

522

HARTZ AVENUE

DANVILLE, CA



100% Leased | Waitlisting Future Opportunities



LOCKEHOUSE

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SUMMARY

ADDRESS 522 Hartz Avenue, Danville, CA 94526
COUNTY Contra Costa
RENT Call to Inquire
ZONING [Downtown Business District Area 1 Old Town Retail](#)

HIGHLIGHTS

- 100% Leased | Waitlisting Future Opportunities
- Located in the Heart of Downtown Danville
- 35' of Frontage x 43' Depth
- 10' Floor to Floor Ceiling Height
- Double Entry Doors & Rear Access to Parking Lot
- Ideal for Boutique, Antique, or Design-Centric Retailers

522 Hartz Avenue is a charming building with a private parking lot located in the walkable, tree-lined retail corridor of Downtown Danville and backs up to the Village Theatre Municipal Parking Lot (over 200 parking stalls) which offers public parking and long term employee parking.

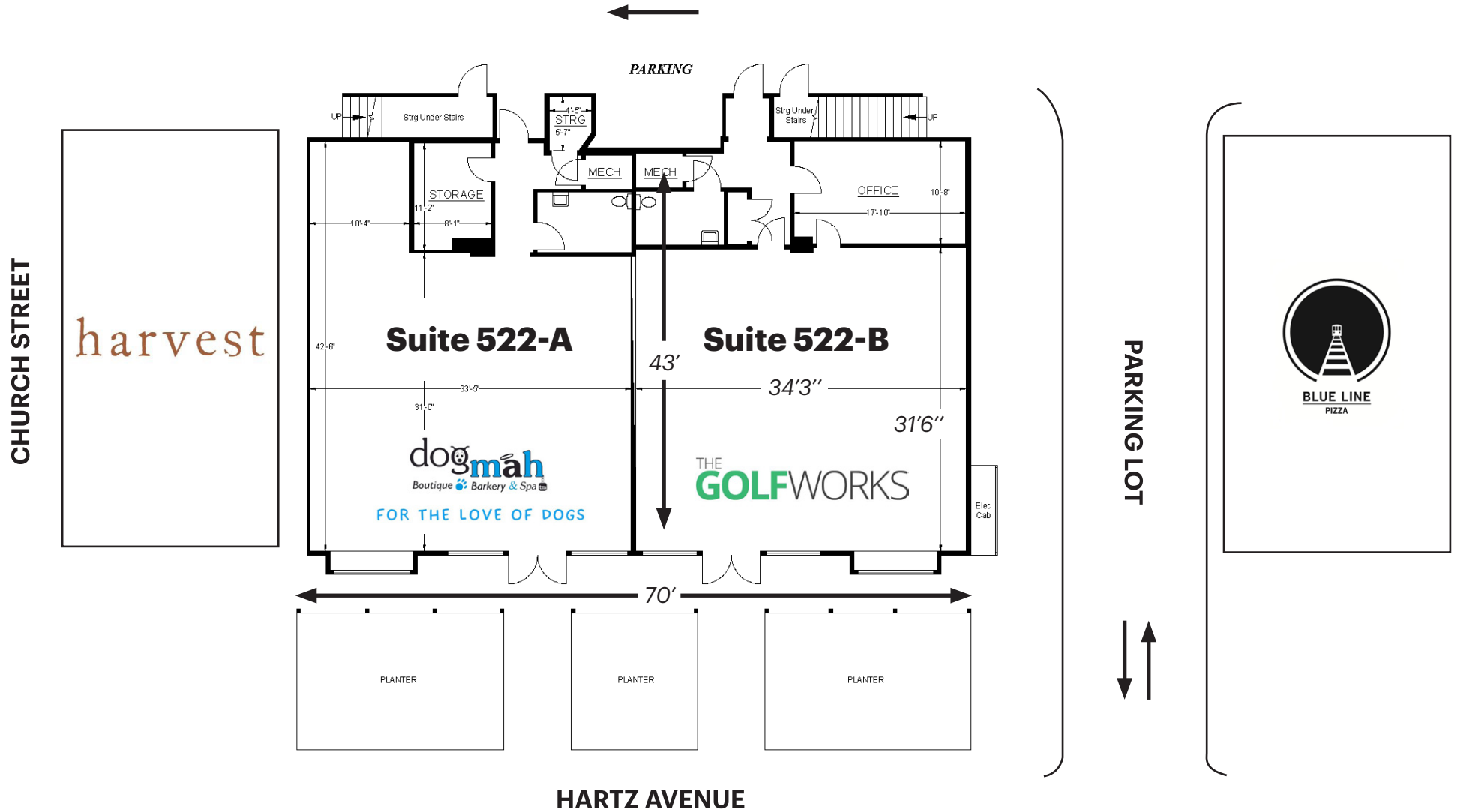
Ground floor retail space adjacent to popular Dogmah Boutique Barkey & Spa with other noteworthy tenants in the immediate area including Harvest, Blue Line Pizza, Bridges Restaurant and Bar, Cocina Hermanas, BlueMercury, J.McLaughlin, Chicos and Starbucks Reserve.

