

# FOR LEASE

# HACIENDA PLAZA

115 Railroad Ave., Danville, CA 94526



COMING AVAILABLE | ±637 SF



## LOCKEHOUSE

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# SUMMARY HIGHLIGHTS

## PROPERTY SUMMARY

<b>ADDRESS</b>	115 Railroad Avenue, Danville, CA 94526
<b>BASE RENT</b>	\$4.50 PSF Monthly
<b>NNN</b>	\$0.82 PSF Monthly (2025 Estimate)
<b>SPACE</b>	Suite B, Former Jewelers
<b>SIZE</b>	637 SF
<b>AVAILABLE</b>	Now
<b>ZONING</b>	<a href="#">DBD1- Old Town Retail</a>
<b>TRAFFIC VOLUME</b>	Railroad Ave.   9,263 ADT Hartz Ave.   10,772 ADT Diablo Rd.   20,718 ADT

\*Traffic Counts Source: Sites USA REGIS Online 4/15/25

## HIGHLIGHTS

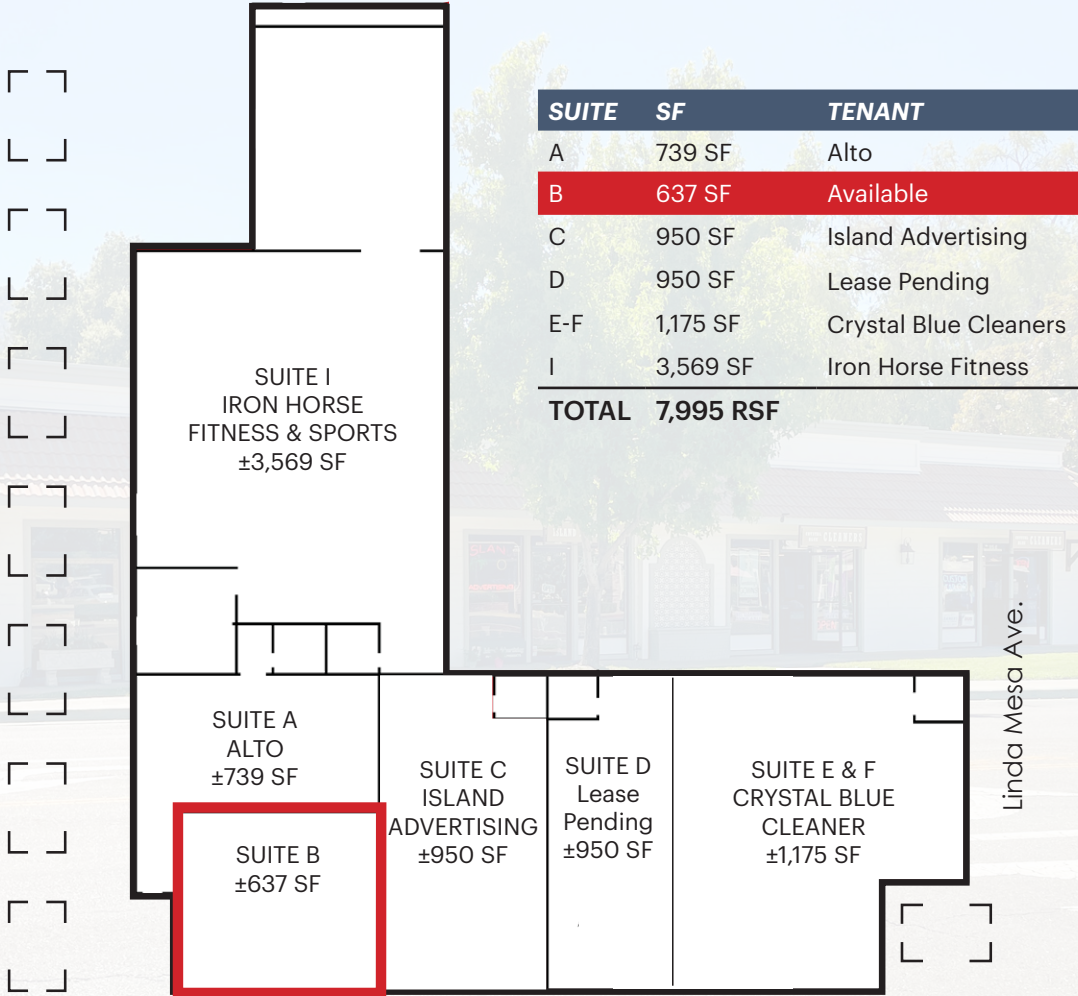
- 645 SF End Cap Retail Space – Ideal for Boutique or Specialty Retail
- Highly Visible Street-Facing Shop Space at 4-way Intersection
- Prime Hard Corner Location at Linda Mesa & Railroad Avenue
- On-Site Parking plus Public Parking Lot Across the Street
- Access to the Iron Horse Trail, and Walkable to Downtown Shops
- Strong Demographics and Foot Traffic in a High-Income Trade Area
- Ideal for Business Owners Seeking a Danville Address with Charm & Visibility in the Downtown Retail Core

