



Danville Square | 1 - 99 Railroad Avenue, Danville, CA 94526



**LOCKEHOUSE**

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

**ADRIA GIACOMELLI**

Partner

(925) 997-2307

adria@lockehouse.com

License #01498795

# SUMMARY & HIGHLIGHTS

## SUMMARY

<b>ADDRESS</b>	1 - 99 Railroad Avenue, Danville, CA 94526
<b>COUNTY</b>	Contra Costa County
<b>CROSS STREETS</b>	W. Linda Mesa Avenue & Love Lane
<b>RENT</b>	\$5.25 - \$5.50 PSF Per Month
<b>NNN:</b>	\$1.25 PSF Per Month (2024 Estimate) Includes: Water, Garbage and HVAC Repair/Maintenance
<b>AVAILABLE</b>	Suite 35: ±1,210 SF
<b>ZONING</b>	Zoning Flexible; <a href="#">District 4 - Downtown Business District</a>
<b>SEEKING</b>	Financial Services, Family Friendly Retail and Services

**Danville Square** is located in downtown Danville on Railroad Avenue at Love Lane and Linda Mesa Avenue. Danville Square backs up to the Iron Horse Trail and is adjacent to San Ramon Valley High School and its approximate 2,800 students. SRVH is open campus to seniors, and home to many of the students who patron the center daily. Anchored by Trader Joe's, Chipotle, United States Post Office, and Starbucks, Danville Square is a proven center with a complementary tenant mix, catering to the affluent community of Danville and beyond.

## HIGHLIGHTS

- Proven Center Anchored by Trader Joe's and USPS
- Located in the Heart of Downtown Danville
- Daily Parking Attendant and Security Cameras
- High Profile and Complementary Tenant Mix
- Strong Demos and Traffic Counts of 11,772 Cars Per Day
- Average HH Incomes of \$272,579 within a 3-mile Radius
- [www.danvillesquare.com](http://www.danvillesquare.com)

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\*Traffic Counts Source: Sites USA REGIS Online 1/10/24

