

DANVILLE COMMONS ON HARTZ

Retail / Office Suites For Sale

321
HARTZ AVENUE



321 Hartz Avenue, Danville, CA 94526

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCKEHOUSE

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DANVILLE COMMONS ON HARTZ

Retail / Office Suites For Sale | The Offering

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Lockehouse and Lee & Associates - East Bay, Inc., as exclusive advisors, are pleased to present the opportunity to acquire individual office and retail condominiums in historic Downtown Danville, for the first time.

The subject property is a multi-tenant retail/office building that totals approximately $\pm 12,150$ square feet and resides on ± 0.25 acres. **321 Hartz Avenue** is prominently located near the corner of Diablo Road and Hartz Avenue, immediately adjacent to The Clock Tower Parking Lot in the heart of Downtown Danville. The ground floor retail condominiums are generally limited to retail and/or restaurant, bar/nightclub lounge, tasting room, or in following the uses of Downtown Business District 1 (DBD1). In addition to the ground floor uses, office uses are permitted on the second floor. The subject property's unique location makes accessibility to various retail and restaurant amenities extremely convenient. It also boasts visibility and charm, and easy access just blocks to I-680 freeway.



- Opportunity to own a condominium within a building in the center of Downtown Danville
- Affluent Demographics in Thriving San Francisco Bay Area Suburban Community
- Surrounded by free parking, freeway access and walkability
- Record low SBA loan rates

What is a commercial condominium?

A commercial condominium (or condo) is an individually owned unit that is part of a larger multi-unit building with various owners. Each condo owner receives fee simple title to their unit along with a recordable deed.

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DANVILLE COMMONS ON HARTZ

Retail / Office Suites For Sale | Building & Location Benefits | Economic Data

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BUILDING & LOCATION BENEFITS

- Premium Retail Suites with Exclusive Patios
- Iconic Building in the center of Town
- Affluent market with Upper Income Demographics
- Visible, Convenient and Ample Parking
- Rare Investment and Owner-User Opportunity

ECONOMIC DATA:

HOA Dues Estimate \$0.50 SF/Month

- Exterior Maintenance
- Landscape & Water (Tenants premises and common areas/one meter)
- Common Area Power & Gas
- HVAC & Roof



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Retail / Office Suites For Sale | Market Aerial

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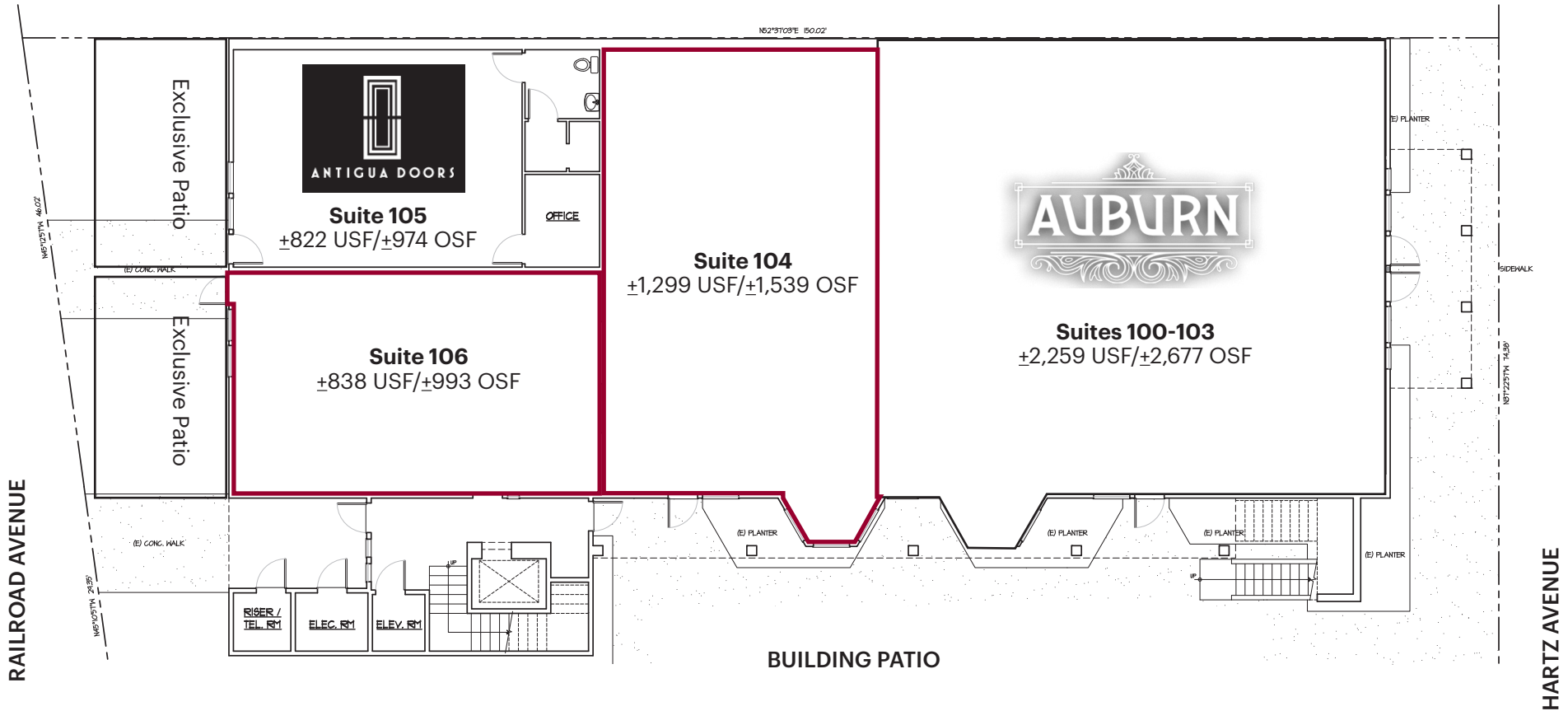
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DANVILLE COMMONS ON HARTZ

