

FOR LEASE

HACIENDA PLAZA

115 Railroad Ave., Danville, CA 94526



AVAILABLE DECEMBER 2024 | ±2,100 SF End-Cap
Can be demised - Suite D (950 SF) & Suite E, F (1,150 SF)



LOCKEHOUSE

ADRIA GIACOMELLI

(925) 997-2307

adria@lockehouse.com

#01498795

SUMMARY HIGHLIGHTS

PROPERTY SUMMARY

ADDRESS	115 Railroad Avenue, Danville, CA 94526	
BASE RENT	\$4.25 - \$4.50 PSF / month	
NNN	\$0.80 PSF / month (Estimate)	
SPACE	Suite D,E,F:	2,100 SF <i>Can be Demised</i>
	Suite D:	950 SF
	Suite E& F:	1,150 SF
AVAILABLE	December 2024	
ZONING	DBD1- Old town retail Link to Zoning Information	
TRAFFIC VOLUME	Railroad Ave.	10,957 ADT
	Hartz Ave.	15,476 ADT
	Diablo Rd.	26,192 ADT

*Traffic Counts Source: Sites USA REGIS Online 9/5/23

HIGHLIGHTS

- Street Facing, Multi-Tenant Retail Building in Downtown Danville with Private Parking Lot
- Located on the Hard Corner of Linda Mesa and Railroad Ave.
- Convenient Town Parking Lot Across the Street (Clock Tower)
- Access to the Iron Horse Trail and Adjacent to Trader Joe's Shopping Center
- New Paint, New Signage, and Potential for Prominent Outdoor Seating

PROPERTY DESCRIPTION

Hacienda Plaza at 115 Railroad Avenue is a multi-tenant retail building in the heart of downtown Danville. Positioned at the bustling 4-way intersection of Railroad Avenue and Linda Mesa, the property boasts approximately 95 feet of frontage along Railroad Ave., making it an ideal choice for retailers seeking prominent visibility. The location is easily accessible, benefiting from the immediate proximity to the Clock Tower parking lot across the street. Adding to its appeal, Hacienda Plaza backs up to the Iron Horse Trail, is within walking distance of many amenities, one block from San Ramon Valley High School, and conveniently located just 0.5 miles from the I-680 freeway on/offramp.



SITE PLAN

Iron Horse Trail

Call to schedule a tour

SUITE	SF	TENANT
A	739 SF	Alto
B	637 SF	Pattivs Jewelers
C	950 SF	Island Advertising
D, E, F	2,100 SF	(Can be Demised)
D	950 SF	
E-F	1,150 SF	Available 12/2024
I	3,569 SF	Iron Horse Fitness
TOTAL	7,995 RSF	

