

# FOR LEASE

*±1,750 SF Retail Space Available*

495 HARTZ AVE SUITE C  
DANVILLE, CA 94526

CROSS STREET Hartz Avenue & Church Street

SIZE ±1,750 RSF

YEAR BUILT 2003

ZONING DBD1

CITY'S WEBSITE [danville.ca.gov/158/planning](http://danville.ca.gov/158/planning)

ALLOWABLE USES Retail

RENTS \$5,995/Mo

\$2.43 PSF + \$0.97 NN

(Building Maintenance Included)

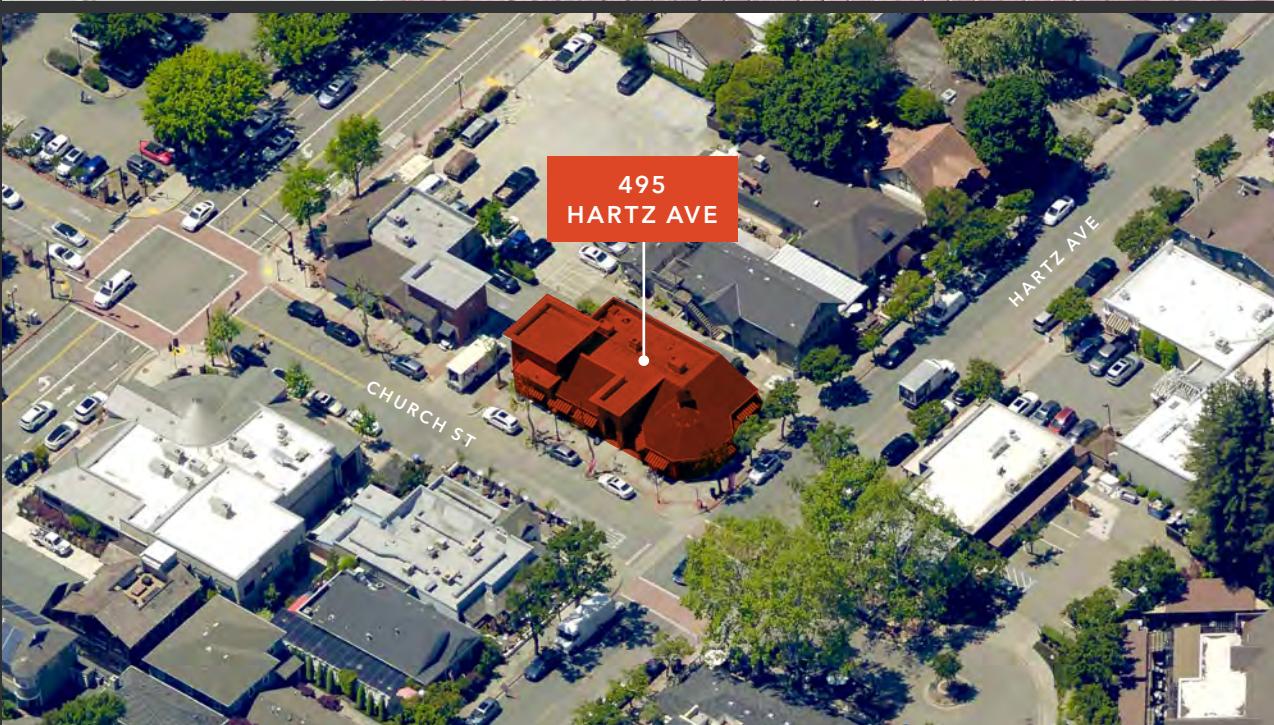
*Exclusively listed by*

**WILL BALLOWE**

925.389.2499

[will.ballowe@kidder.com](mailto:will.ballowe@kidder.com)