1st Floor Retail Suites For Sale | Floor Plan - First Floor

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Note: **USF / Usable** within outside walls
OSF / Ownable usable plus share of common area

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DANVILLE COMMONS ON HARTZ

Retail / Office Suites For Sale | Suite 104 | \$1,450,000

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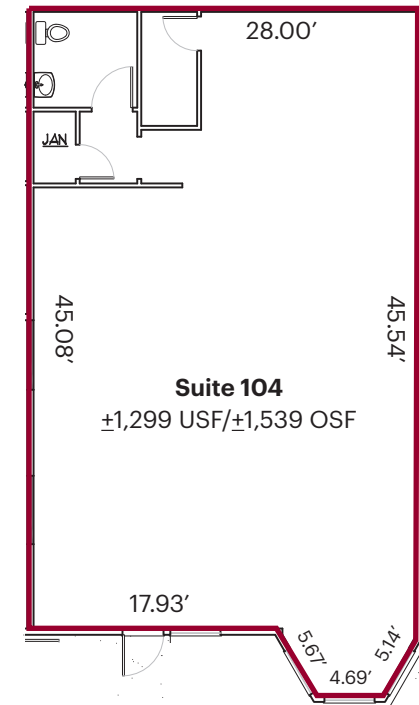
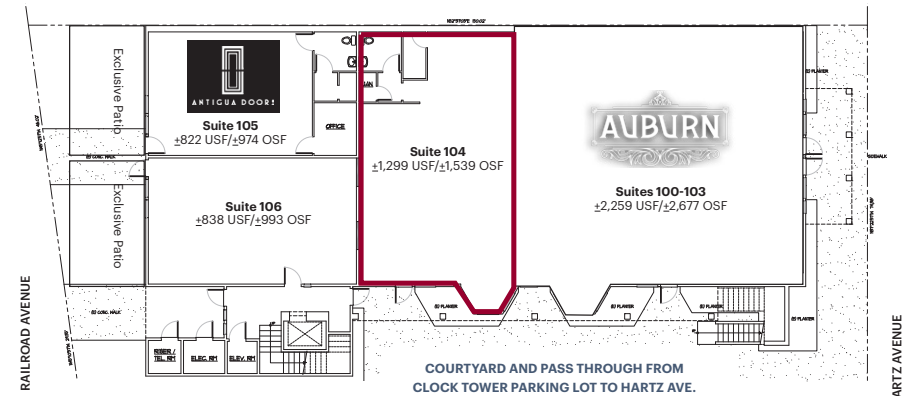
±1,299 USF / ±1,539 OSF

Dimensions: 28' Frontage Facing Courtyard x 45' Depth Approx.

