

FOR LEASE

HACIENDA PLAZA

115 Railroad Ave., Danville, CA 94526



COMING AVAILABLE | ±950 SF



LOCKEHOUSE

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SUMMARY HIGHLIGHTS

PROPERTY SUMMARY

| | |
|-----------------------|--|
| ADDRESS | 115 Railroad Avenue, Danville, CA 94526 |
| BASE RENT | \$4.50 PSF Monthly |
| NNN | \$0.80 PSF Monthly (2024 Estimate) |
| SPACE | Suite D |
| SIZE | 950 SF |
| AVAILABLE | Q1 2025 |
| ZONING | DBD1- Old Town Retail |
| TRAFFIC VOLUME | Railroad Ave. 10,287 ADT Hartz Ave. 13,150 ADT Diablo Rd. 23,625 ADT |

*Traffic Counts Source: Sites USA REGIS Online 9/17/24

HIGHLIGHTS

- Street Facing, Multi-Tenant Retail Building in Downtown Danville with a Private Parking Lot
- Located on the Hard Corner of Linda Mesa and Railroad Avenue
- Convenient Town Parking Lot Across the Street (Clock Tower)
- Access to the Iron Horse Trail and Adjacent to Trader Joe's Shopping Center
- New Paint and New Signage Program

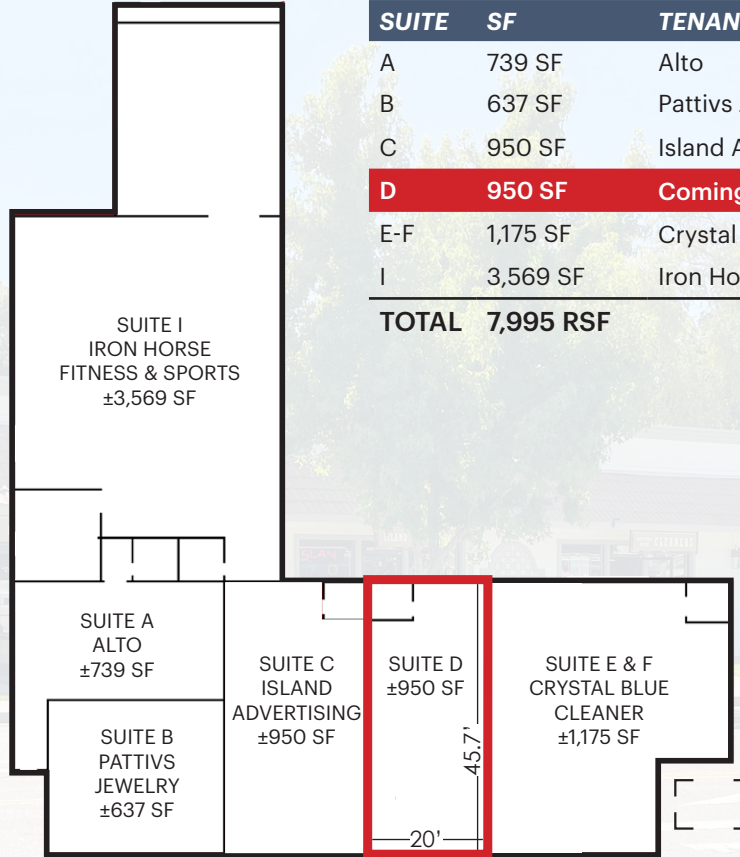
PROPERTY DESCRIPTION

Hacienda Plaza at 115 Railroad Avenue is a multi-tenant retail building in the heart of downtown Danville. Positioned at the bustling 4-way intersection of Railroad Avenue and Linda Mesa, the property boasts approximately 95 feet of frontage along Railroad Ave., making it an ideal choice for retailers seeking prominent visibility. The location is easily accessible, benefiting from the immediate proximity to the Clock Tower parking lot across the street. Adding to its appeal, Hacienda Plaza backs up to the Iron Horse Trail, is within walking distance of many amenities, one block from San Ramon Valley High School, and conveniently located just 0.5 miles from the I-680 freeway on/offramp.



