

# FOR LEASE

## ±1,680 SF SECOND FLOOR OFFICE SPACE



402 Railroad Avenue | Danville, CA 94526



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

**ADRIA GIACOMELLI**  
(925) 997-2307  
adria@LockeHouse.com  
License #01498795

# SUITE 202 | 2<sup>ND</sup> FLOOR OFFICE SPACE FOR LEASE

## SUMMARY & HIGHLIGHTS

### SUMMARY

|                        |                                                                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>        | 402 Railroad Avenue, Danville, CA 94526                                                                                                     |
| <b>Cross Street:</b>   | School Street                                                                                                                               |
| <b>Available:</b>      | Office Space                                                                                                                                |
| <b>Patio:</b>          | ±1,680 SF                                                                                                                                   |
| <b>Rents:</b>          | \$3.25 PSF / Month + NNN \$1.60 PSF / Month                                                                                                 |
| <b>Parking Lot:</b>    | 3 Allocated Parking Space                                                                                                                   |
| <b>Zoning:</b>         | DBD 2A (Old Town Retail - Downtown Business District)                                                                                       |
| <b>Town's Website:</b> | <a href="https://www.danville.ca.gov/Services/Planning-Services/Zoning/">https://www.danville.ca.gov/Services/Planning-Services/Zoning/</a> |
| <b>Built:</b>          | 2003                                                                                                                                        |

### HIGHLIGHTS

- Charming Building in Downtown Retail Corridor
- 2nd Floor Office Space Above the Popular Mason Benoit Bakery
- Private Parking Lot with 3 Designated Parking Stall
- Exposure to Strong Demographics and ±9,682 Cars Per Day
- Convenient Street Parking Surrounding Subject Property and Municipal Parking Lot Across the Street



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## SITE PLAN



\*Traffic Counts Source: Sites USA REGIS Online 4/13/26

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AVAILABLE



**Address:** 402 Railroad Avenue, Danville, CA 94526

Suite 202 | 2<sup>nd</sup> Floor Office Space

**Size:** ±1,680 SF

**Base Rent:** \$3.25 PSF / Month + NNN \$1.60 PSF / Month

**Parking:** 3 Onsite Stall

**Highlights:** Access from Parking Lot to Private Staircase Direct to Tenants 2<sup>nd</sup> Floor Office Space

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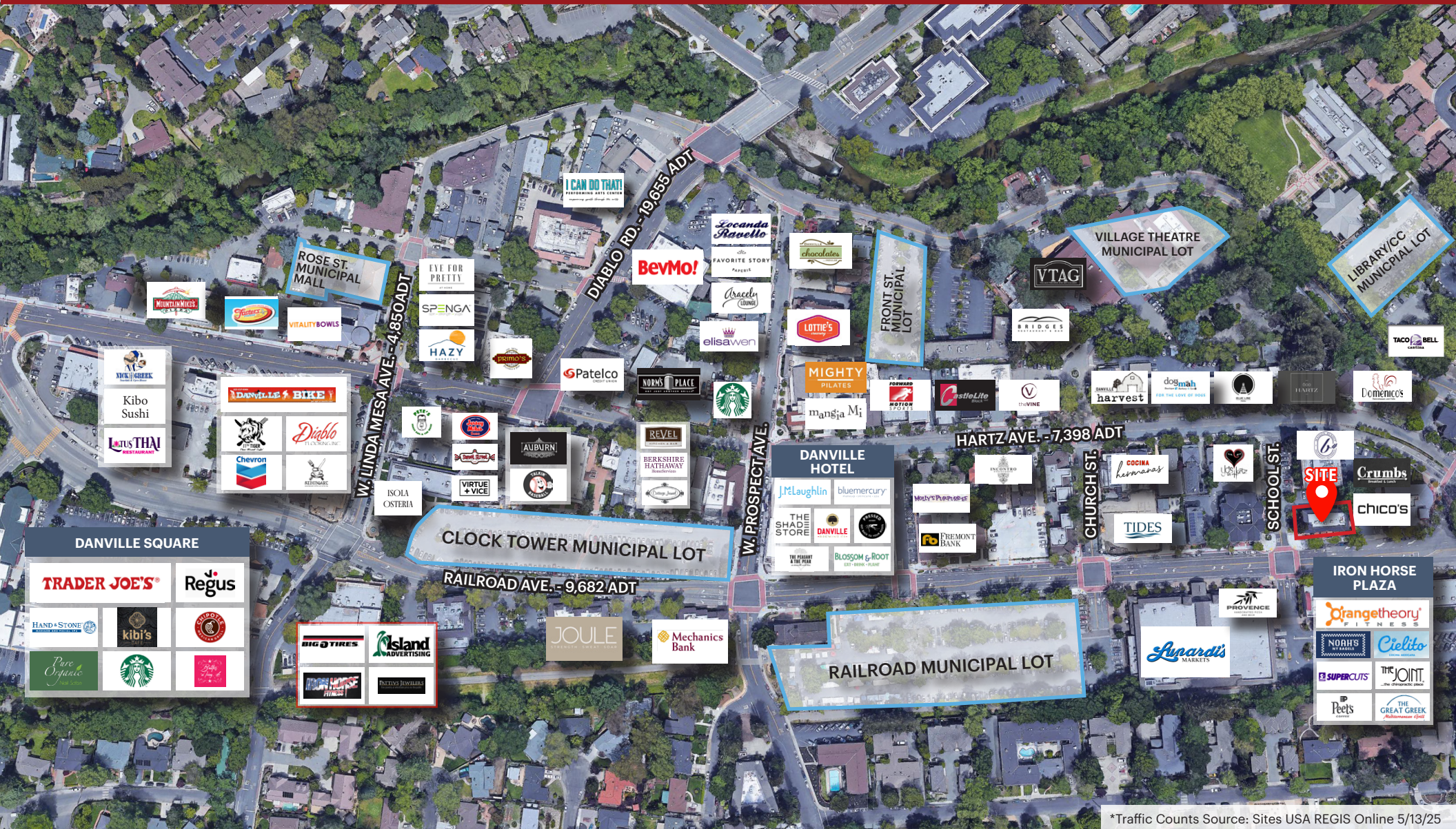