Can be Combined with Suites 104/106 for up to ±3,109 USF

Suite 104 has one Private Restroom

Access to Outdoor Courtyard Area



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DANVILLE COMMONS ON HARTZ

Retail / Office Suites For Sale | Suite 105 | \$950,000

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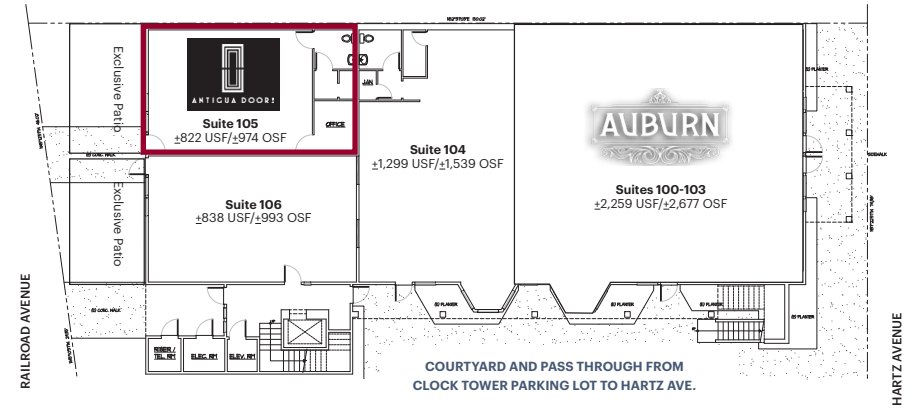
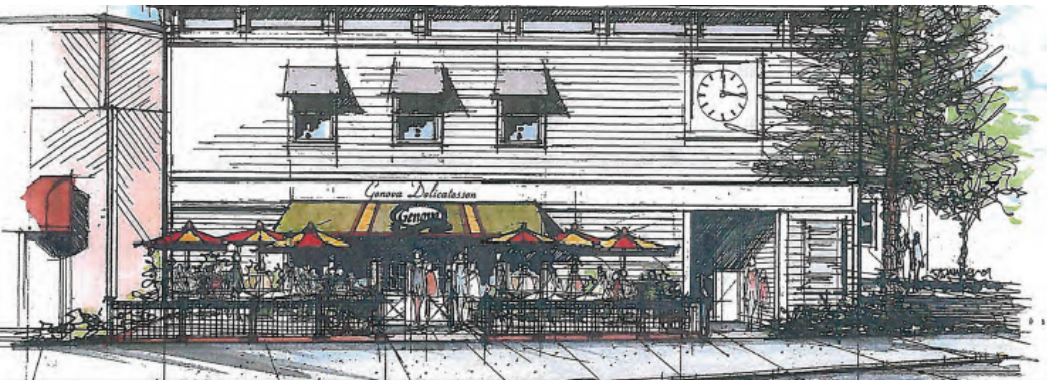
±822 USF / ±974 OSF

Dimensions: 22'.08" Facing Clock Tower Parking Lot x 37'.21"

Can be Combined with Suite 106 for up to 1,750 USF

Includes Private Restroom; also Common Area Restroom on 2nd Floor

Exclusive Outdoor Patio for Seating or Display facing Clock Tower Parking Lot



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DANVILLE COMMONS ON HARTZ

Retail / Office Suites For Sale | Suite 106 | \$950,000

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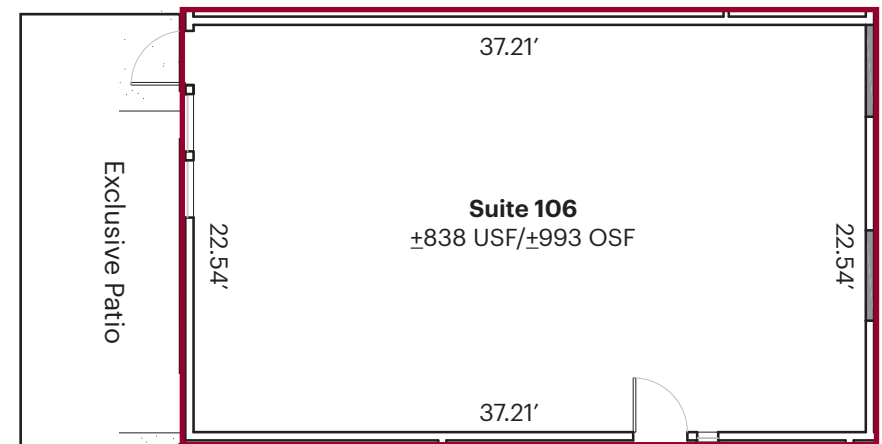
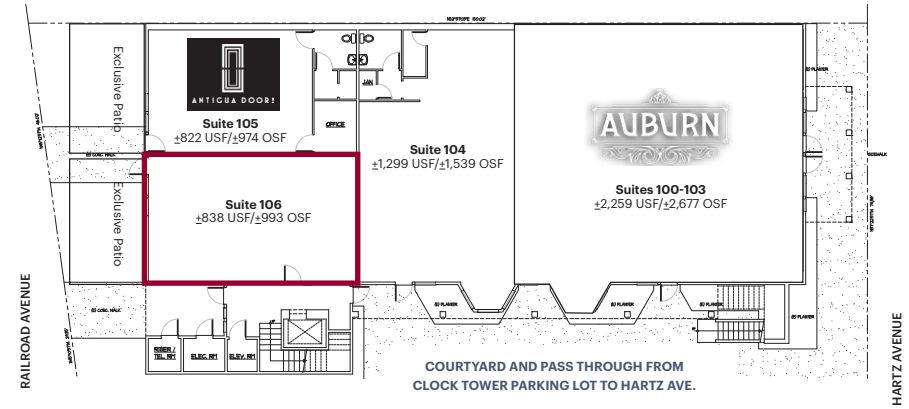
±838 USF / ±993 OSF

Dimensions: 22'.54" Facing Clock Tower Parking Lot x 37'.21"