SUITE I
IRON HORSE FITNESS
±3,569 SF

SUITE A
ALTO
±739 SF

SUITE B
PATTIVS
JEWELRY
±637 SF

SUITE C
ISLAND
ADVERTISING
±950 SF

SUITE D
±950 SF

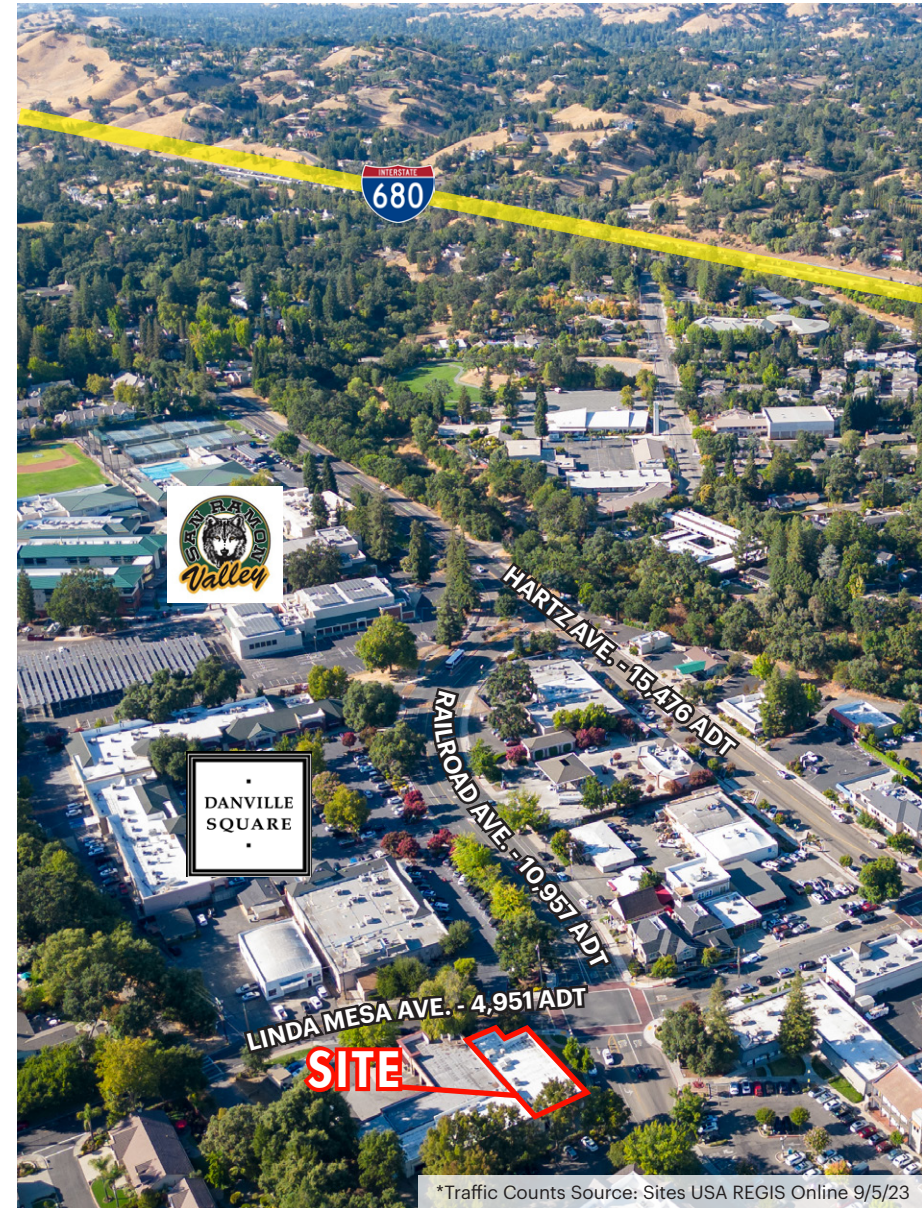
SUITE E & F
±1,150 SF

Linda Mesa Ave.

Railroad Ave.

Suite D-E-F is one suite comprising 2,100 square feet, situated on the hard corner and currently occupied by a dry cleaner (drop-off only, not a plant). The space is divisible into approximately 950 square feet and 1,150 square feet.

Please refrain from disturbing the tenant.



*Traffic Counts Source: Sites USA REGIS Online 9/5/23





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.



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
8,939	44,090	98,234



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,509	15,975	38,074



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
11,294	32,419	87,136



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
7,676	39,936	85,615



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$275,390	\$319,994	\$281,360