The Town is comprised of an ideal mix of national and local retailers, restaurants and service providers which meet the needs of the affluent community (average household incomes exceed \$273,912 in a 1-mile radius). Excellent visibility to over 15,476 cars per day on Hartz, coupled with strong traffic patterns lend itself to a thriving retail market.



*Traffic Counts Source: Sites USA REGIS Online 2/08/24





MARKET AERIAL



San Ramon Valley High School

DANVILLE BLVD. - 17,370 ADT

INTERSTATE 680

15,935 ADT

DIABLO RD. - 26,192 ADT

PROSPECT RD.

HARIZ AVE. - 15,476 ADT

SITE

Village Theatre Municipal Lot

Chevron, The Olive, ExtraMile

Mountain Mike's, Vitality Bowls, Spenga, Hazy Barbecue

BevMo!, Locanda Ravello

Starbucks, Trader Joe's, The Melt, Jamba Juice, IHOP, AT&T, Chipotle, United States Postal Service

Big Tires

Lottie's

Pete's, Jersey Mike's, Auburn

J. McLaughlin, Pressed, Bluemercury

Fremont Bank

Cocina Hermanas

Orange Theory Fitness, Panda Express, Noah's, Synchronicity Markets, Verizon, Peets Coffee, Supercuts

*Traffic Counts Source: Sites USA REGIS Online 2/08/24



POPULATION

1 MILE	3 MILES	5 MILES
9,497	42,166	99,812



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,871	15,995	39,331



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$273,912	\$319,466	\$290,042



