

Charming Downtown Space For Lease

±2,329 SF Retail or Restaurant



Up to ±1,100 SF Patio, Outdoor rendering only

402 Railroad Avenue | Danville, CA 94526



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

Adria Giacomelli
Partner
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Summary & Highlights

SUMMARY

Charming Downtown Space For Lease

Address: 402 Railroad Avenue, Danville, CA 94526

Cross Street: School Street

Available: Retail or Restaurant: ±2,329 SF Contiguous

Dimensions: 98' Frontage Along Railroad Avenue

Patio: ±1,100 SF Outside Seating Potential

Floors: Ground Floor Retail

Rents: \$3.67 PSF Plus 0.97 NNNs (2021 Estimate)

Parking Lot: 5 Designated Parking Stalls

Zoning: DBD 2A (Old Town Retail - Downtown Business District)

Town's Website: <http://www.danville.ca.gov/Services/Planning-Services/Zoning/>

Built: 2003

Allowable Uses: Retailers & Restaurants Welcome

HIGHLIGHTS

- Charming Retail Building in Downtown Retail Core
- ±2,329 SF Retail or Restaurant
- Restaurants Permitted and Welcome! Seeking Burgers and Cafe's
- Private Parking Lot with 5 Designated Parking Stalls
- Exposure to Strong Demographics and ±9,002 Cars Per Day
- Convenient Street Parking Surrounding Subject Property and Municipal Parking Lot Across the Street

