

Rare Freestanding 3,087± SF Medical Office/Office Building
Owner/User or Investment Opportunity in the Heart of Downtown Danville

360 Rose St, Danville

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INVESTMENT OVERVIEW



OFFERING PRICE: \$2,590,000/\$839 PSF

BUILDING AREA: 3,087± SF

YEAR BUILT: 1966/Renovated 2009

LAND AREA: 7,841± SF/0.18± AC

PARCEL NUMBER (APN): 200-200-011-1 & 200-200-018-6

PARKING : 8 Surface Parking

Owner/User or Investment Opportunity in the Heart of Downtown Danville

- 360 Rose Street presents an exceptional opportunity to acquire a freestanding 3,087± SF medical/office building in one of the East Bay's most sought-after downtown locations. The property is ideal for an owner-user or investor seeking a high-profile presence in Danville's vibrant commercial core.
- **Immediate Occupancy:** The building is currently vacant, allowing for prompt move-in by an owner-user.
- **On-Site Parking:** Includes 8 dedicated parking spaces and directly adjacent to the Rose Street Municipal parking lot.
- **Zoning & Use:** Situated within the DBD4 zoning district under the Downtown Danville Master Plan. While current zoning no longer permits new medical uses, this property benefits from grandfathered medical use rights, making it one of the few remaining viable options for healthcare providers in downtown Danville.
- **Permitted Uses Include:**
 - Medical and dental offices
 - Professional offices (law, accounting, real estate, etc.)
 - Physical therapy, acupuncture, psychiatry, and diagnostic services
 - Emergency medical care and other personal service uses

Premier AAA Location

Situated in one of the most exclusive and supply-constrained markets in the East Bay, this property offers a truly rare opportunity to establish a presence in the heart of downtown Danville.

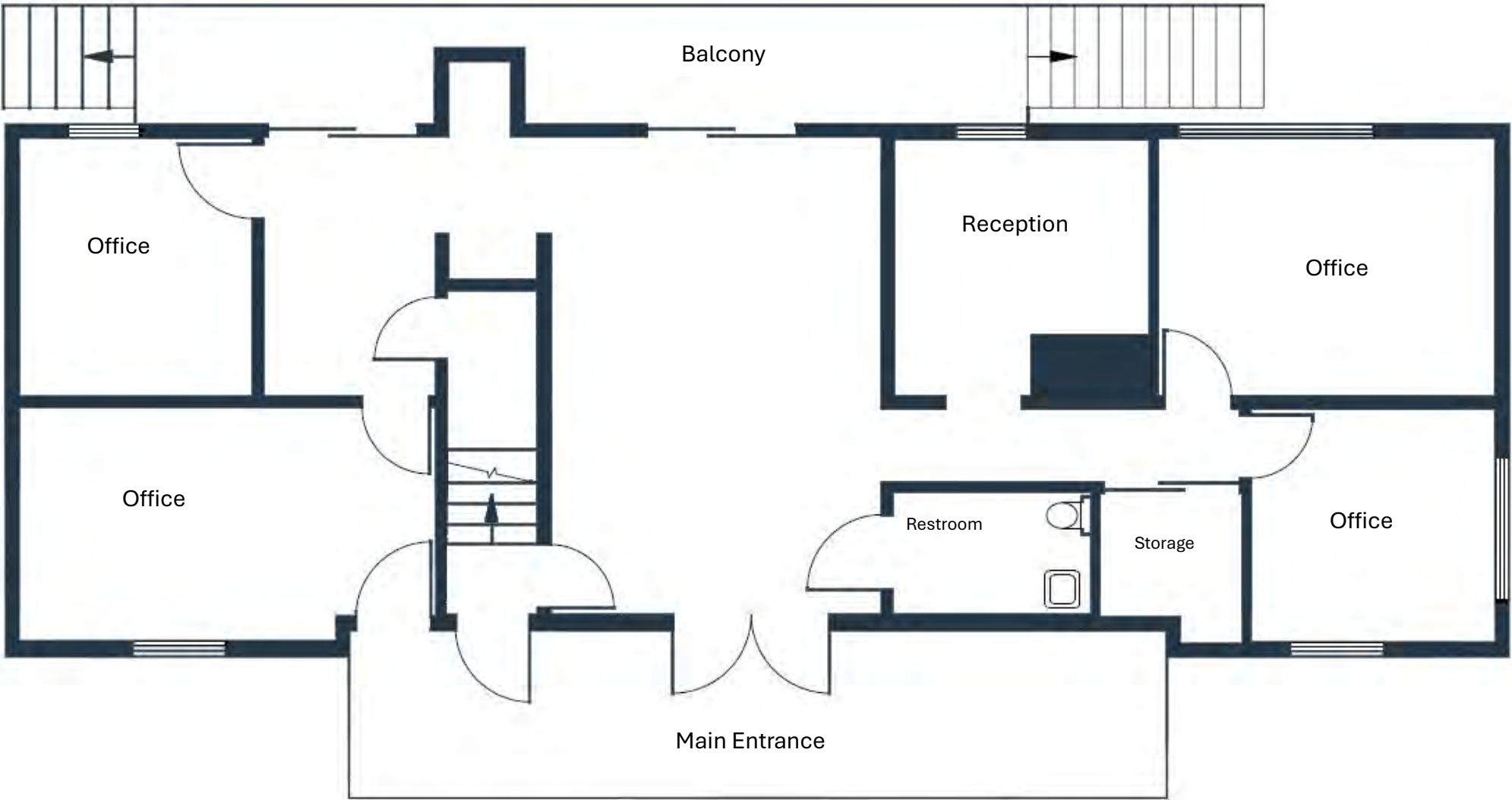
- **Prime Downtown Positioning:** Located on Rose Street, just off Linda Mesa Avenue, and steps from Hartz Avenue and Diablo Road—Downtown Danville's main commercial corridor.
- **High Barriers to Entry:** Limited availability of commercial space in this tightly held submarket enhances long-term value and stability.
- **Affluent Demographics:** Surrounded by a highly desirable customer base, with average household incomes exceeding **\$342,014** within a 3-mile radius.
- **Exceptional Accessibility:** Convenient access to **Interstate 680**, providing seamless connectivity throughout the East Bay and Tri-Valley regions.