Can be Combined with Suite 104 for up to ±2,239 USF

Suite 106 does not include a Restroom; Common Area Restroom on 2nd Floor

Exclusive Outdoor Patio for Seating or Display facing Clock Tower Parking Lot



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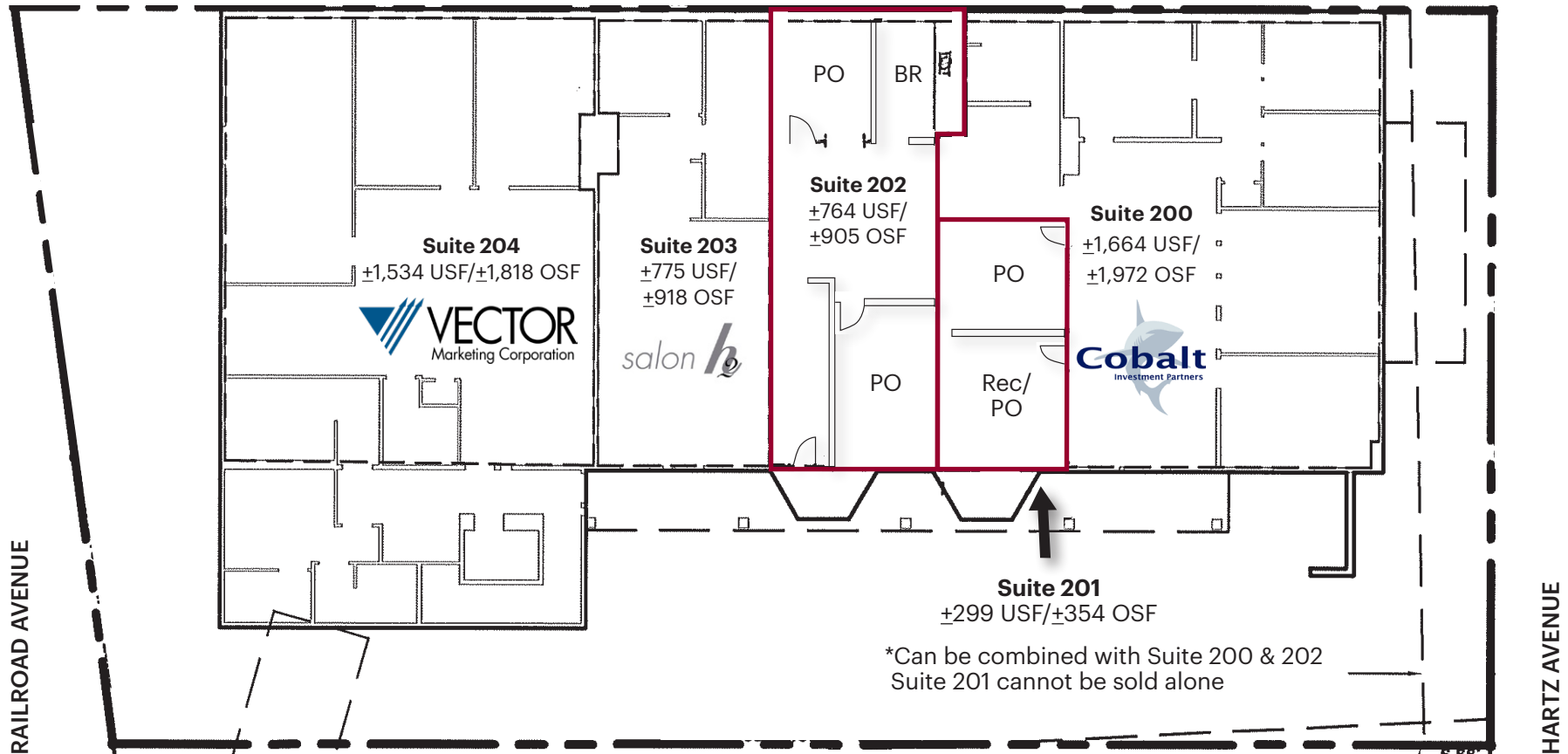
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2nd Floor Retail Suites For Sale | Floor Plan - Second Floor

