

# DOWNTOWN STREET RETAIL

±2,132 SF Available



294-298 Railroad Avenue, Danville, CA 94526



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# DOWNTOWN STREET RETAIL

## SUMMARY & HIGHLIGHTS



### SUMMARY

#### *Charming Downtown Retail Shop Spaces for Lease*

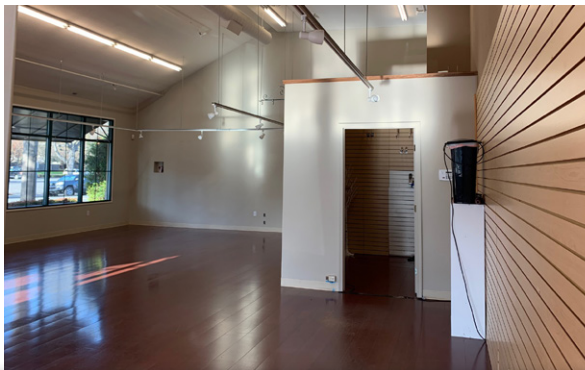
**ADDRESS** 294-298 Railroad Avenue, Danville, CA 94526  
**AVAILABLE** ±2,132 SF  
**ZONING** (Downtown Business District) DBD 2A  
**PARKING** Railroad Municipal Parking lot (222 spaces)  
Clocktower Municipal Parking lot (233 spaces)  
Rose Street Municipal Lot (82 spaces)  
**RENT & NNN** Call to Inquire

**You Tube** Walk-Through Video:  
<https://youtu.be/HhoNtNACSzs>

### HIGHLIGHTS

- Downtown Danville Hard Corner
- Prominent Street and Sidewalk Visibility
- Adjacent to Public Parking Lot
- Boutique Downtown Danville Charm
- Extremely Favorable Demographics
- Immediate Access to Danville Retailers and Restaurants

294-298 Railroad Avenue is ideally located on a highly visible, easily accessible corner, in the heart of Danville. Prominently located across the street from a high-end grocer (Lunardi's Market) and visible to all who visit the weekly Farmer's Market in-town, this exceptional opportunity to situate your business in the heart of Danville's Downtown Retail District is not to be missed. There is abundant parking directly across the street from the space, in the Town of Danville's Railroad Municipal Parking lot. The space has two sides of natural light with abundant windows facing both Railroad Avenue and Church Street.



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## HIGHLIGHTS

- End Cap Retail
- Prominent Sidewalk Visibility
- Access to space through Double Door Entry on Railroad Avenue
- Roll-up Door in Rear of Space
- Adjacent to Public Parking Lot
- Boutique Downtown Danville Charm
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## MARKET AERIAL



\*Traffic Counts Source: Sites USA REGIS Online 4/13/23

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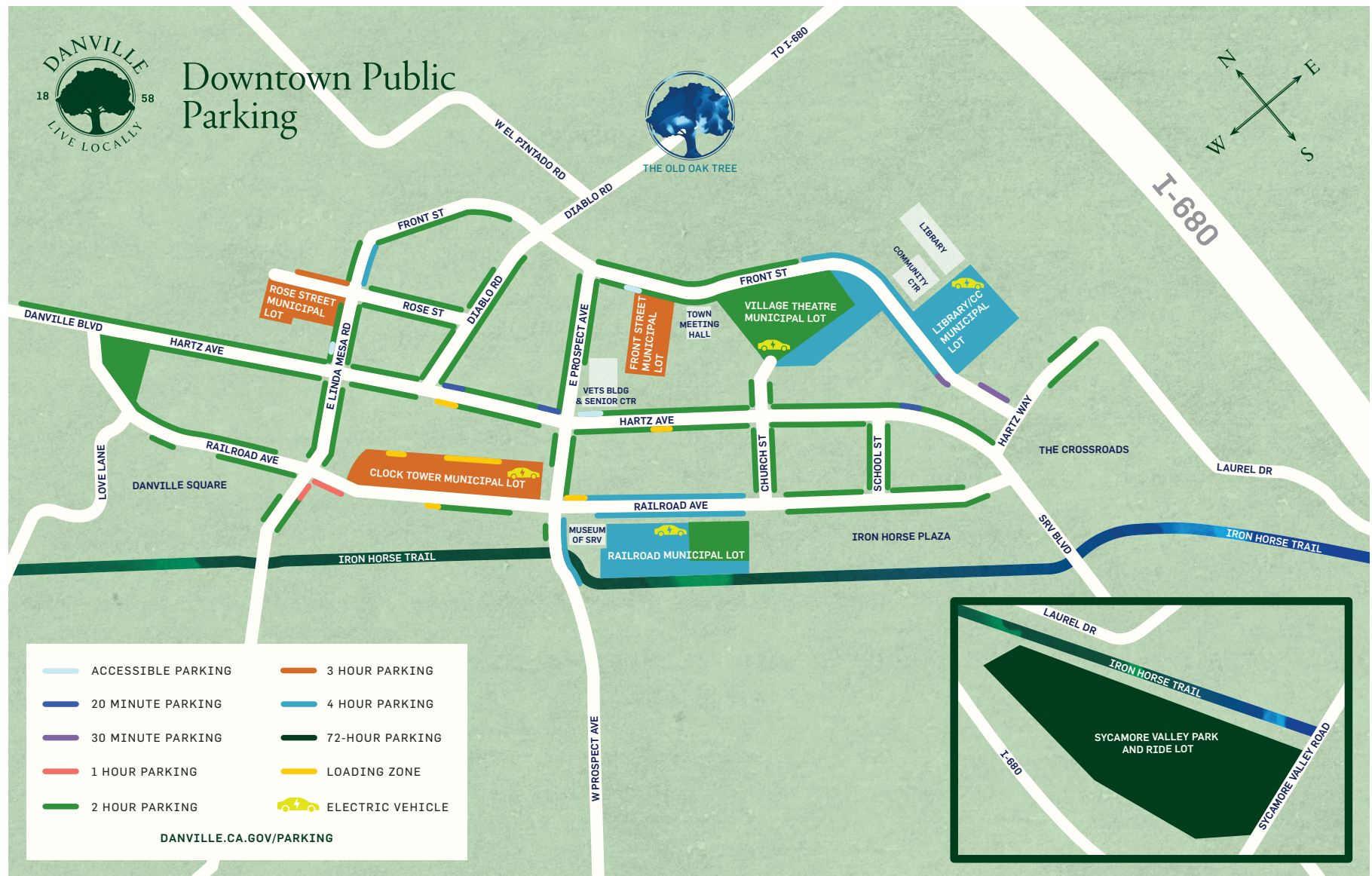
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## DOWNTOWN PUBLIC PARKING