## 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.



Iron Horse Trail



SUITE	SF	TENANT
A	739 SF	Alto
<b>B</b>	<b>637 SF</b>	<b>Available</b>
C	950 SF	Island Advertising
D	950 SF	Lease Pending
E-F	1,175 SF	Crystal Blue Cleaners
I	3,569 SF	Iron Horse Fitness
<b>TOTAL</b>	<b>7,995 RSF</b>	

SUITE I  
IRON HORSE  
FITNESS & SPORTS  
±3,569 SF

SUITE A  
ALTO  
±739 SF

SUITE B  
±637 SF

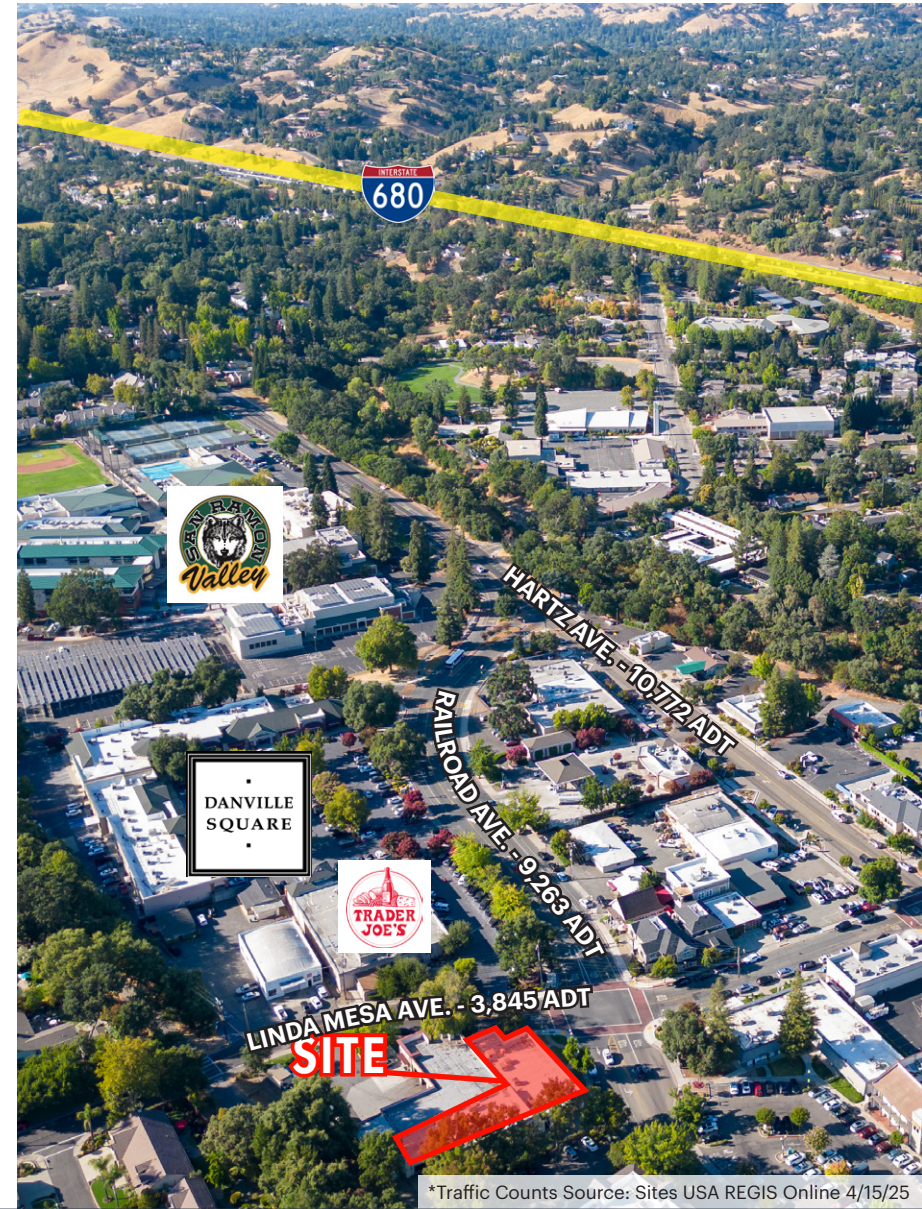
SUITE C  
ISLAND  
ADVERTISING  
±950 SF

SUITE D  
Lease  
Pending  
±950 SF

SUITE E & F  
CRYSTAL BLUE  
CLEANER  
±1,175 SF

Linda Mesa Ave.