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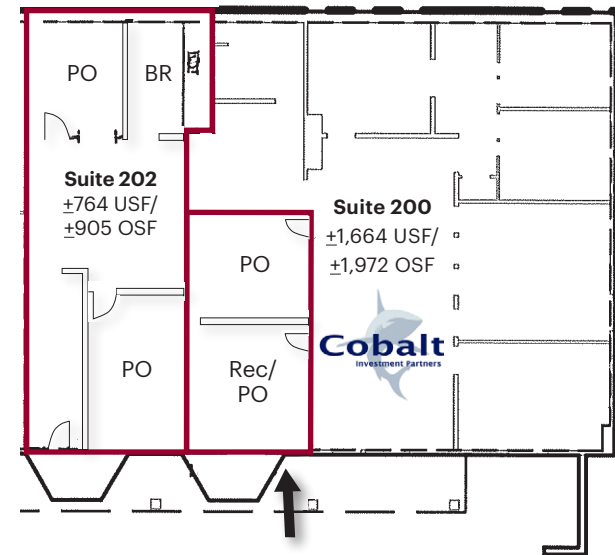
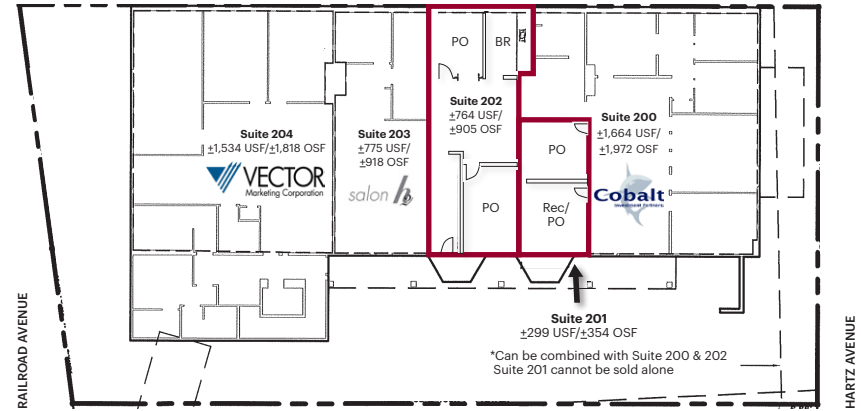
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2nd Floor Retail Suites For Sale | Suite 202 | \$1,000,000

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±764 USF / ±905 OSF

Dimensions: Can be Combined with Suite 200 and 201.



Suite 201
±299 USF/±354 OSF

*Can be combined with Suite 200 & 202
Suite 201 cannot be sold alone

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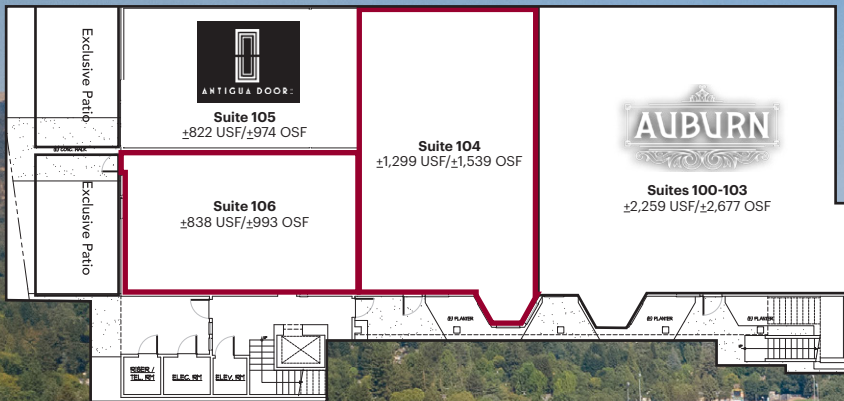
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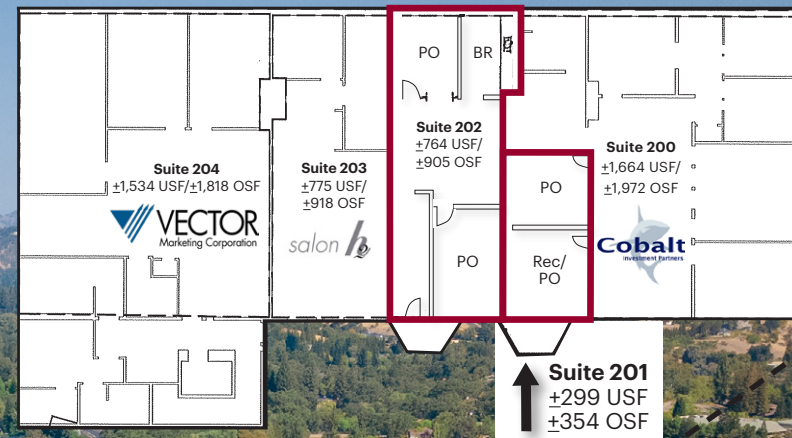
Retail / Office Suites For Sale

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1ST FLOOR RETAIL FLOOR PLAN



2ND FLOOR OFFICE FLOOR PLAN



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DANVILLE COMMONS ON HARTZ

Retail / Office Suites For Sale | Zoning

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Allowable Uses for Area 1: Old Town Retail

32-45.11 Area 1 and Area 2A: Old Town Retail

a. Purpose - To provide for an intensely developed central core area of ground floor retail, and second floor service commercial or service office businesses where merchandise is stored on-site and all transactions and/or services occur entirely within an enclosed building. Retail is defined as any business activity that devotes the major portion of the interior space to exhibit products which are for sale to the general public and which provides pedestrian interest and amenities. Uses in this area encourage shoppers to visit a variety of stores after parking or arriving by public transit.