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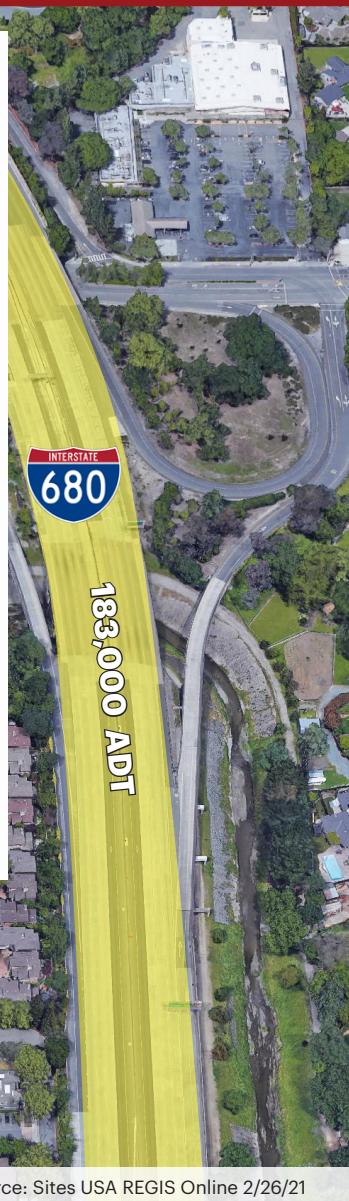
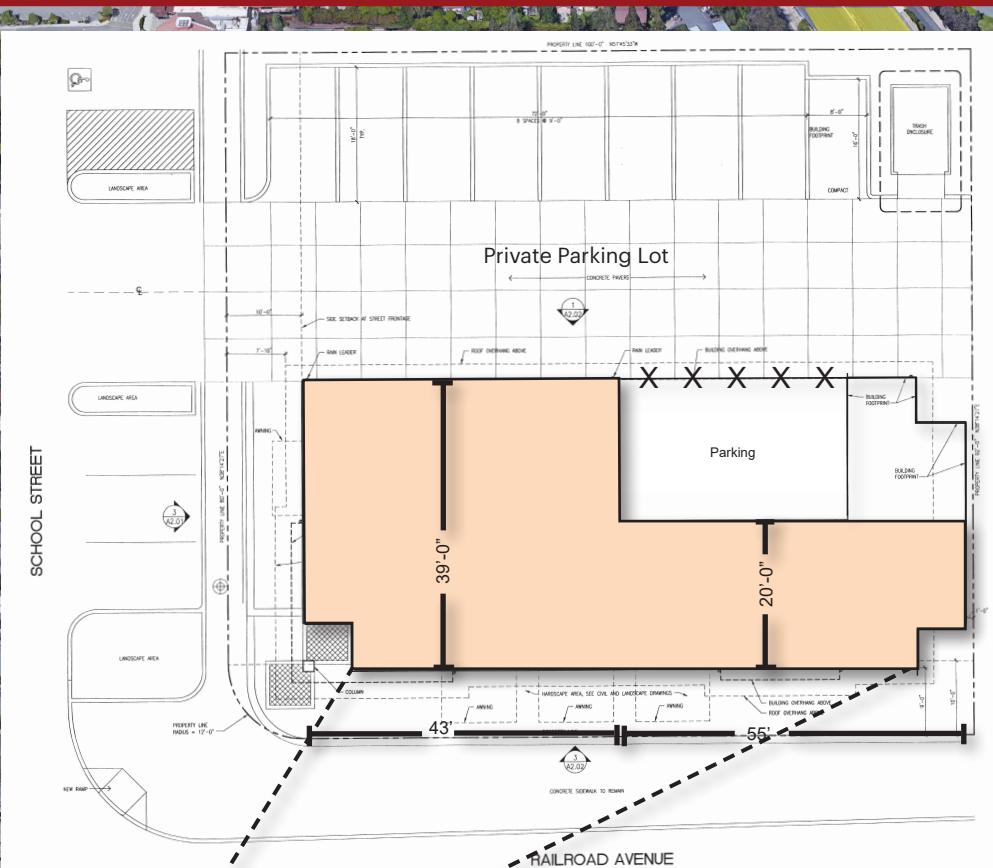
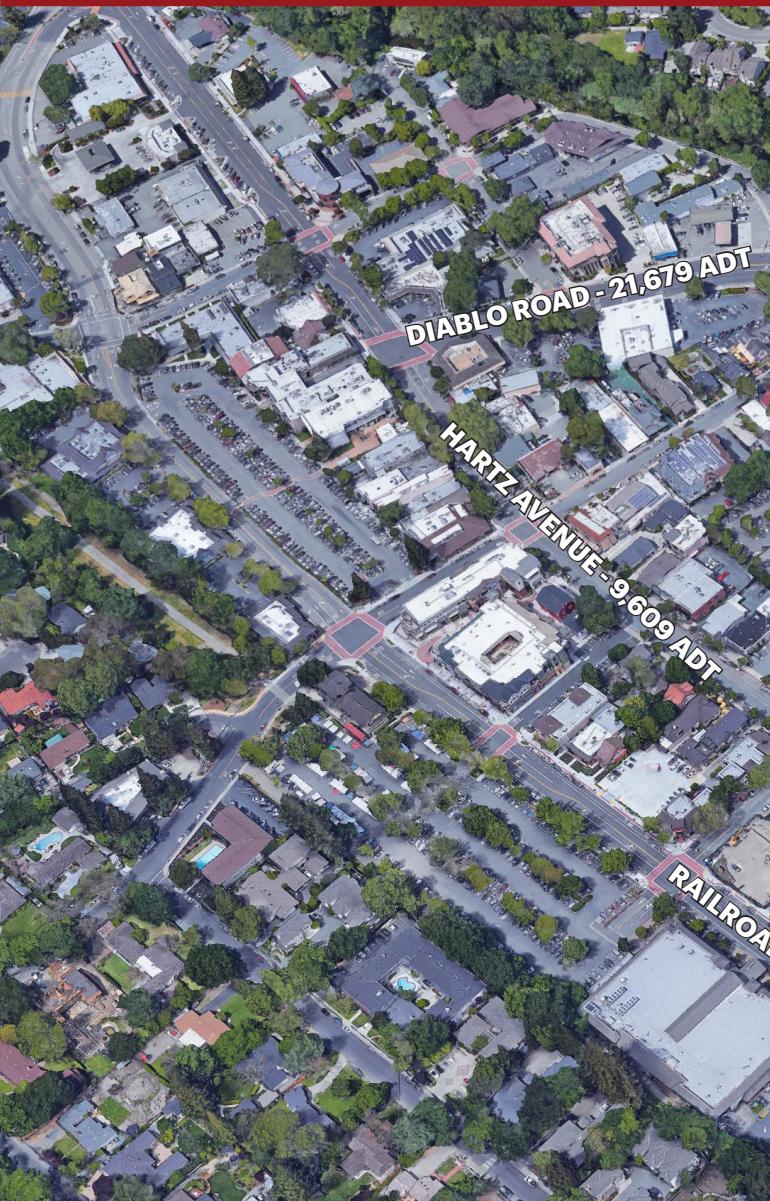