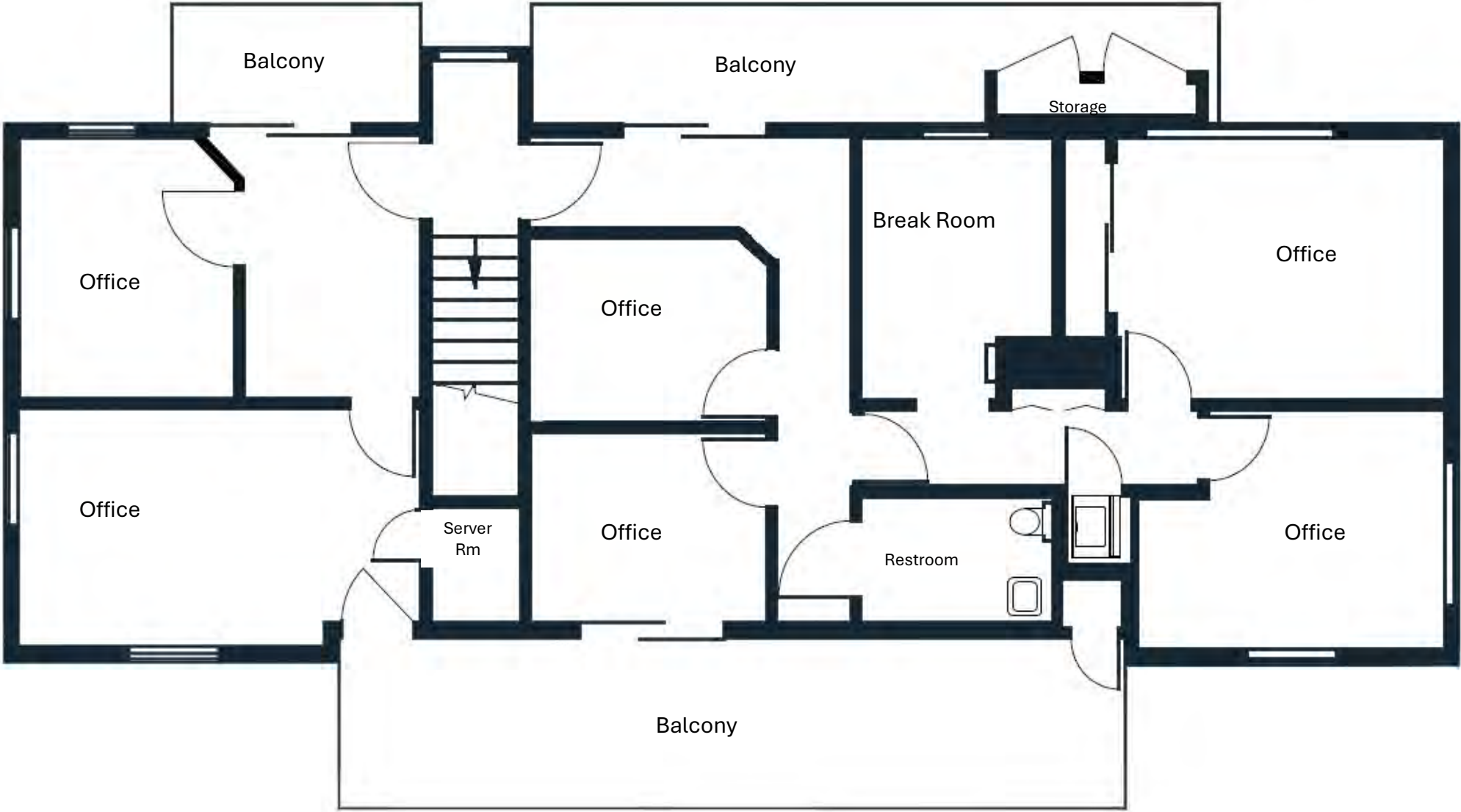


1ST FLOOR PLAN



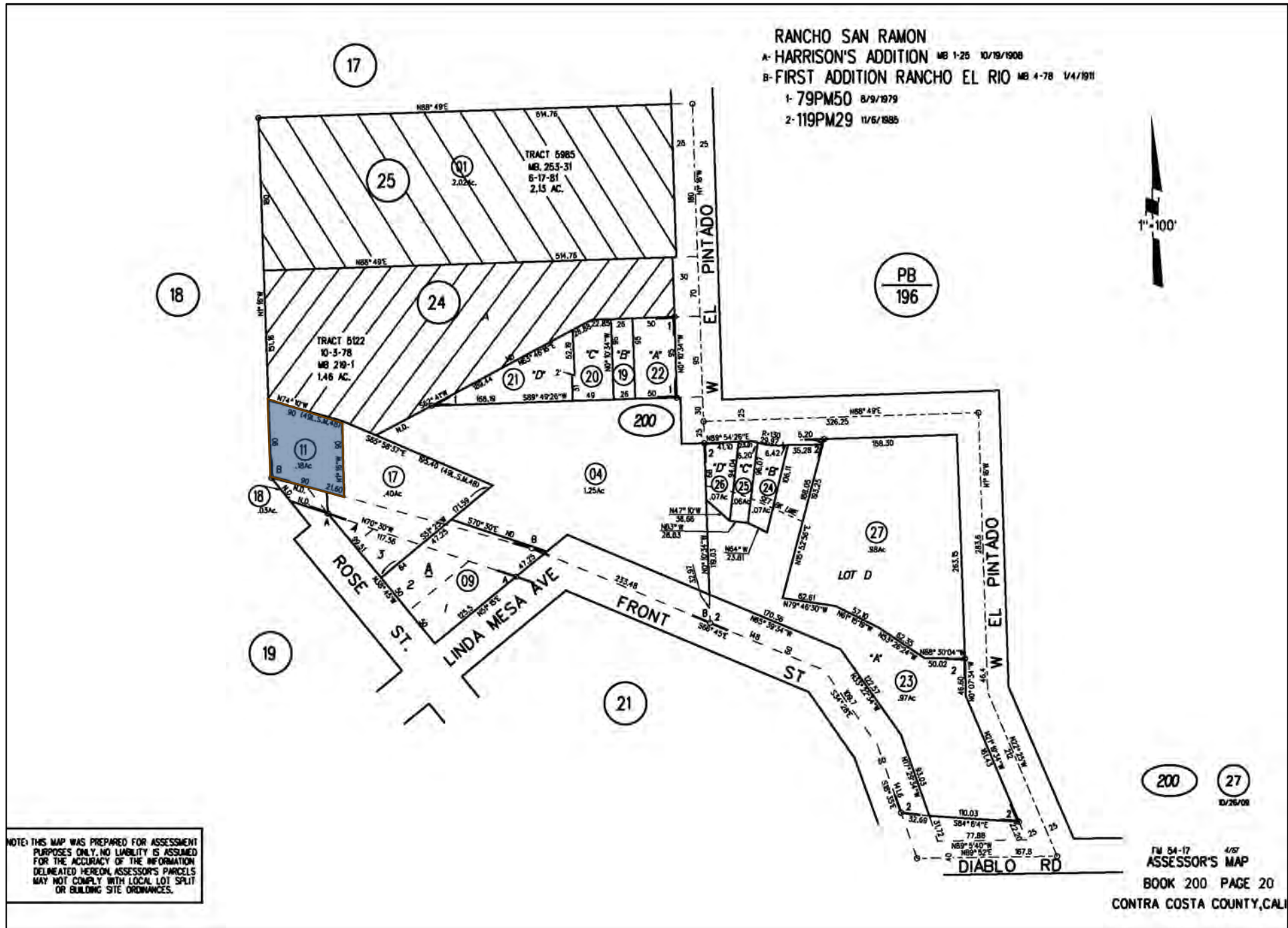
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2ND FLOOR PLAN