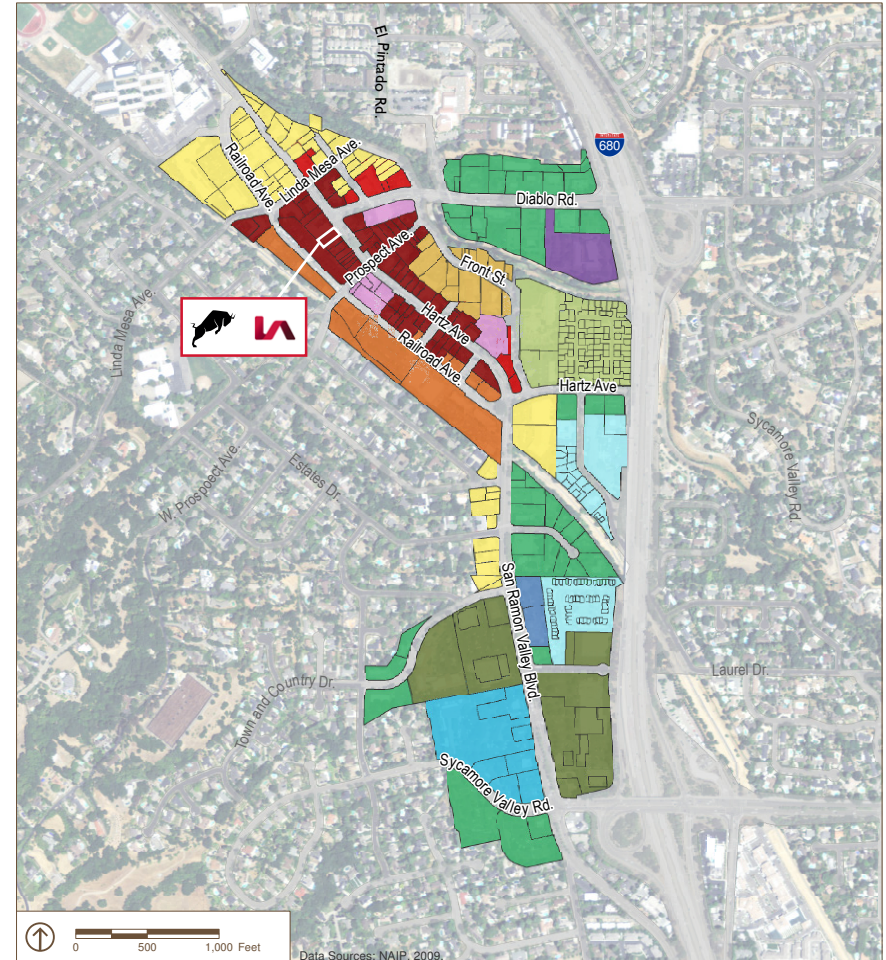
b. Permitted Uses - The following uses are permitted in Area 1 subject to the development requirements in paragraph d.:

1. Retail;
2. Restaurant, food to go;
3. Restaurant, full service;
4. Restaurant, limited service;
5. Bar/nightclub/lounge;
6. Tasting room; " Blended use;
7. Incidental accessory uses;
8. Outdoor seating for restaurants and establishments with beer and wine only licenses from the California Department of Alcoholic Beverage Control, and subject to the standards listed under Section 32-45.25.a; and
9. Outdoor display of merchandise.

c. Conditional Uses - The following activities are permitted upon issuance of a Land Use Permit if they are proposed to occupy more than twenty-five (25%) percent of a ground floor tenant space:

1. Personal service;
2. Service commercial;
3. Service office;
4. Government facilities;
5. Residential (above ground-floor only);
6. Outdoor storage and/or display of merchandise not provided under subsection 32-45.27;
7. Outdoor sales event; and
8. Business and professional office.

Other uses not specifically permitted or conditionally permitted in Area 1 or 2A or allowed via subsection 32-45.10, may be authorized by the Chief of Planning or referred to the Planning Commission on a case-by-case basis where a finding is made that the proposed use is consistent with the intent and purpose of this chapter. Such case-by-case review shall take into consideration the location, size and design of the building and the ability to effectively market a retail business.



Downtown Business District

■ Area 1 – Old Town Retail	■ Area 5 – Commercial/Residential Mixed Use	■ Area 9 – Multifamily Residential High/Medium Density
■ Area 2 – OldTown Retail Transition	■ Area 6 – Business and Professional Office	■ Area 10 – Mixed Use
■ Area 2a – Old Town Retail	■ Area 7 – Retail	■ Area 11 – Special Opportunity District
■ Area 3 – Old Town Mixed Use	■ Area 8 – Retail/Office	■ Area 12 – Multifamily Residential High Density
■ Area 4 – Residential-Serving Commercial		