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Site Plan



*Traffic Counts Source: Sites USA REGIS Online 2/26/21

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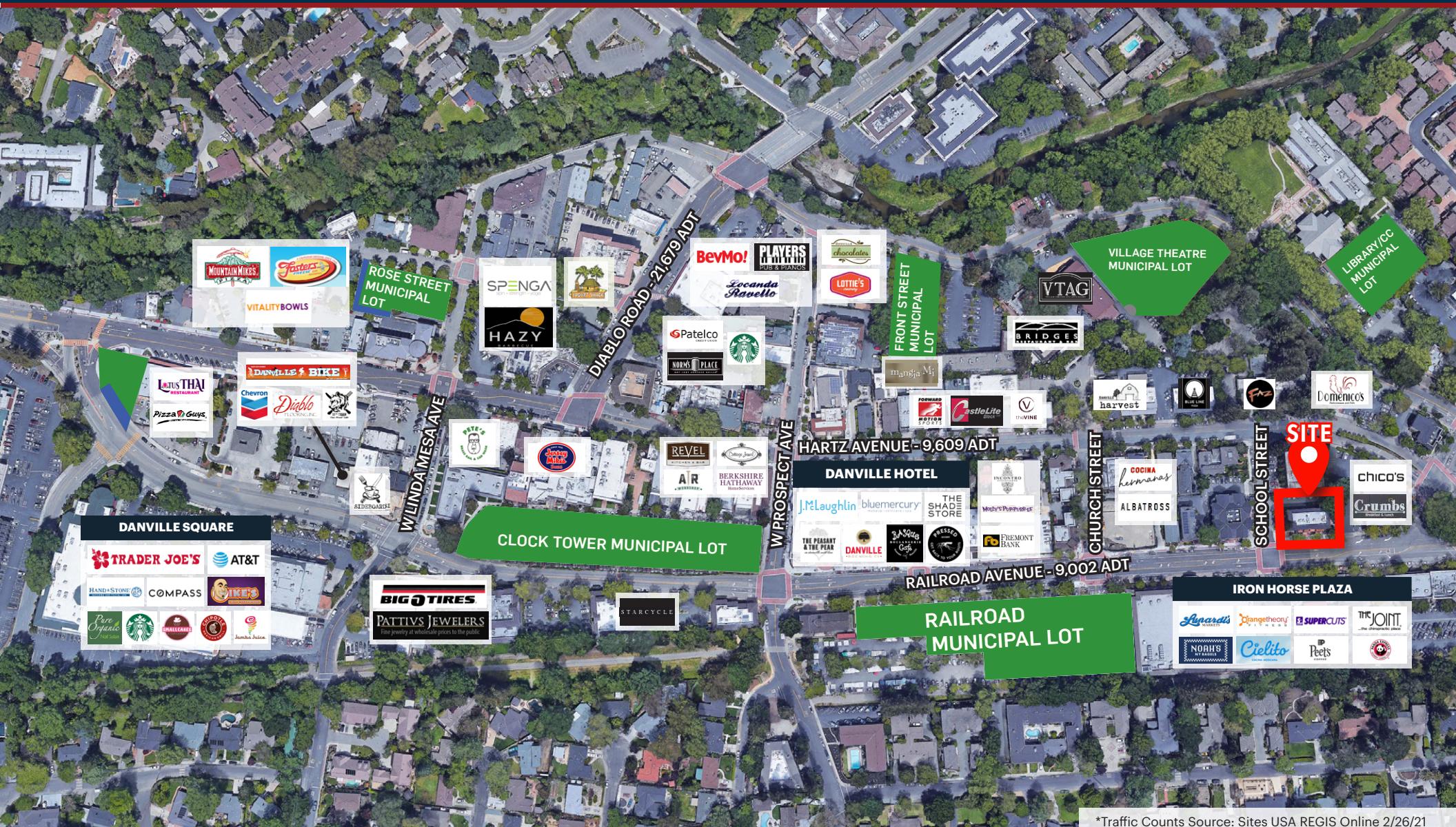