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.66 M	\$2.99 M	\$2.73 M



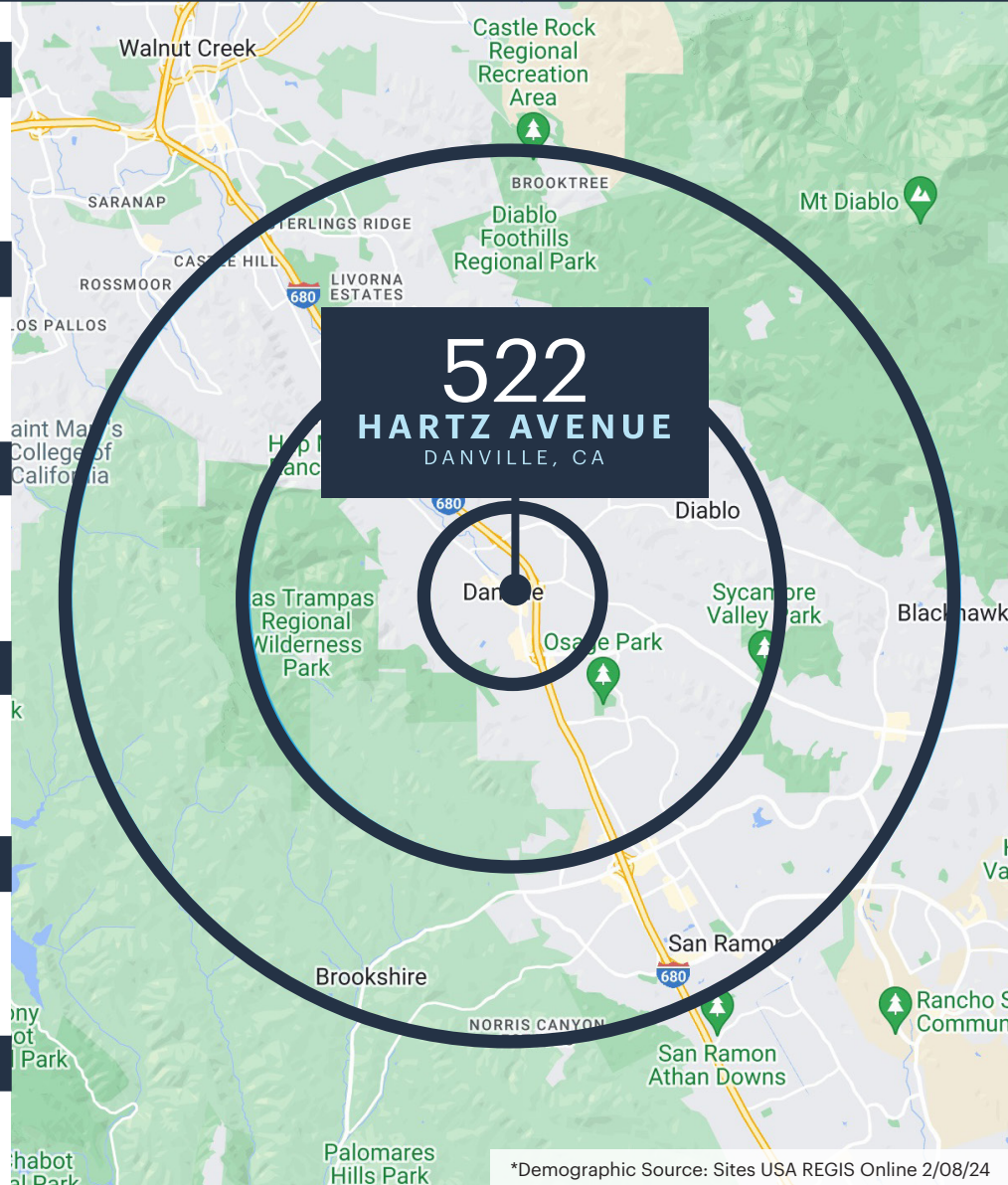
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
66.5%	70.0%	71.1%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$283.53 M	\$1.34 B	\$3.03 B