Iron Horse Trail

| SUITE | SF | TENANT |
|--------------|------------------|-------------------------|
| A | 739 SF | Alto |
| B | 637 SF | Pattivs Jewelers |
| C | 950 SF | Island Advertising |
| D | 950 SF | Coming Available |
| E-F | 1,175 SF | Crystal Blue Cleaners |
| I | 3,569 SF | Iron Horse Fitness |
| TOTAL | 7,995 RSF | |

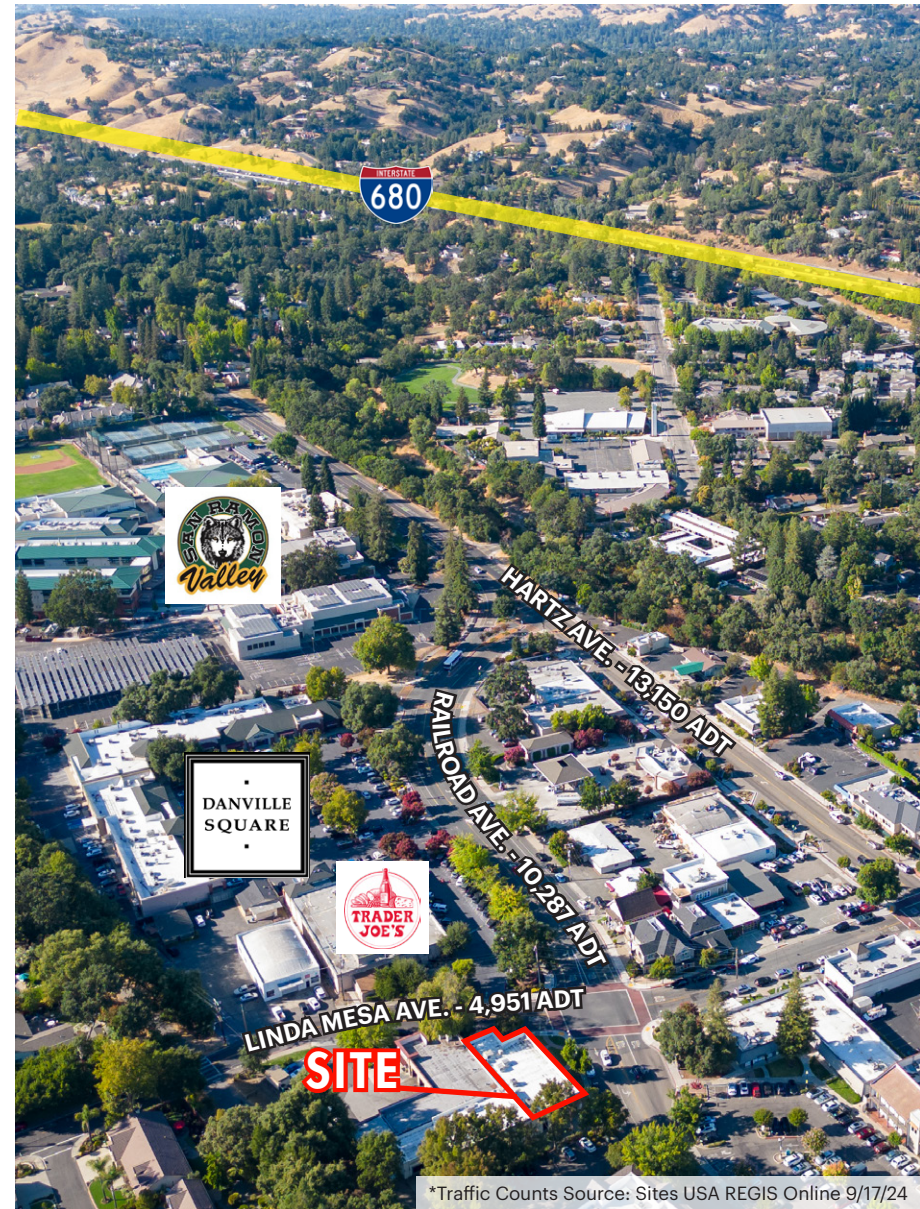


Linda Mesa Ave.