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## DEMOGRAPHICS



### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,421	43,053	102,826



### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,642	15,755	39,328



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$246,095	\$267,579	\$239,232



### ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.89 M	\$3.31 M	\$3.07 M



### POPULATION FAMILY

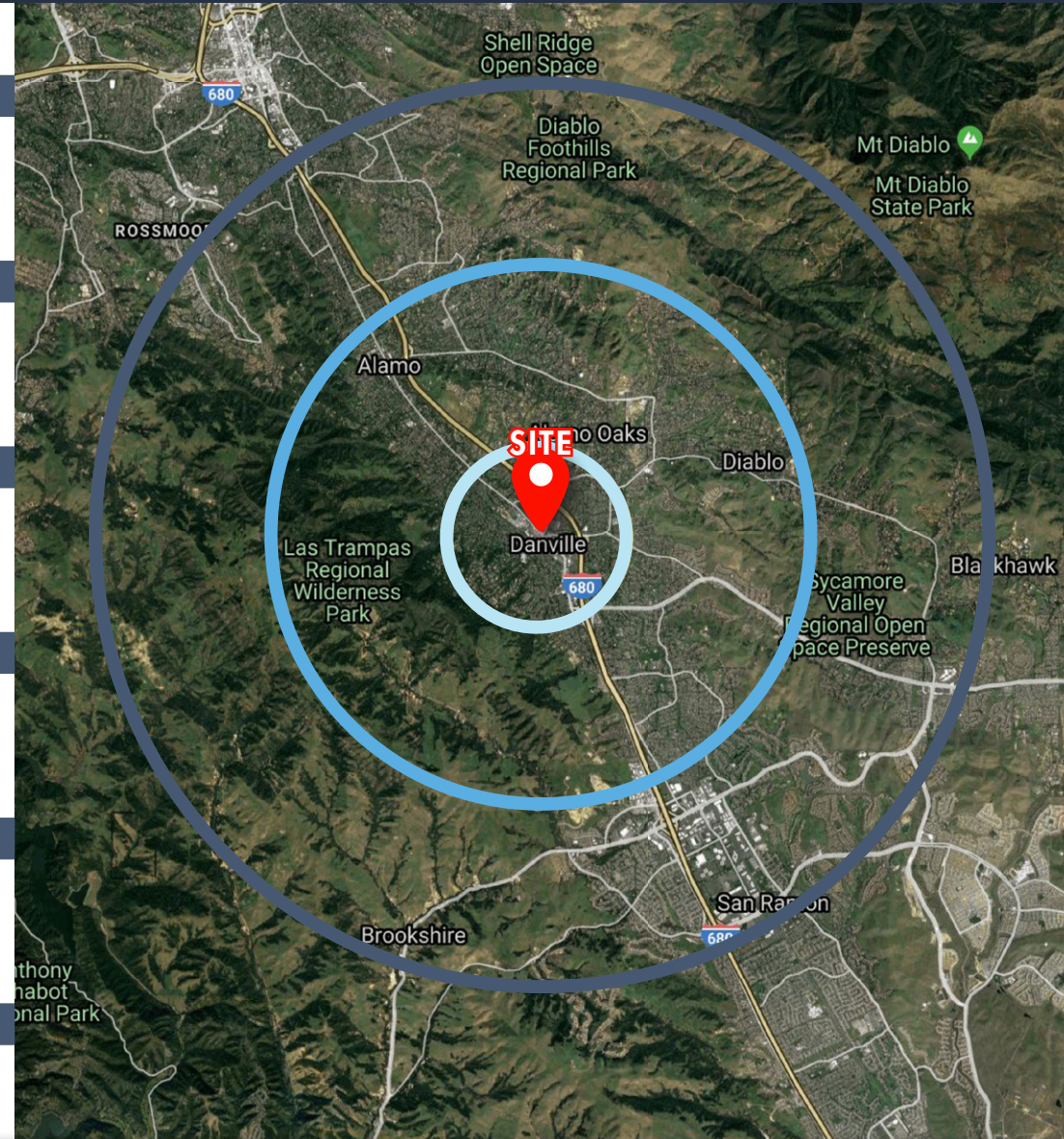
1 MILE	3 MILES	5 MILES
8,139	38,711	90,152



### MONTHLY HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$11,920	\$12,849	\$11,663

\*Demographics Source: Sites USA REGIS Online 4/13/23



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