

# 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



**LOCKEHOUSE**

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

**Adria Giacomelli**

Partner  
(925) 997-2307  
Adria@Lockehouse.com  
License #01498795



# Charming Downtown Space For Lease

## Summary & Highlights

### SUMMARY

#### Charming Downtown Space For Lease

<b>Address:</b>	402 Railroad Avenue, Danville, CA 94526
<b>Cross Street:</b>	School Street
<b>Available:</b>	Retail or Restaurant: ±2,329 SF Contiguous
<b>Dimensions:</b>	98' Frontage Along Railroad Avenue
<b>Patio:</b>	±1,100 SF Outside Seating Potential
<b>Floors:</b>	Ground Floor Retail
<b>Rents:</b>	\$3.67 PSF Plus 0.97 NNNs (2021 Estimate)
<b>Parking Lot:</b>	5 Designated Parking Stalls
<b>Zoning:</b>	DBD 2A (Old Town Retail - Downtown Business District)
<b>Town's Website:</b>	<a href="http://www.danville.ca.gov/Services/Planning-Services/Zoning/">http://www.danville.ca.gov/Services/Planning-Services/Zoning/</a>
<b>Built:</b>	2003
<b>Allowable Uses:</b>	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



**402 Railroad Avenue | Danville, CA 94526**



**LOCKEHOUSE**

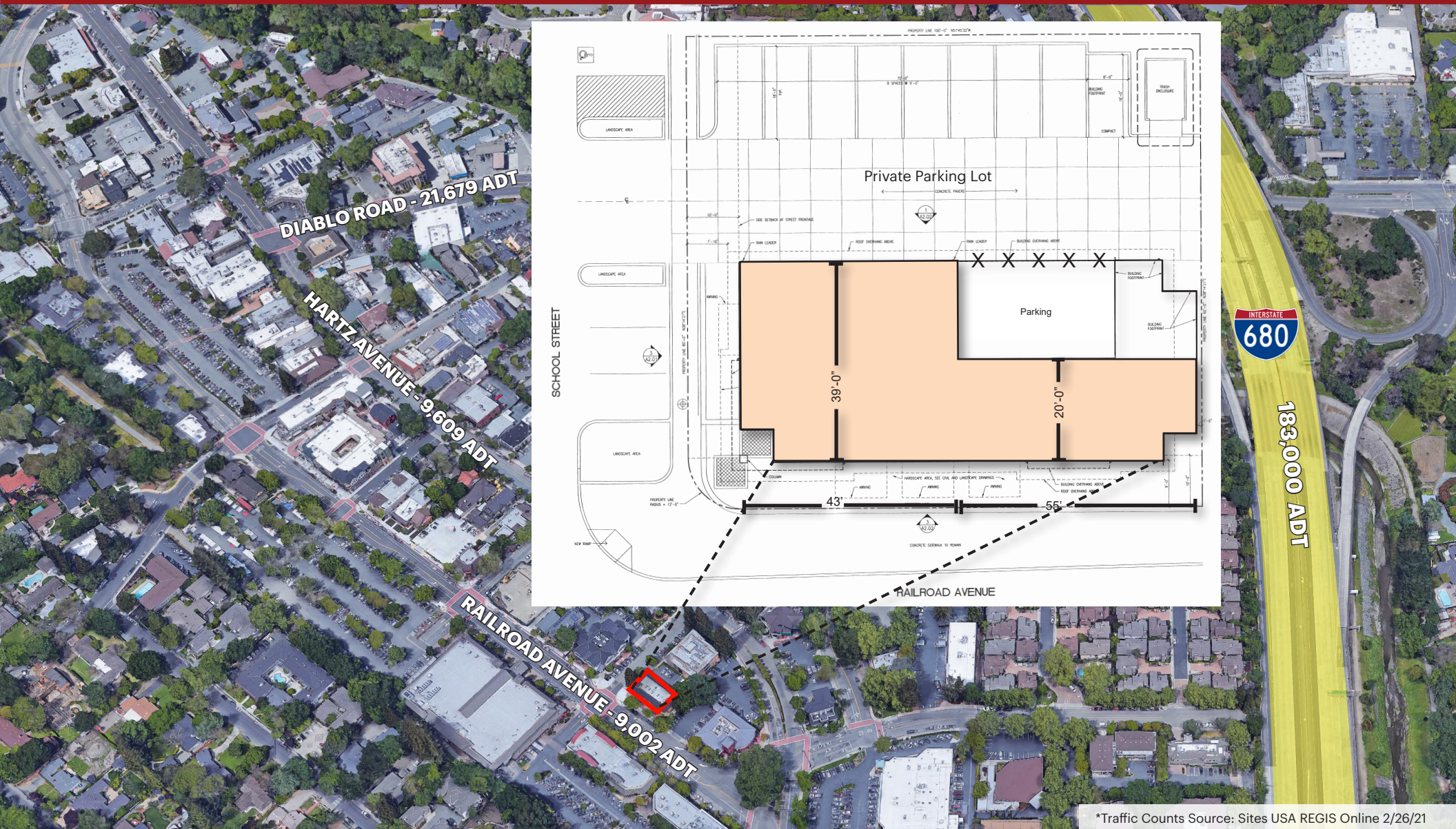
2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Adria Giacomelli**