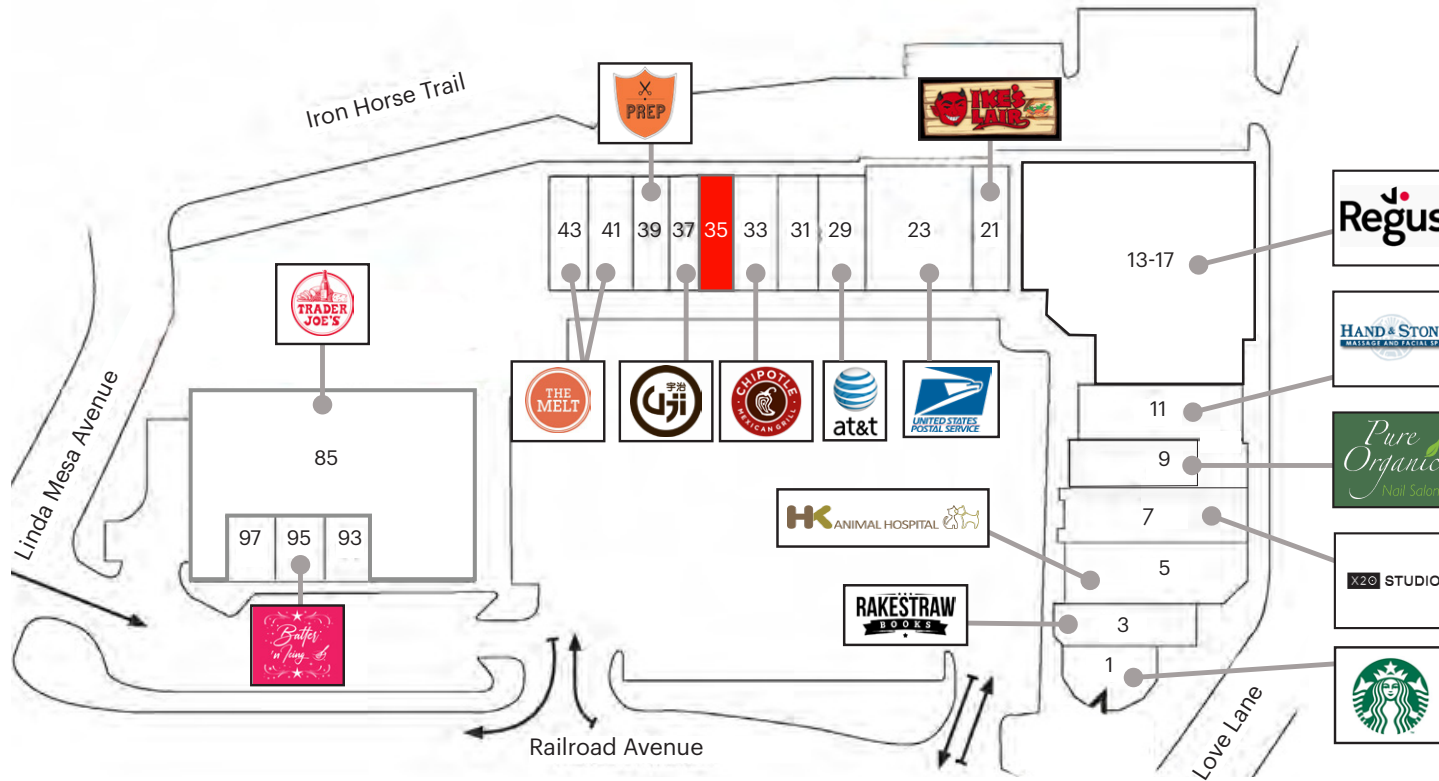
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Suite #	Tenant	SF	Suite #	Tenant	SF	Suite #	Tenant	SF
1	Starbucks	1,513	21	Ike's Lair Sandwiches	1,395	39	Prep Cuts	1,210
3	Rakeshaw Bookstore	1,989	23	United States Postal Service	3,547	41-43	The Melt	2,420
5	HK Animal Hospital	2,529	29	AT&T	1,210	85	Trader Joe's	12,840
7	x2o Studio (Coming Q3 2023)	2,608	31	Image Design Framing	1,210	93	Danville Clock	720
9	Pure Organic Nails	1,716	33	Chipotle	1,694	95	Batter 'N Icing	720
11	Hand and Stone	2,330	35	Available (Former Jamba Juice)	1,210	97	Eye Q Optometric Design	688
13, 15, 17	Regus (Coming Soon)	13,001	37	Uji Time	1,210	99	Trader Joe's Expansion	

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# AVAILABLE | Suite 35 - Former Jamba Juice

**AVAILABLE** Suite 35: ±1,210 SF

**RENT** \$5.25 PSF Per Month plus NNN's

**NNN** \$1.25 PSF Per Month (2024 Estimate)  
Includes: Water, Garbage and HVAC Repair/Maintenance

**DIMENSIONS** 20' Frontage x 60' Depth Approx.

**HIGHLIGHTS**

- Adjacent to Chipotle
- Rear Door Access
- Includes Walk-in Refrigerator & Walk-in Freezer
- Grease Interceptor
- One Restroom