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## CLOSE-UP MARKET AERIAL



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## DOWNTOWN PUBLIC PARKING

### 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](http://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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## DEMOGRAPHICS



### ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 10,015 | 45,239  | 103,549 |



### ESTIMATED HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 4,039  | 16,835  | 39,700  |



### AVERAGE HOUSEHOLD INCOME

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$294,337 | \$326,668 | \$294,703 |



### ESTIMATED AVERAGE HOUSEHOLD NET WORTH

| 1 MILE   | 3 MILES  | 5 MILES  |
|----------|----------|----------|
| \$3.24 M | \$3.53 M | \$3.26 M |



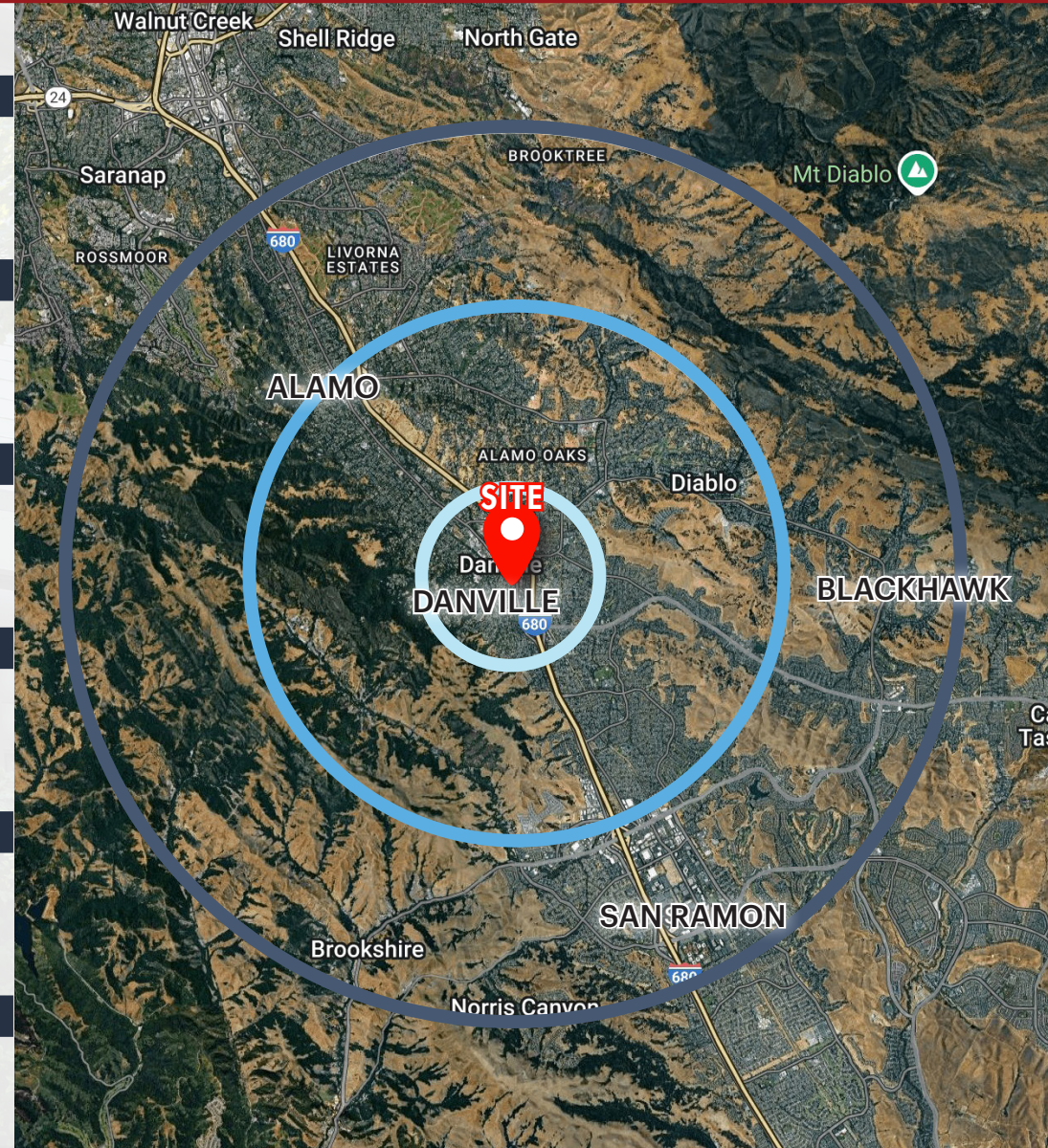
### POPULATION FAMILY

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 7,931  | 38,431  | 86,461  |



### MONTHLY HOUSEHOLD EXPENDITURE

| 1 MILE   | 3 MILES  | 5 MILES  |
|----------|----------|----------|
| \$13,840 | \$14,751 | \$14,175 |



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