

FOR SALE OR LEASE

700 HARTZ WAY, DANVILLE, CA 94526

±3,370 SF Mixed-Use Building

SALE PRICE	\$2,599,000 (\$772 PSF)
LEASE RATE	Call Brokers
STORIES	Two (2)
YEAR BUILT	1972 / 2005 Renovated
PARKING	11 Spaces - 3 Covered*
FIRE SUPPRESSION	Wet Sprinkler*
ROOF/HVAC	2011/2012 (50-Yr Composition Roof)*
ACCESS	Less than one mile from I-680
AMENITIES	Abundance of nearby amenities

* Buyer to verify



Exclusively listed by

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PREMIUM OFFERING ON CORNER LOCATION IN THE HEART OF DOWNTOWN DANVILLE

*Kidder Mathews is pleased to present for sale or lease
700 Hartz Way (the property or asset), in Danville, CA.*

A remarkable standalone building at the entry to downtown Danville from the south. The boutique mixed use, two (2) story property features ±3,370 SF which was built in 1972, and completely renovated in 2005. The asset is available to both investors, owner-users, and tenants.

ALLOWED USES:

Retail (Restaurant, Tasting Room, Traditional Retail), Office (Upstairs Approved, Downstairs Approved With Land Use Permit "Lup" - Other Uses Permitted On 1st Floor With Lup: Personal Service And Service Office), Residential (Approved On Second Floor With LUP).



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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 \$195,000 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 possibilities for both work and play.