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Close-Up Market Aerial



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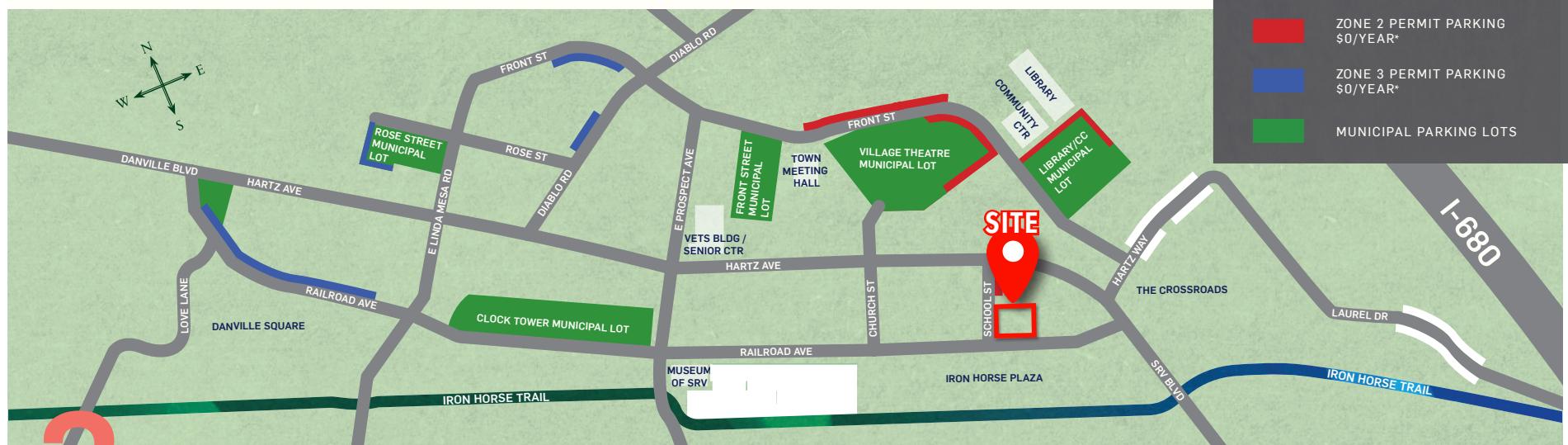
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Downtown Public Parking

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.



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

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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.

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.