LIC N° 02053125



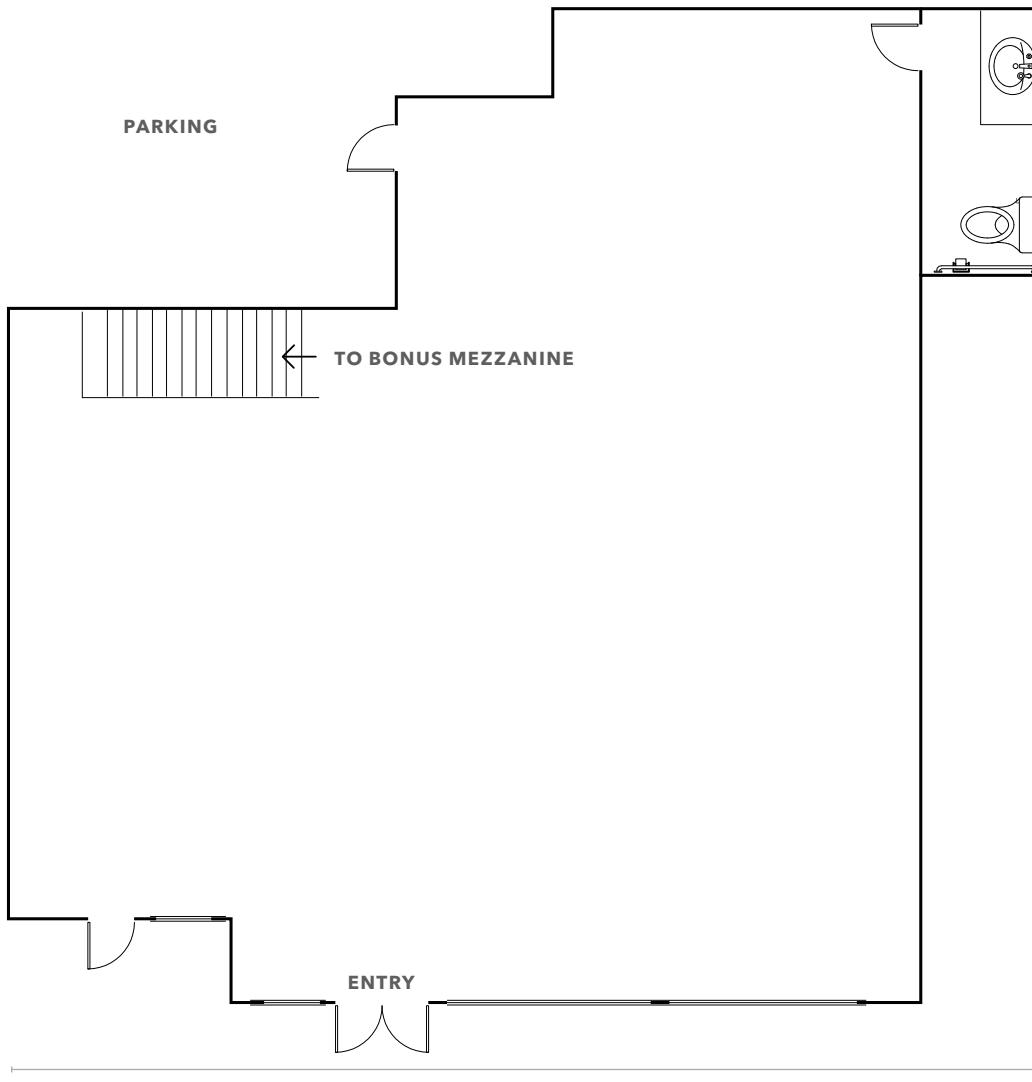
495 HARTZ AVE



AVAILABLE FOR LEASE

KIDDER MATHEWS

## FLOOR PLAN



*±1,750 RSF*

AVAILABLE

*\$5,995*

MONTHLY RENT

*\$2.43 PSF*

+\$0.97 NN  
(BUILDING MAINTENANCE INCLUDED)

Bonus Mezzanine



FLOOR PLAN NOT TO SCALE



## DANVILLE, CALIFORNIA

The Town of Danville is located in Contra Costa County, California 6 miles south of Walnut Creek and 15 miles east of Oakland. Danville is noted for its high quality of life with top rated schools, low crime rate, and small-town feel. The charming downtown has numerous small shops, restaurants, and coffee shops.

Regarded as an affluent community, Danville has some of the most exclusive country clubs and highest housing prices in the Bay Area.

The approximate population base is 45,000 and median household income is \$200,000 which provides an affluent customer base for local businesses and retailers.

San Ramon Valley Blvd is the Town's main thoroughfare providing ease of access to a variety of shopping and dining. Leisure activities abound, including hiking and biking in Las Trampas Wilderness, Village Theater in Downtown, year-round weekly farmers market, and weekly summer festivals including Hot Summer Nights and Art in the Park.

### HOUSEHOLDS

1 Mile	3 Miles	5 Miles
3,085	19,198	41,837

### MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$195,054	\$194,479	\$198,982

### MEDIAN HOME VALUE

1 Mile	3 Miles	5 Miles
\$1,064,440	\$1,069,421	\$1,072,484

## NEARBY RESTAURANTS

### PIATTI

Offering finely crafted fresh Italian cuisine and a fresh take on the neighborhood Italian trattoria, Piatti combines a warm, inviting atmosphere, seamless service and an immersive market experience offers finely crafted fresh Italian cuisine.

### ESIN

Esin features Market-driven New American-Mediterranean plates served in an upscale, airy bistro with a patio.

### HARVEST

Chef Paul Durias and team bring their passion for sustainably sourced ingredients to create an approachable menu showcasing the seasonal bounties of the Bay Area. Their award-winning bar program features seasonal craft cocktails and the largest whiskey selection in Danville.

### FORBES MILL STEAKHOUSE

Forbes Mill Steakhouse combines excellent food and distinguished service with a stylish and comfortable environment. The menu features the finest cuts of Prime Certified Angus Beef and Wagyu available.

### CIELITO COCINA MEXICANA

Cielito Cocina Mexicana features authentic, regional Mexican cuisine from Puebla and Oaxaca. They also have a full bar with an exceptional tequila and mezcal collection, California wines, and local microbrews on tap.





## 495 HARTZ AVE

*For more information on  
this property, please contact*

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[KIDDER.COM](http://KIDDER.COM)

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**km** **Kidder Mathews**