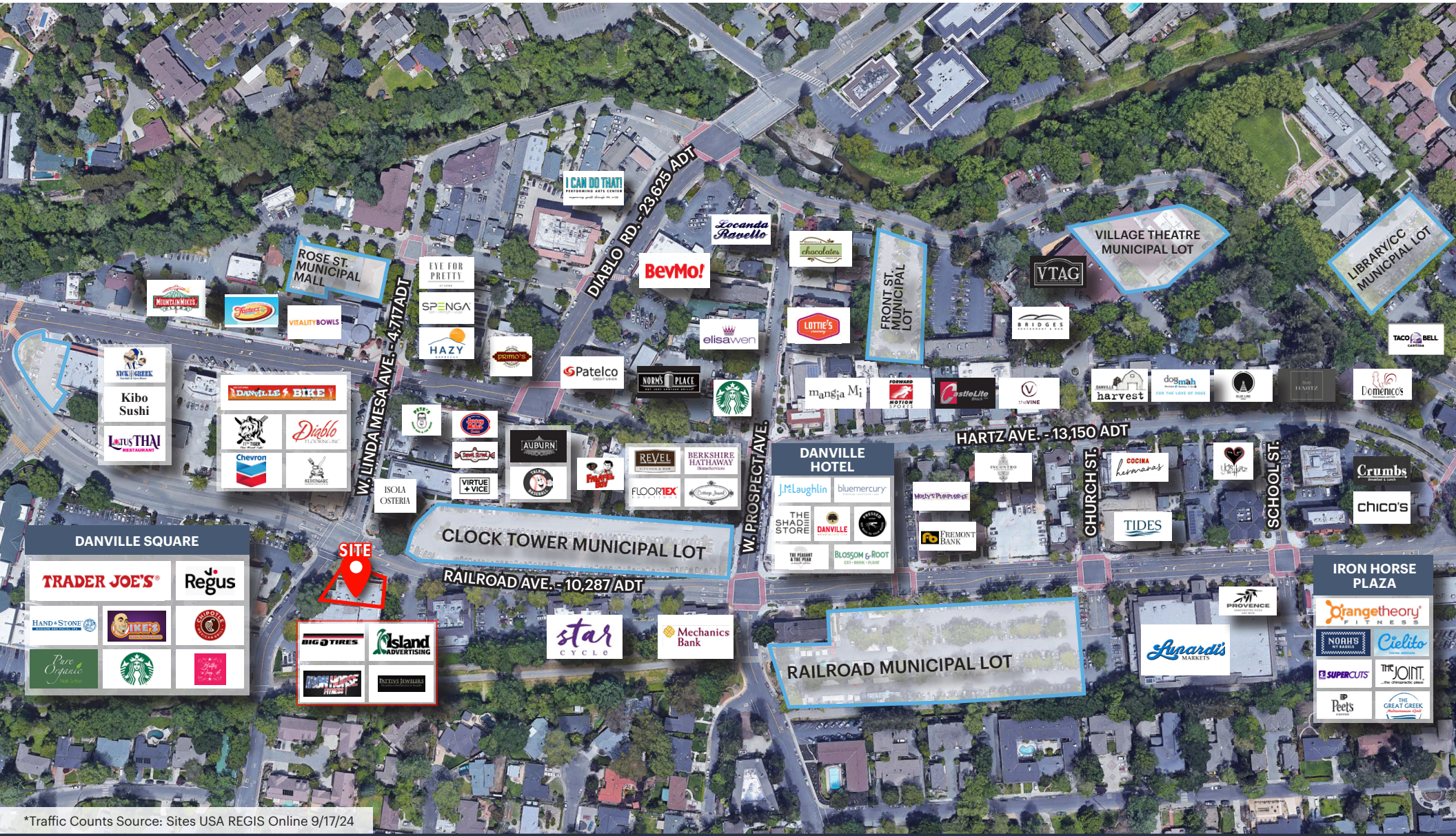
Railroad Ave.

Call to schedule a tour

Crystal Blue Cleaners will be downsizing and occupying the end cap only, making ±950 SF of in-line space available in Q1 2025.



*Traffic Counts Source: Sites USA REGIS Online 9/17/24



*Traffic Counts Source: Sites USA REGIS Online 9/17/24



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. 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.



ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 9,087 | 43,979 | 96,811 |



ESTIMATED HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 3,686 | 16,185 | 38,136 |



DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 11,260 | 32,803 | 88,231 |



POPULATION FAMILY

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 7,061 | 36,189 | 74,938 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$278,907 | \$235,404 | \$208,417 |