**SEEKING** Juice / Acai Power Bowl

**YouTube** Suite 35 Walk-Through Video:  
<https://www.youtube.com/watch?v=Wca8aNtPXZQ>



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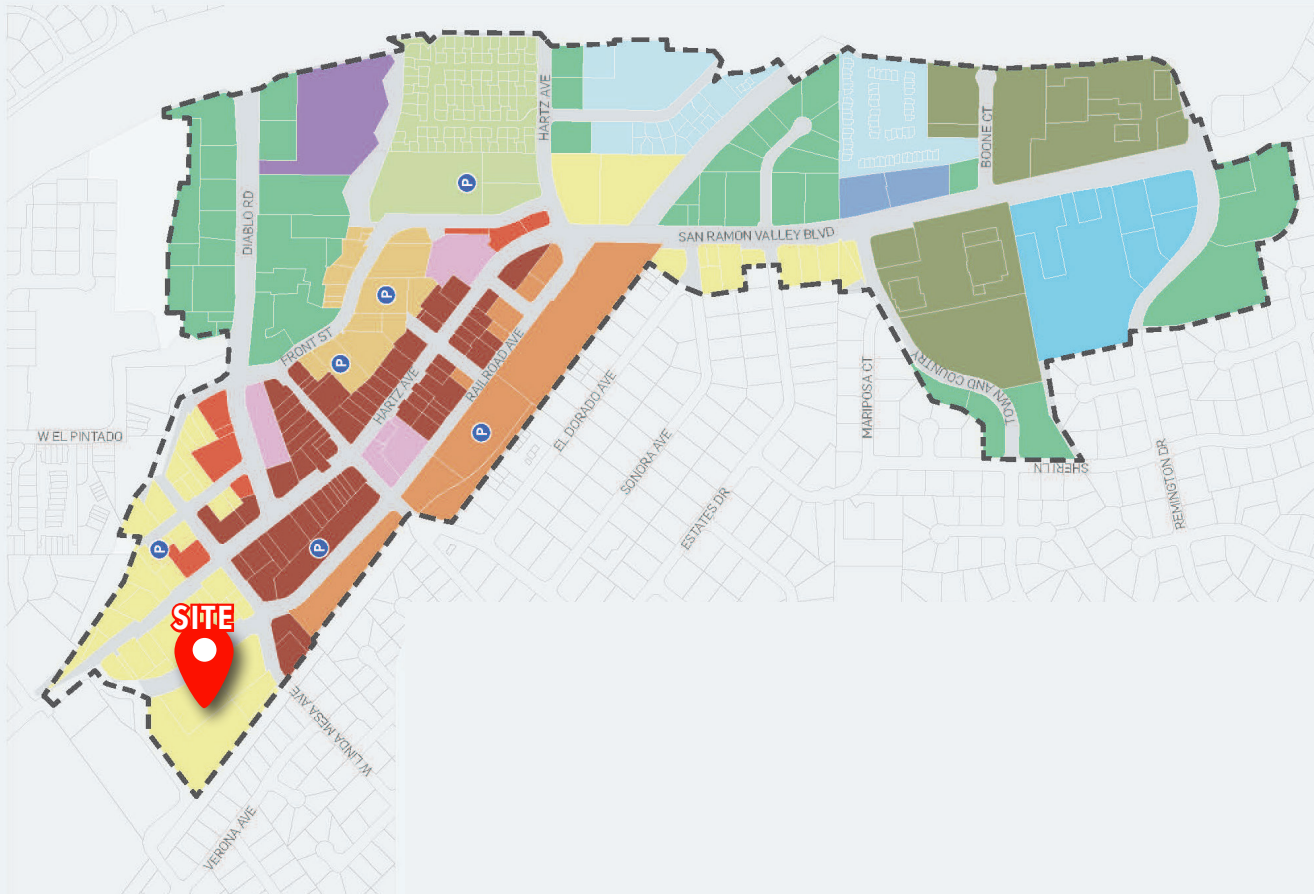
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







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## DOWNTOWN ZONING DIAGRAM

The Town regulates where different types of uses and developments are allowed based on specific “districts”. The Town’s Zoning Ordinance provides detailed information on developments standards, allowed uses and others requirements for all areas of the community. The **Zoning Diagram** to the left and the legend below identify the specific district for each parcel in the Downtown.



-  **District 1 & 2A:** Old Town Retail
-  **District 2:** Old Town Retail Transition
-  **District 3:** Old Town Mixed Use
-  **District 4:** Residential Serving-Commercial
-  **District 5:** Commercial/ Residential
-  **District 6:** Business/ Professional Office Retail
-  **District 7:** Retail
-  **District 8:** Retail/ Office
-  **District 9:** Multifamily Residential High/ Medium Density
-  **District 10:** Mixed Use
-  **District 11:** Special Opportunity District
-  **District 12:** Multifamily Residential High Density

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## **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;
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 (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. Child care 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 were 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 conditional permitted in Area 4, or allowed via subsection 32-45.10, may be authorized

**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)

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## 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](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.