*Demographic Source: Sites USA REGIS Online 2/08/24

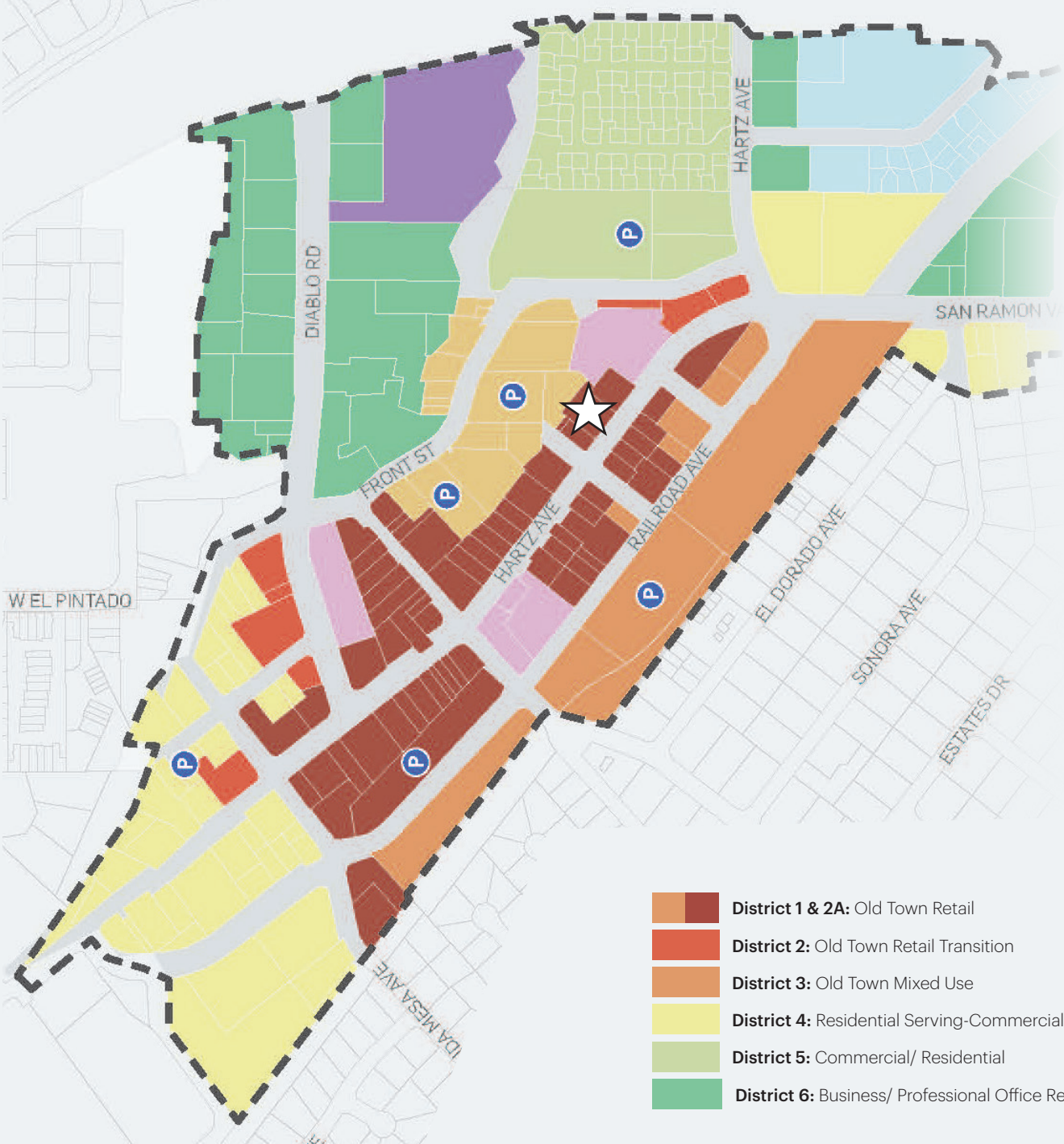
THE HEART OF DOWNTOWN DANVILLE



32-45.12 AREA 2: OLD TOWN RETAIL TRANSITION

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.



DISTRICT 1 & 2A: Old Town Retail		
USE	GROUND FLOOR	SECOND FLOOR
Retail	Permitted	Permitted
Restaurant	Permitted	Permitted
Bar/Nightclub/Lounge	Permitted	Permitted
Tasting Room	Permitted	Permitted
Blended Use	Permitted	Permitted
Outdoor Seating	Permitted	Permitted
Personal Service	Land Use Permit	Permitted
Service Office	Land Use Permit	Permitted
Service Commercial	Land Use Permit	Permitted
Business & Prof. Office	Not Permitted	Permitted
Other Uses	32-45.11	32-45.11

- 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

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. 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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