Partner  
(925) 997-2307  
[Adria@LockeHouse.com](mailto:Adria@LockeHouse.com)  
License #01498795



# Site Plan



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

**402 Railroad Avenue | Danville, CA 94526**



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

**Adria Giacomelli**  
Partner  
(925) 997-2307  
Adria@Lockehouse.com  
License #01498795



# Charming Downtown Space For Lease

±2,329 SF Retail or Restaurant

## 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



402 Railroad Avenue | Danville, CA 94526



**LOCKEHOUSE**

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

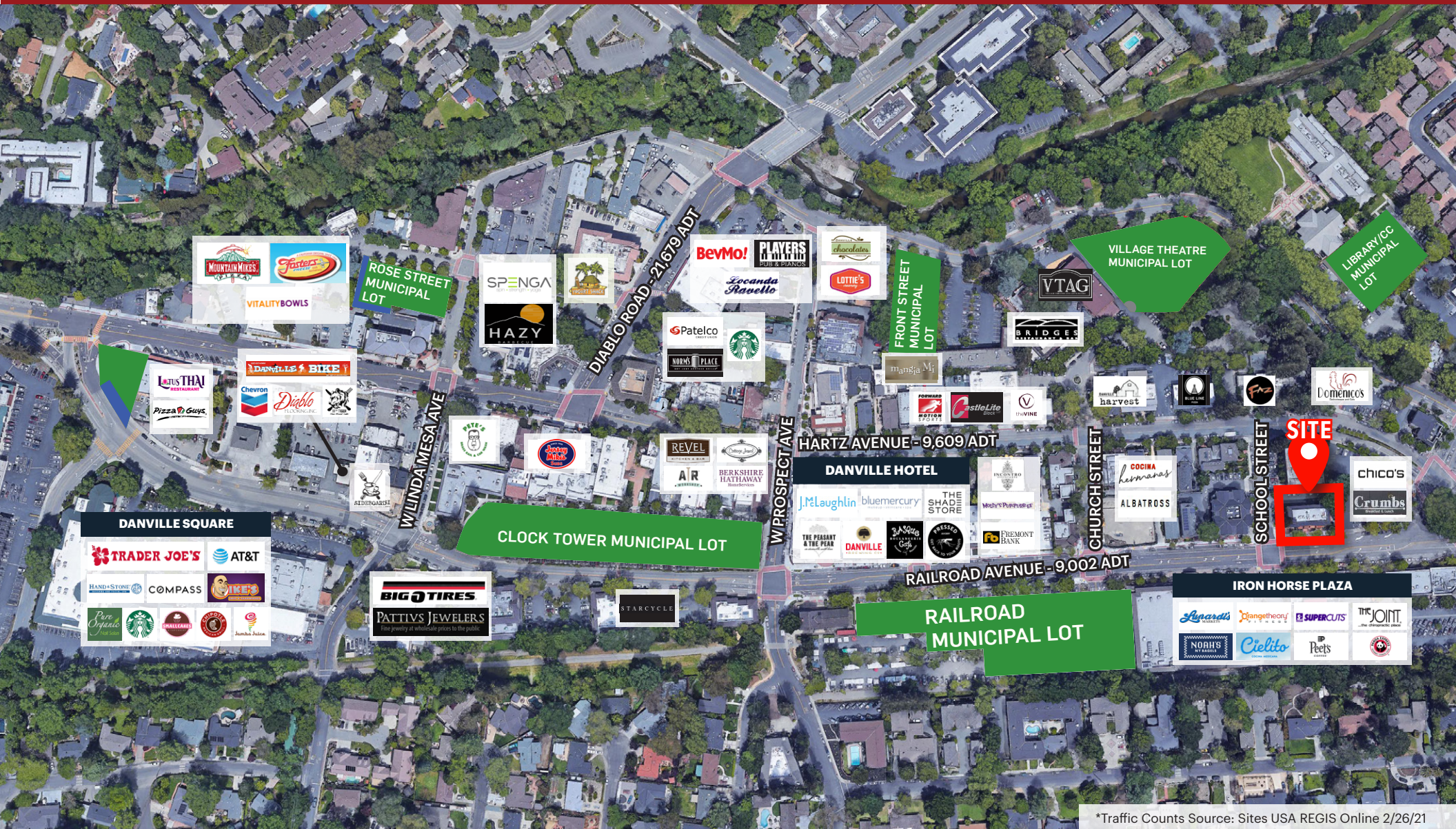
**Adria Giacomelli**

Partner  
(925) 997-2307  
Adria@LockeHouse.com  
License #01498795



# Charming Downtown Space For Lease

## Close-Up Market Aerial



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

402 Railroad Avenue | Danville, CA 94526



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

**Adria Giacomelli**  
Partner  
(925) 997-2307  
Adria@LockeHouse.com  
License #01498795



# Charming Downtown Space For Lease

## 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.*

### 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](http://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.

**402 Railroad Avenue | Danville, CA 94526**



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

**Adria Giacomelli**  
Partner  
(925) 997-2307  
[Adria@Lockehouse.com](mailto:Adria@Lockehouse.com)  
License #01498795