Railroad Ave.



\*Traffic Counts Source: Sites USA REGIS Online 4/15/25





## 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.



### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,087	43,979	96,811



### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,686	16,185	38,136



### DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
11,260	32,803	88,231



### POPULATION FAMILY

1 MILE	3 MILES	5 MILES
7,061	36,189	74,938



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$278,907	\$235,404	\$208,417



### TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$5,788	\$8,376	\$7,433



### HOME VALUES \$1 M OR MORE

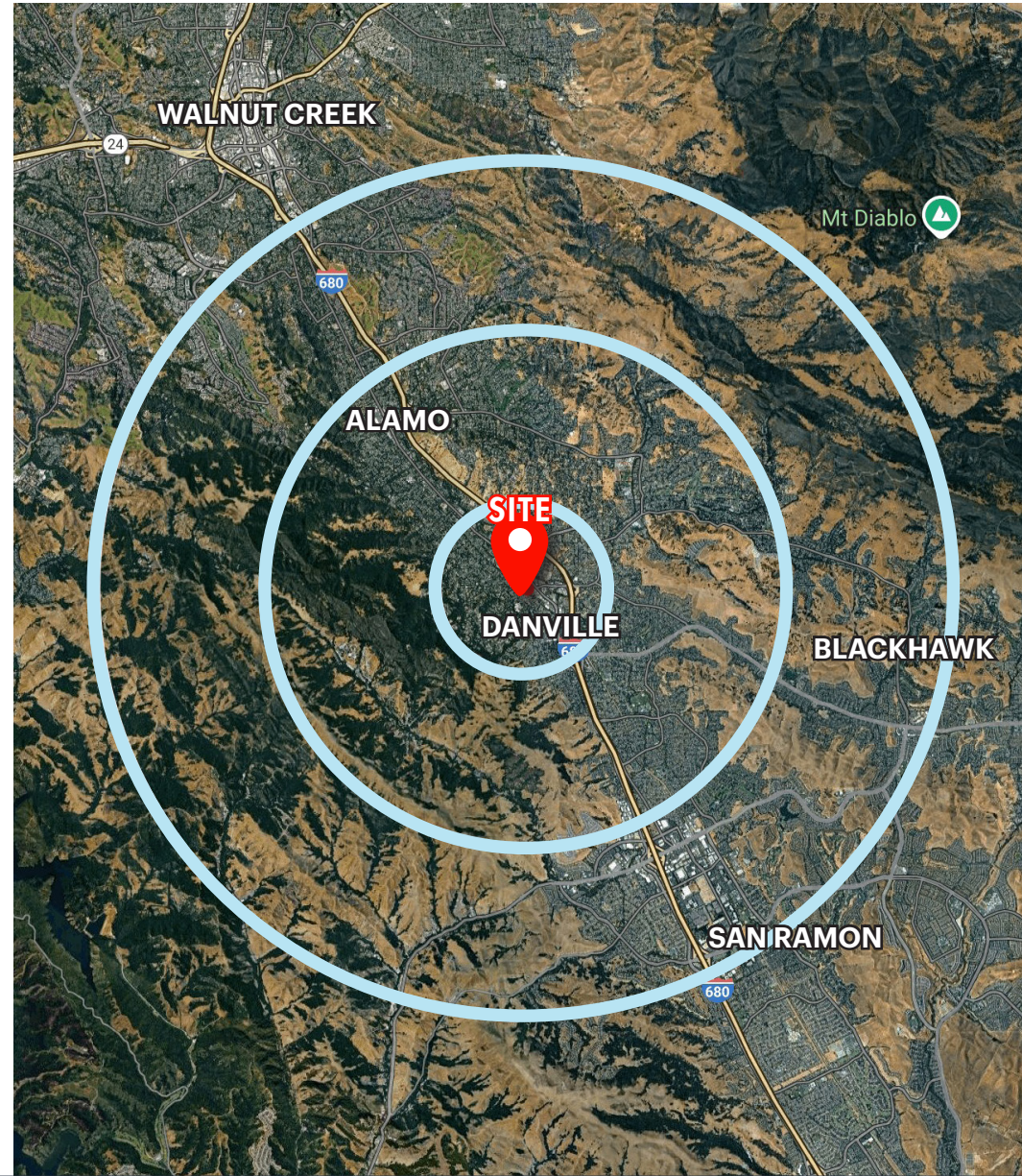
1 MILE	3 MILES	5 MILES
2,197	11,601	22,027



### FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,759	\$2,154	\$1,925

\*Demographics Source: Sites USA REGIS Online 9/17/24



## 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 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 100,000 residents with an average net worth of \$1,200,000.