Not Exact/Not to Scale

PARCEL MAP



POTENTIAL USES: 32-45.14 Area 4: Resident Serving Commercial



a. Purpose. To provide services for the convenience of residents and the general community. Uses for this area include those uses which are not compatible with uses in a traditional central business district (Areas 1, 2 and 2A).

b. Permitted Uses. The following uses are permitted in Area 4, subject to the development requirements in paragraph d.:

1. Retail;
2. Restaurant, food to go;
3. Restaurant, full service;
4. Restaurant, limited service;
5. Bar/nightclub/lounge;
6. Tasting room;
7. Blended use;
8. Amusement places/arcades;
9. Auditorium;
10. Catering;
11. Clothes/ carpet/ drapery cleaners without plant;
12. Emergency medical care;
13. Hotels/motels/bed and breakfast inns;
14. Government facilities; Cabinet shop;
15. Glass shops and repair facilities;
16. Gunsmith;
17. Home improvement services;
18. Janitorial supply and service;
19. Locksmith;
20. Miscellaneous repair of household goods/business equipment;
21. Mortuary;
22. Nursery and gardening sales and supplies;
23. Pool supply;
24. Service station;
25. Trade schools;
26. Upholstery supply/repair;
27. Automotive oriented services (e.g., auto upholstery);
28. Service office;
29. Personal service;
30. Outdoor seating for restaurants and establishments with beer and wine only licenses from the California Department of Alcoholic Beverage Control, and subject to the standards listed under Section 32-45.25.a;

31. Incidental accessory uses; and

23. Outdoor display of merchandise.

c. Conditional Uses. The following activities are permitted with a Land Use Permit:

1. Childcare facility;
2. Drive-thru facilities;
3. Outdoor storage of merchandise;
4. Outdoor sales event;
5. Equipment sales and rental;
6. Heating, air conditioning/plumbing supply and repair;
7. Laundromat;
8. Sign painting;
9. Storage building;
10. Veterinarian hospital/boarding/pet grooming;
11. Auto/boat/motorcycle/trailer/ recreational vehicle sales or rentals;
12. Auto wash;
13. Auto repair (body, paint and tire) excluding wrecking and salvage;
14. Wholesale/assembly/minor manufacturing plants with storage and processing incidental to retail operation where not offensive or objectionable because of odor, dust, smoke, noise or vibration; Nursing/ convalescent home; and
15. Residential (above ground-floor only).

Other uses not specifically permitted or conditionally permitted in Area 4, or allowed via subsection 32-45.10, may be authorized by the Chief of Planning or referred to the Planning Commission on a case-by-case basis where a finding is made that the proposed use is consistent with the intent and purpose of this chapter. Such case-by-case review shall take into consideration the location, size and design of the building.