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Demographics



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,935	45,037	102,369



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,807	16,430	38,591



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$243,282	\$263,226	\$246,200



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.67 M	\$2.94 M	\$2.84 M



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
8,591	40,481	89,961



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$11,855	\$12,707	\$11,995

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,182	5,589	12,631

FOOD AND BEVERAGES

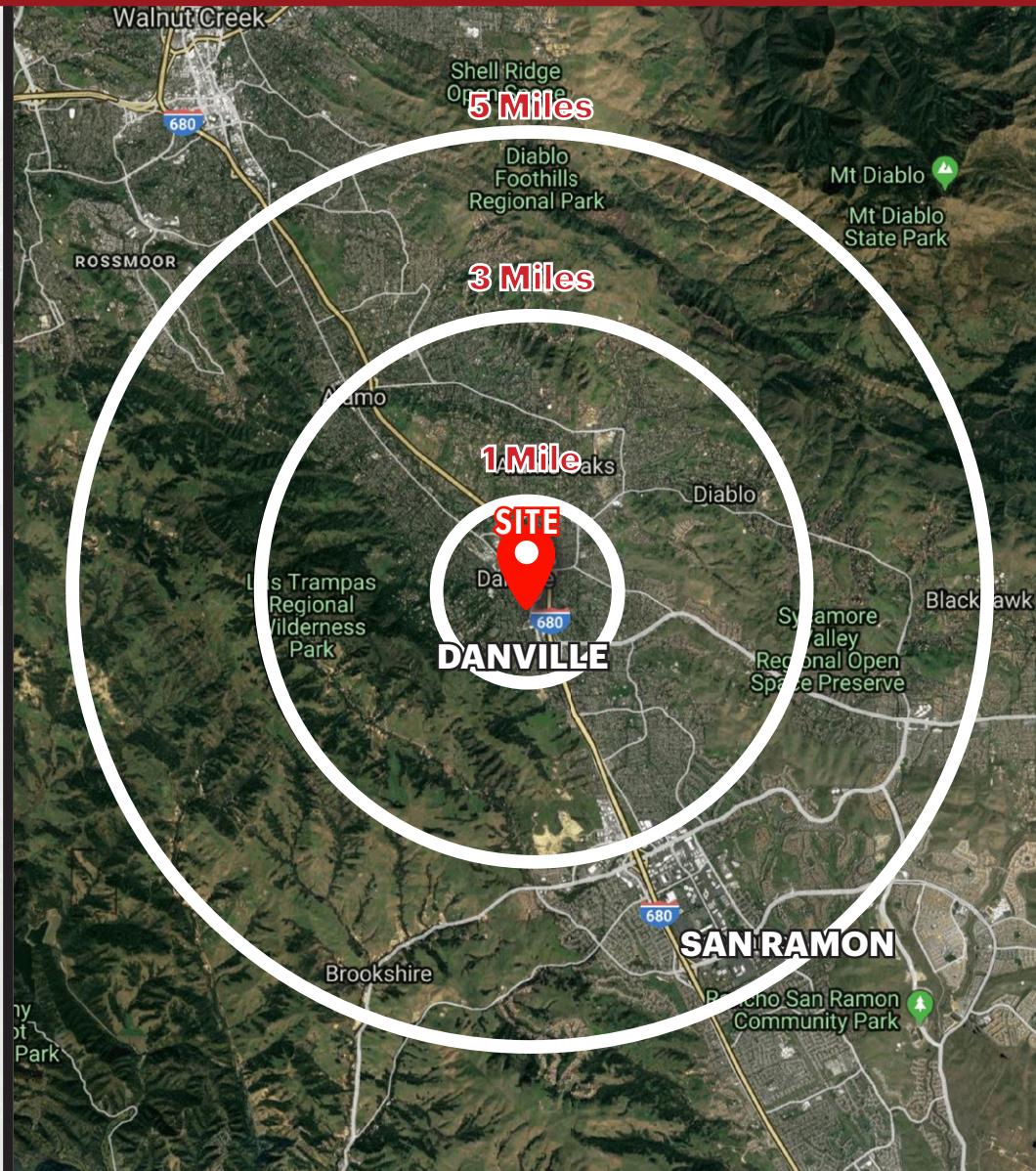
1 MILE	3 MILES	5 MILES
\$1,677	\$1,790	\$1,692

*Demographics Source: Sites USA REGIS Online 2/26/21

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