TOTAL HOUSEHOLD EXPENDITURE

| 1 MILE | 3 MILES | 5 MILES |
|---------|---------|---------|
| \$5,788 | \$8,376 | \$7,433 |



HOME VALUES \$1 M OR MORE

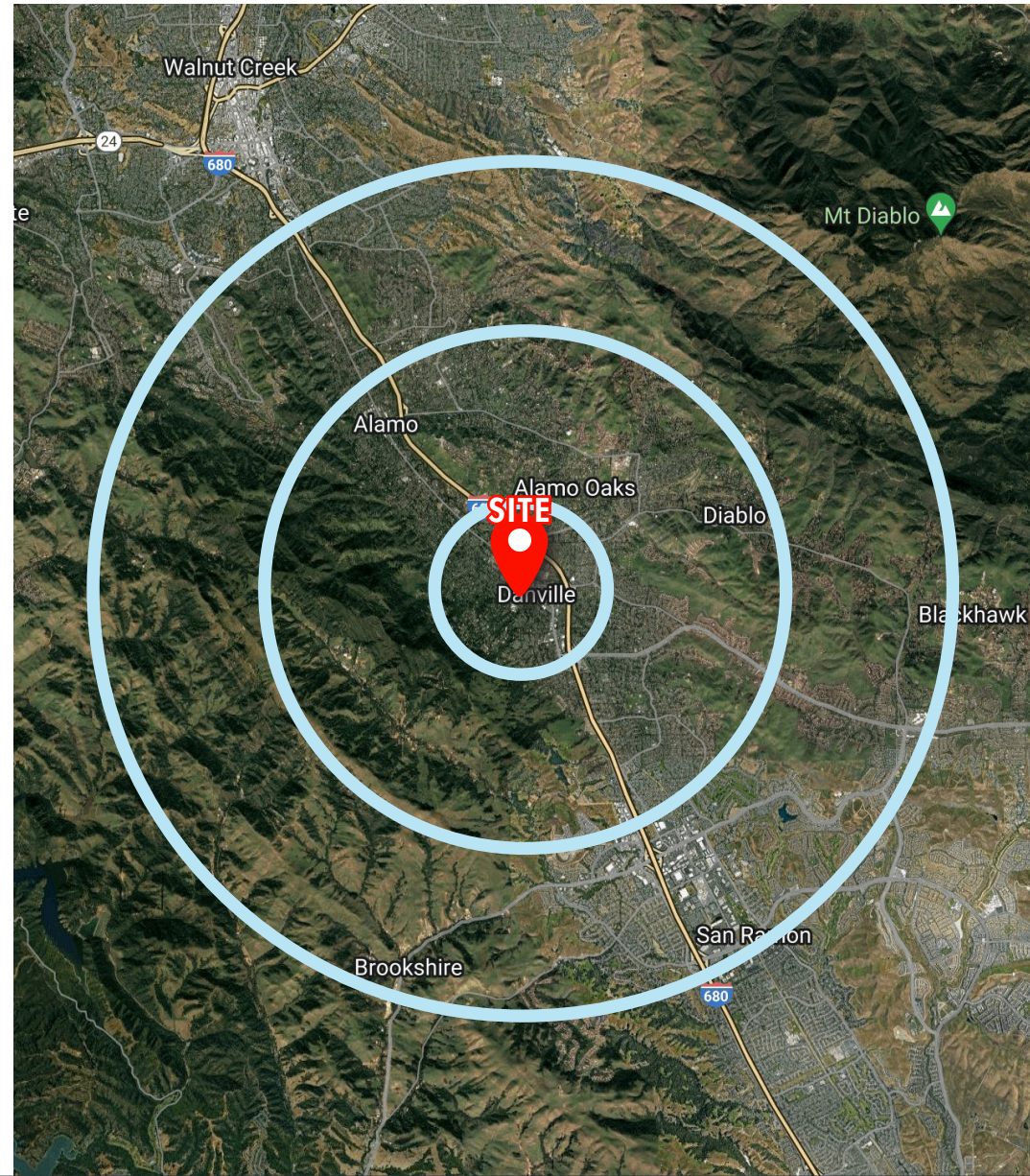
| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 2,197 | 11,601 | 22,027 |



FOOD AND BEVERAGES

| 1 MILE | 3 MILES | 5 MILES |
|---------|---------|---------|
| \$1,759 | \$2,154 | \$1,925 |

*Demographics Source: Sites USA REGIS Online 9/17/24



Danville, California

The Town of Danville is located in the “**Heart of the San Ramon Valley**” in Contra Costa County. According to Businessweek, Danville is the 41st most expensive zip code in the United States, one of California's **Top 25 wealthiest cities** as well as the 10th Safest, one of the wealthiest suburbs of Oakland and San Francisco and ranked **number one in the nation** in a recent forecast done by Pinpoint Demographics for the highest per capita spending on clothing. Danville's historic downtown features the perfect blend of upscale amenities and **small town charm** thanks to plentiful shops, art galleries, cafes, and restaurants that draw people from throughout the area. The immediate trade area includes over 100,000 residents with an average net worth of \$1,200,000.