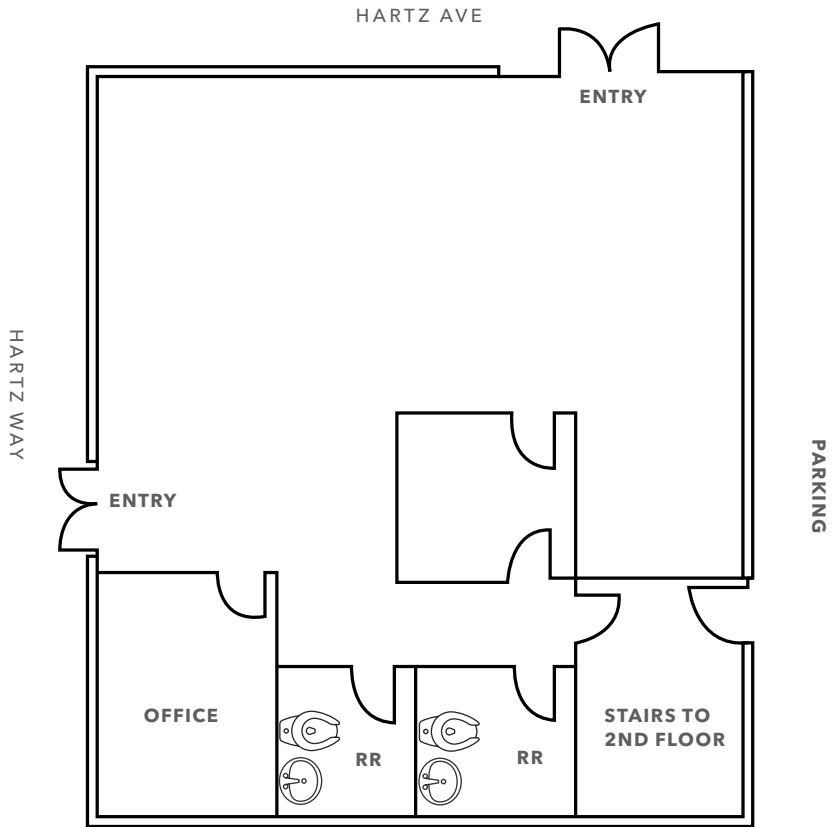
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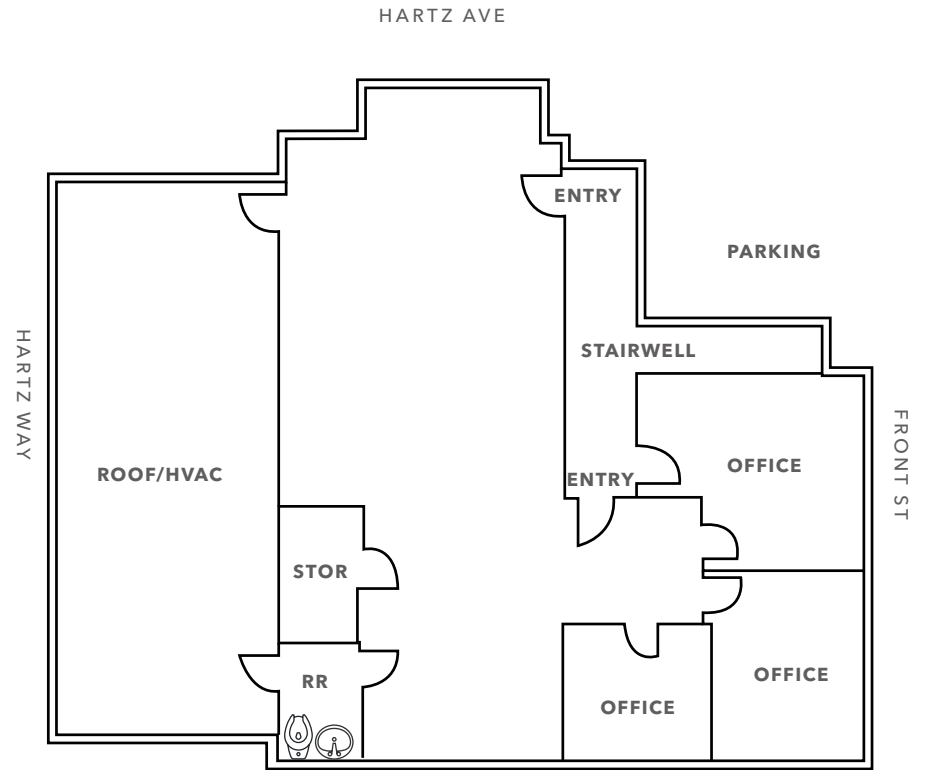
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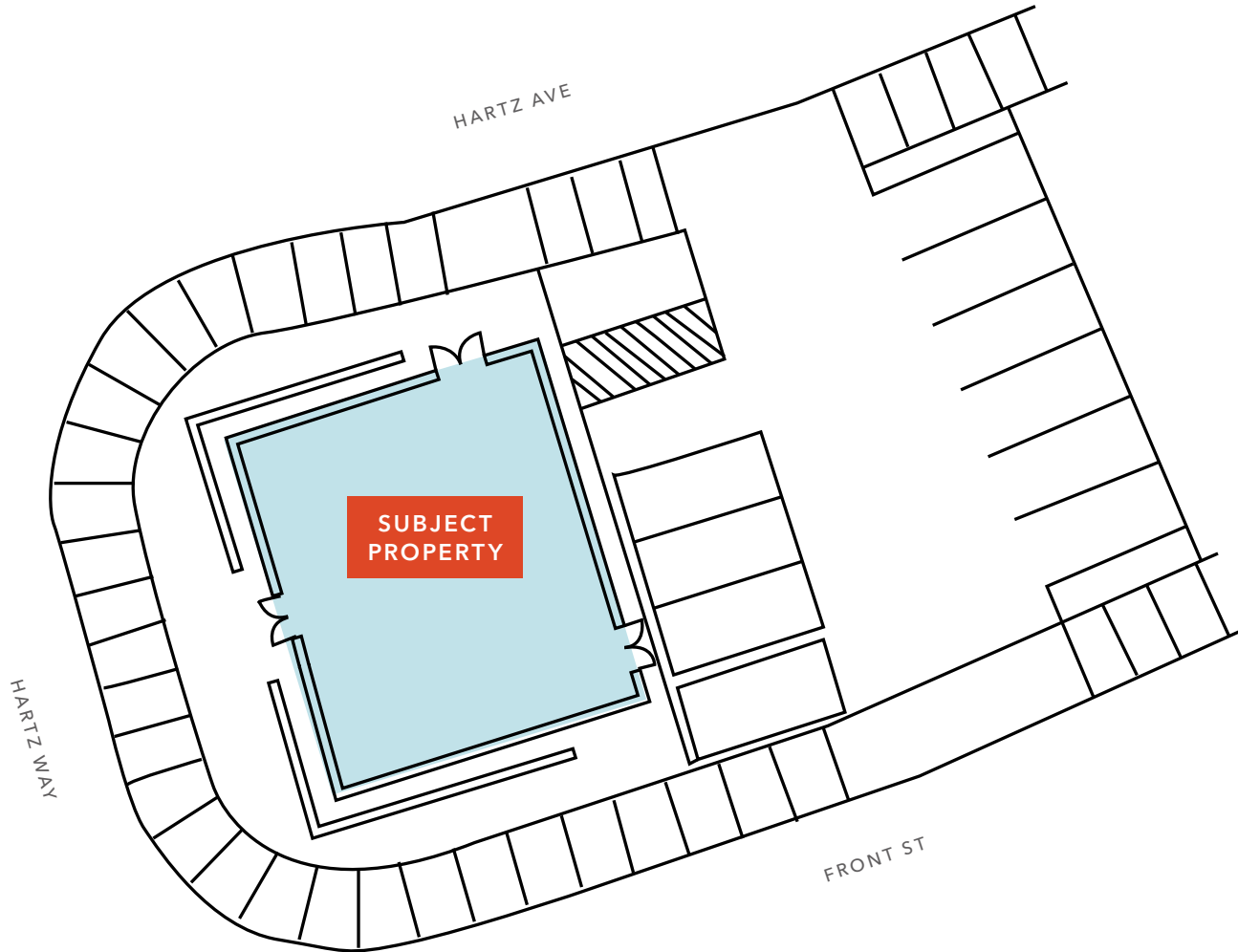
FIRST FLOOR



SECOND FLOOR



SITE PLAN



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