# Charming Downtown Space For Lease

## 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

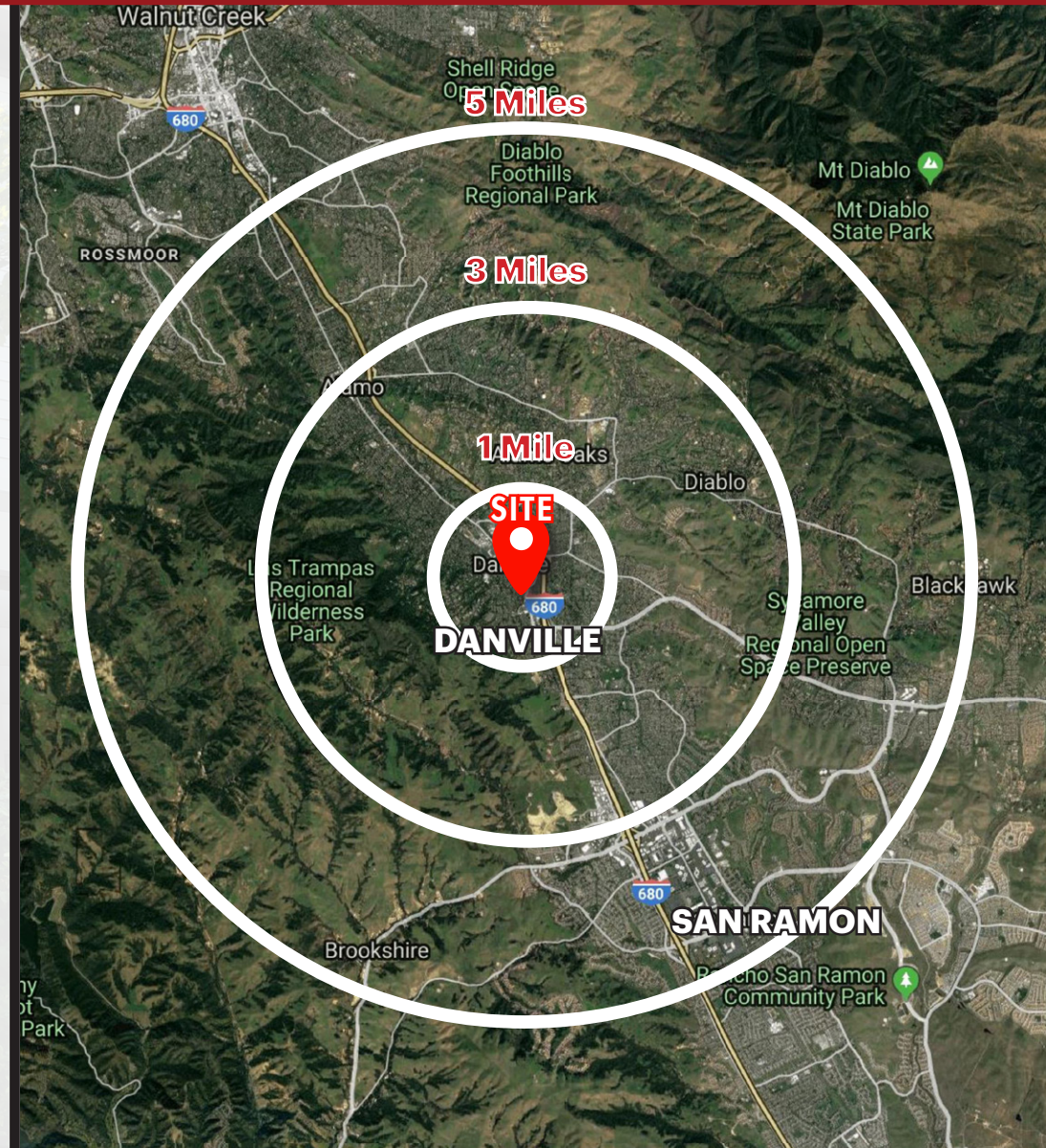
### HOUSEHOLDS WITH CHILDREN

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



402 Railroad Avenue | Danville, CA 94526



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

**Adria Giacomelli**  
Partner  
(925) 997-2307  
Adria@Lockehouse.com  
License #01498795