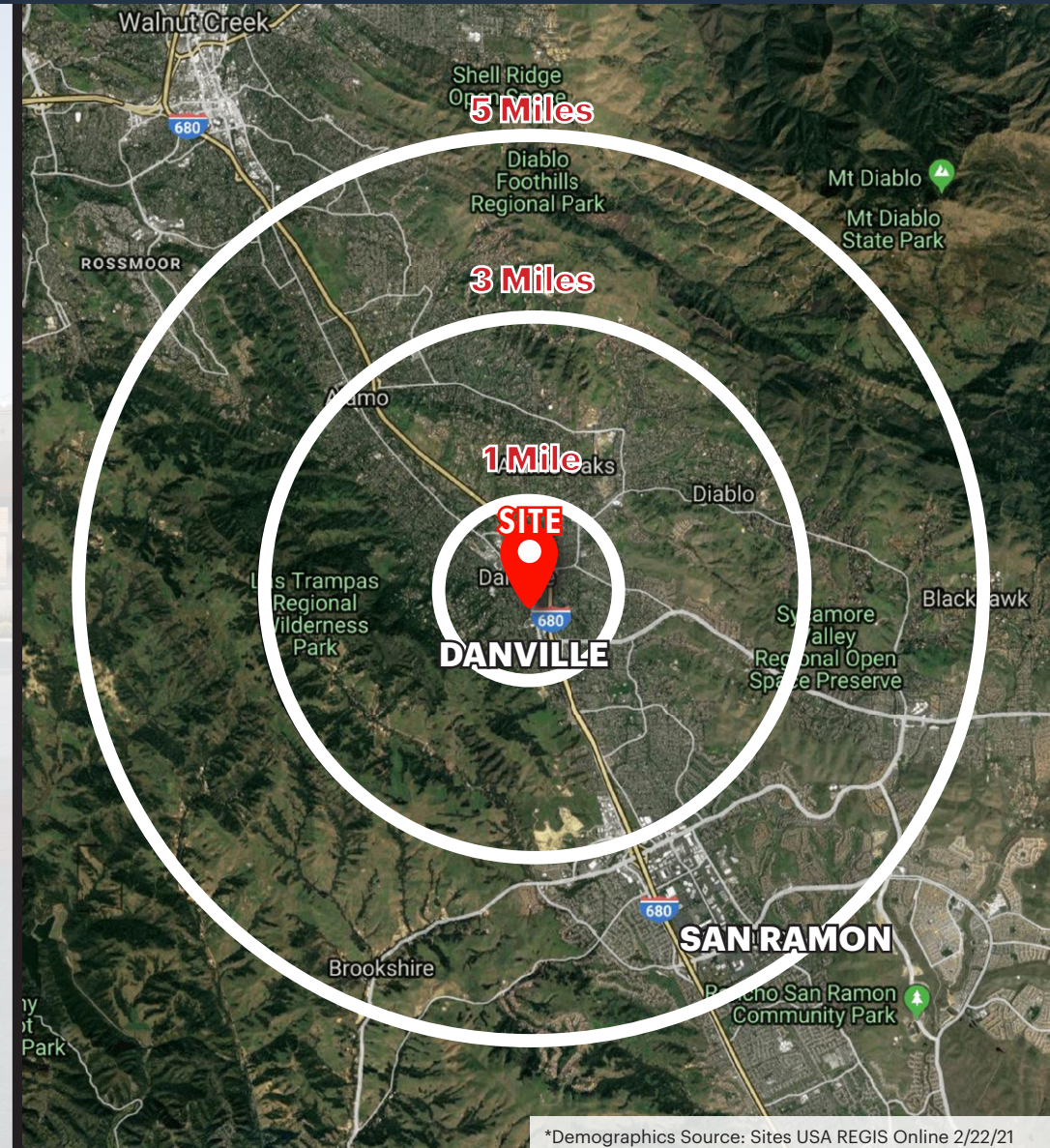
1 MILE	3 MILES	5 MILES
\$12,616	\$13,354	\$11,890

## HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,077	5,341	11,885

## FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,782	\$1,878	\$1,677



\*Demographics Source: Sites USA REGIS Online 2/22/21

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