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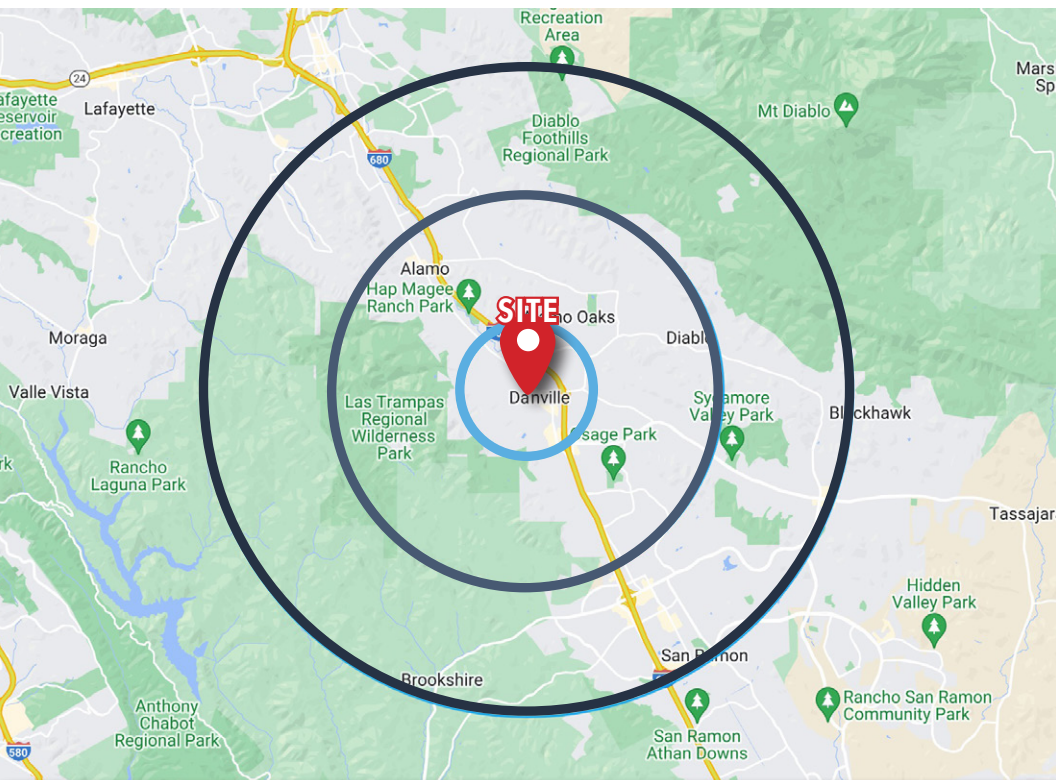
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# DEMOGRAPHICS

The Town of Danville is located in the “Heart of the San Ramon Valley” in Contra Costa County. According to Businessweek, Danville is the 41<sup>st</sup> most expensive zip code in the United States, one of California’s Top 25 wealthiest cities as well as the 10<sup>th</sup> 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 99,128 residents with an average net worth of \$2.61 M.



1 MILE	3 MILES	5 MILES
8,487	42,045	95,348

**ESTIMATED POPULATION**



1 MILE	3 MILES	5 MILES
10,921	31,478	85,203

**DAYTIME EMPLOYEES**



1 MILE	3 MILES	5 MILES
\$263,981	\$329,042	\$287,147

**AVERAGE HOUSEHOLD INCOME**



1 MILE	3 MILES	5 MILES
66.0%	70.5%	71.1%

**BACHELOR'S DEGREE OR HIGHER**



1 MILE	3 MILES	5 MILES
\$258.57 M	\$1.34 B	\$2.88 B

**HOUSEHOLD RETAIL EXPENDITURES**



1 MILE	3 MILES	5 MILES
2,703	1,488	1,214

**HOUSEHOLD DENSITY (PSM)**



1 MILE	3 MILES	5 MILES
35.8%	38.5%	33.1%

**HOUSEHOLDS WITH CHILDREN**



1 MILE	3 MILES	5 MILES
79.1%	78.8%	63.8%

**HOME VALUES OVER 1 MILLION**



\*About Danville Source: Businessweek | Demographics Source: Sites USA REGIS Online 1/11/24

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