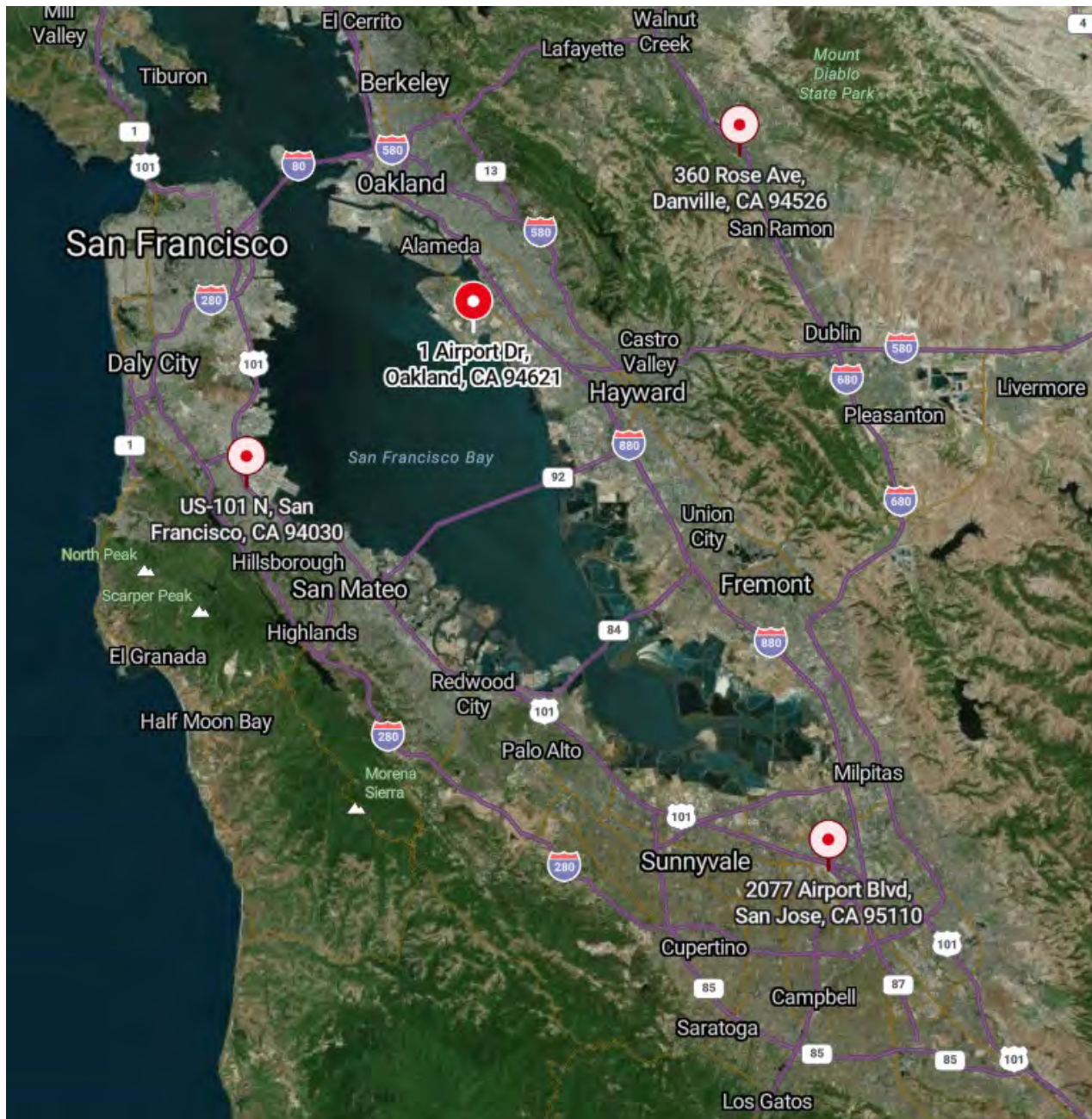
d. Prohibited Uses. The following uses are prohibited in Area 4: 1. Short term rentals.

e. Development Requirements.

1. The maximum allowable floor area ratio is fifty percent (50%) of the net area available for development (as determined by a planning entitlement deemed complete for processing), inclusive of all conditioned space.
2. Business and professional office uses are permitted on the second floor.
3. The height limit is two (2) stories or thirty-five (35) feet, whichever is less.
4. Set back requirements are as follows:

Front yard: Ten (10) feet minimum from a public right-of-way. Side yard: Ten (10) feet total; minimum of five (5) feet. For a corner lot, average of ten (10) feet from public right-of-way. Rear yard: Twenty (20) feet minimum.

(Ord. 2005-07, §2; Ord. 2008-08, § 2; Ord. 2013-05; Ord. 2017-07, § 2)



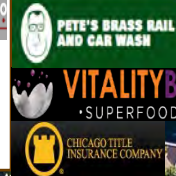
This Property Is In Close Proximity To The Following Destinations

- San Francisco International Airport: 30 Min
- San Jose International Airport: 40 Min
- Oakland International Airport: 30 Min
- Silicon Valley: 40 Min
- San Francisco Bay: 30 Min
- I-680: 2 Min

2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	10,199	44,254	100,569
Households	4,089	16,326	39,182
Average Household Size	2.52	2.80	2.60
Owner Occupied Housing Units	2,806	13,481	31,431
Renter Occupied Housing Units	931	2,232	7,055
Median Age	47.3	46.8	47.7
Median Household Income	\$200,001	\$200,001	\$197,779
Average Household Income	\$279,473	\$342,014	\$288,434



BROMLEY LAW GROUP



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