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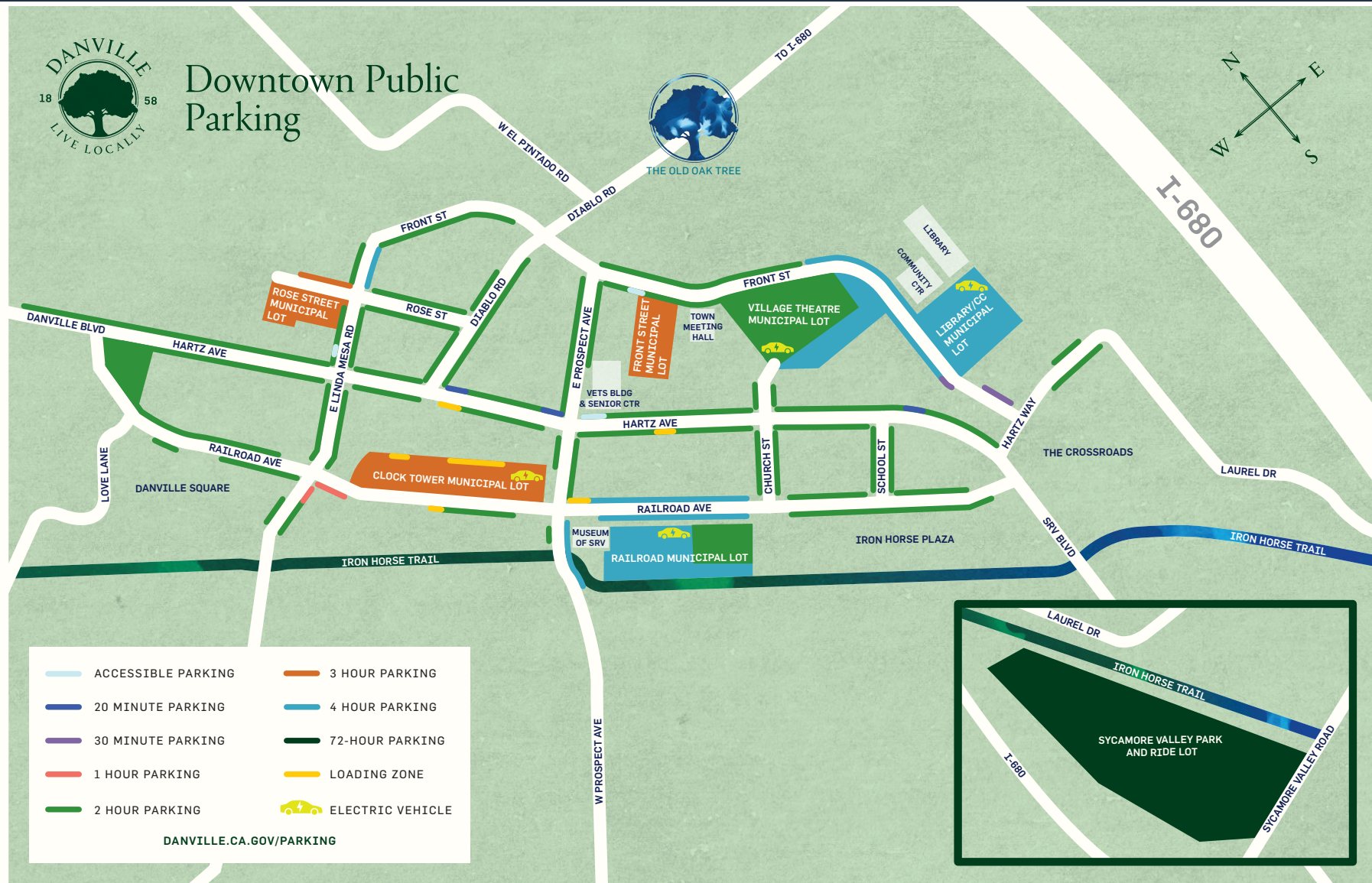
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DANVILLE COMMONS ON HARTZ

Retail / Office Suites For Sale | Downtown Public Parking

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DANVILLE COMMONS ON HARTZ

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The Town of Danville is located in Contra Costa County in the heart of the San Ramon Valley. The Town's location is ideal for those looking for close proximity to the larger cities of San Ramon (3 miles), Walnut Creek (9 miles), Dublin (10 miles) and Pleasanton (12 miles). Danville is only a short 30 miles from San Francisco and 25 miles from the Oakland Airport.

Danville #1 Top Places to Live in California per the [SafeWise Report](#)



UPSCALE AMENITIES & SMALL TOWN CHARM

Danville offers the perfect blend of upscale amenities and small town charm. Its quaint character and convenient location make it the perfect place to work, live and play. There's no shortage of high-end eateries, day spas, salons and places to shop. Danville's historic downtown features 236 stores and specialty shops, 24 coffee houses and 87 restaurants. Arts and culture are also prevalent at the Village Theater, The Museum of San Ramon Valley and the Tao House (home to Nobel Prize winning playwright Eugene O'Neil). The Town plays host to an array of events from the well-attended Farmers Market to the street fairs (Hot August Nights) to holiday celebrations.