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$6,065	\$6,993	\$6,256



HOME VALUES \$1 M OR MORE

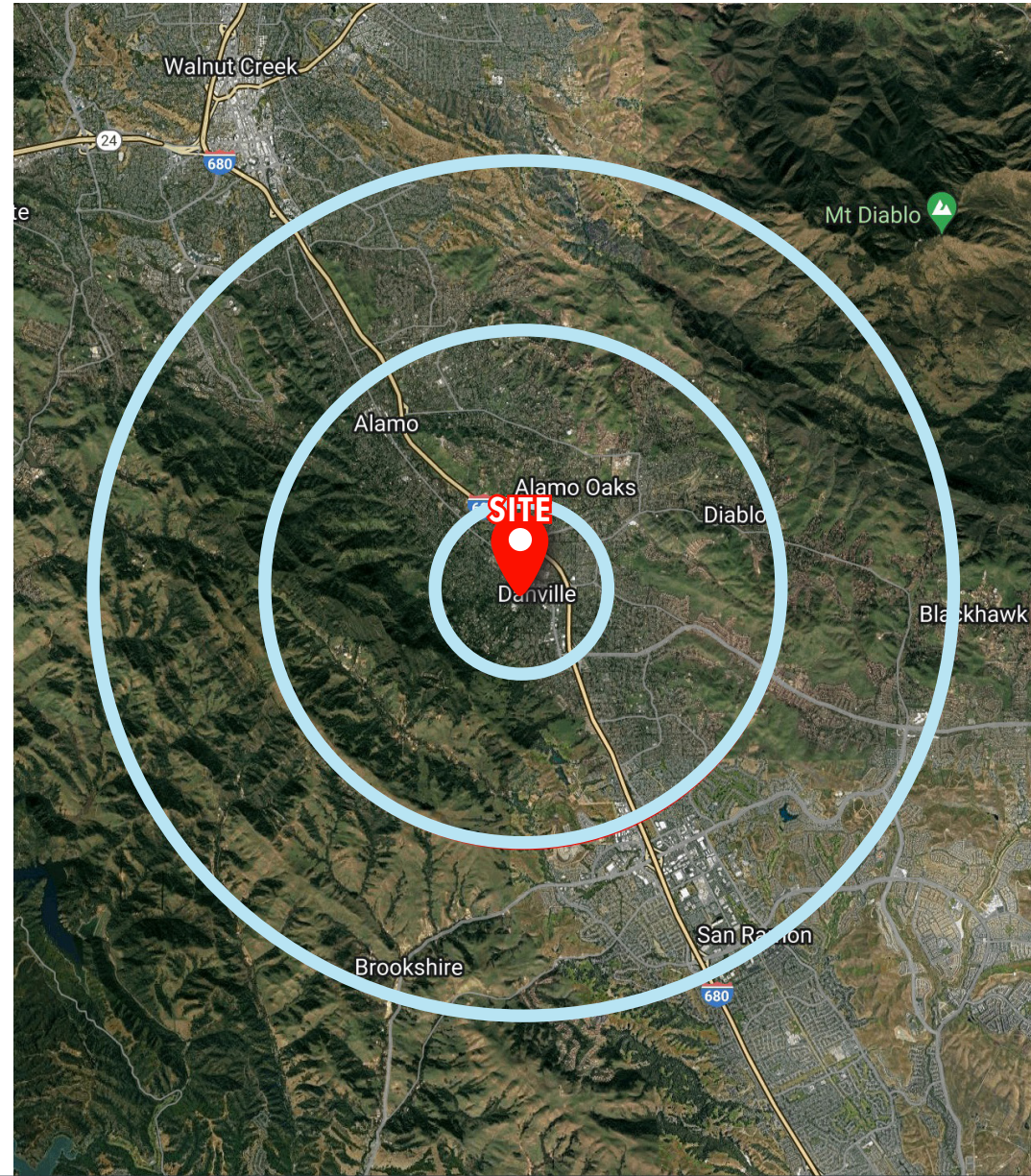
1 MILE	3 MILES	5 MILES
2,231	11,018	20,821



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,848	\$2,118	\$1,898

*Demographics Source: Sites USA REGIS Online 9/5/23



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Danville, California

The Town of Danville is located in the “**Heart of the San Ramon Valley**” in Contra Costa County. According to Businessweek, Danville is the 41st most expensive zip code in the United States, one of California's **Top 25 wealthiest cities** as well as the 10th 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 100,000 residents with an average net worth of \$1,200,000.