OUTDOOR ACTIVITY AND THE IRON HORSE TRAIL:

For those who like the outdoors Danville is perfectly situated between Mt. Diablo State Park to the East and Las Trampas Ridge to the West. These areas offer miles of open space to hike, jog, mountain bike and even camp. In addition, The Iron Horse Regional Trail runs right through the middle of Danville. This paved trail spans 40 miles and is a favorite among local walkers, joggers and cyclists.

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DANVILLE COMMONS ON HARTZ

Retail / Office Condos For Sale | Demographics

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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,229	43,483	98,825



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,577	15,620	37,797



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$238,404	\$261,480	\$235,118



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.54 M	\$2.88 M	\$2.66 M



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
7,904	39,396	86,319



TOTAL HOUSEHOLD EXPENDITURE

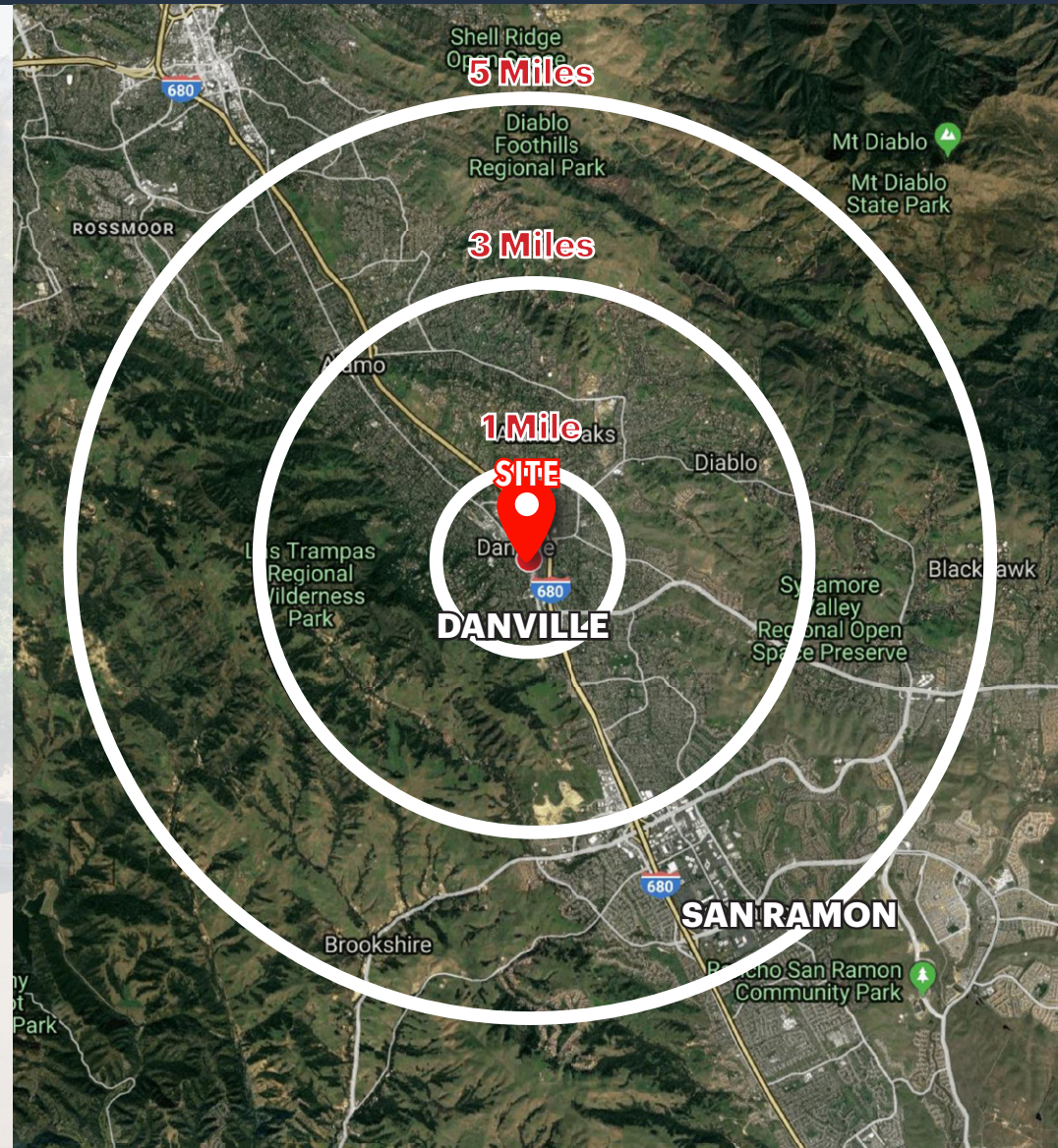
1 MILE	3 MILES	5 MILES
\$11,663	\$12,604	\$11,516

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,075	5,396	11,949

FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,653	\$1,778	\$1,628



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