



# Retail & Office Suites For Sale

**321**  
**HARTZ AVENUE**



321 Hartz Avenue, Danville, CA 94526



**LOCKEHOUSE**

**WILL BALLOWE**  
Vice President  
(925) 905-1118  
will.ballowe@kidder.com  
#02053125

**ADRIA GIACOMELLI**  
Partner  
(925) 997-2307  
adria@lockehouse.com  
#01498795





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## The Offering

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LockeHouse and Kidder Mathews, 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  $\pm 0.25$  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.



\*Photography Source: Piclarity.com



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## 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.

- 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



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## Market Aerial

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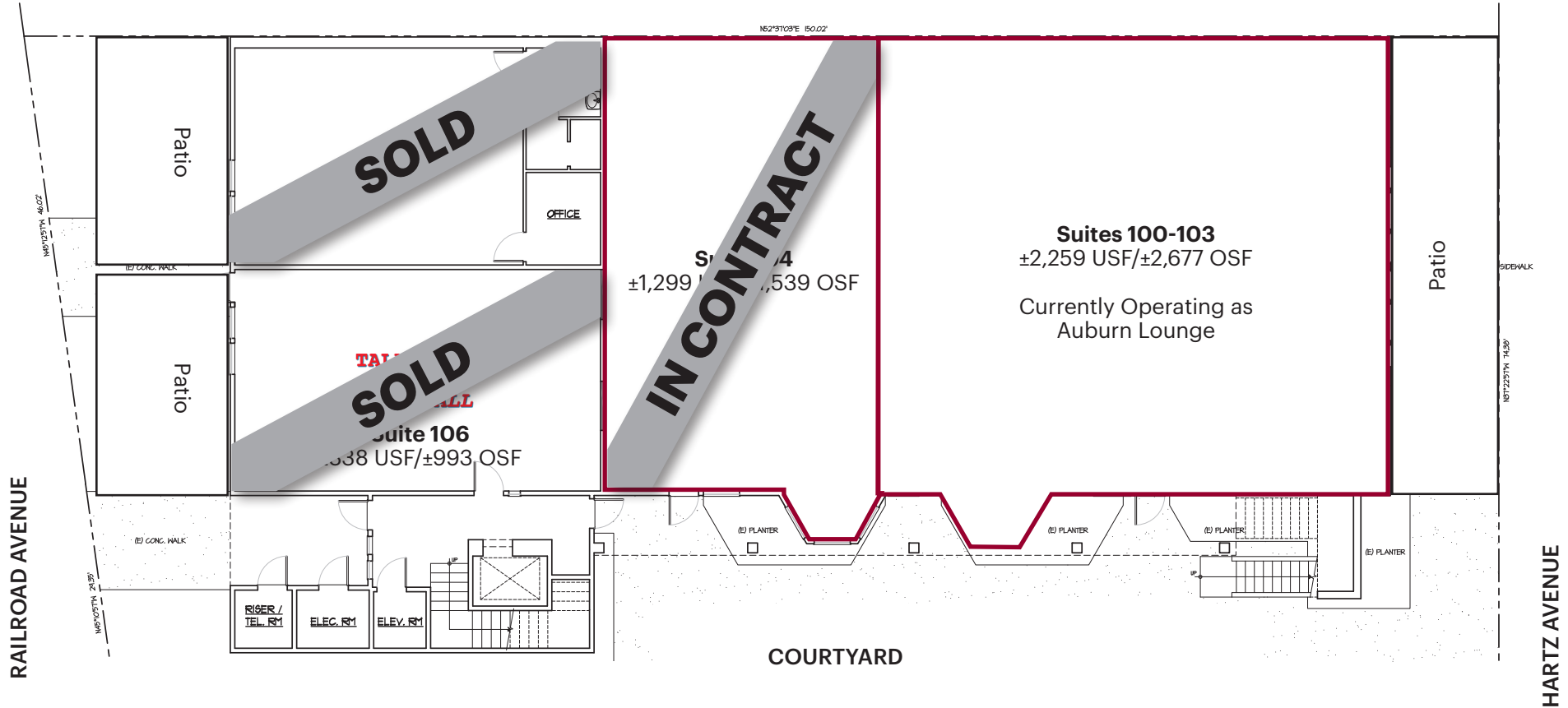




# 1st Floor Retail Suites For Sale

## 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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# Retail & Office Suites For Sale

Suites 100 - 103 | Auburn Lounge - \$2,800,000 (\$1,045 PSF)

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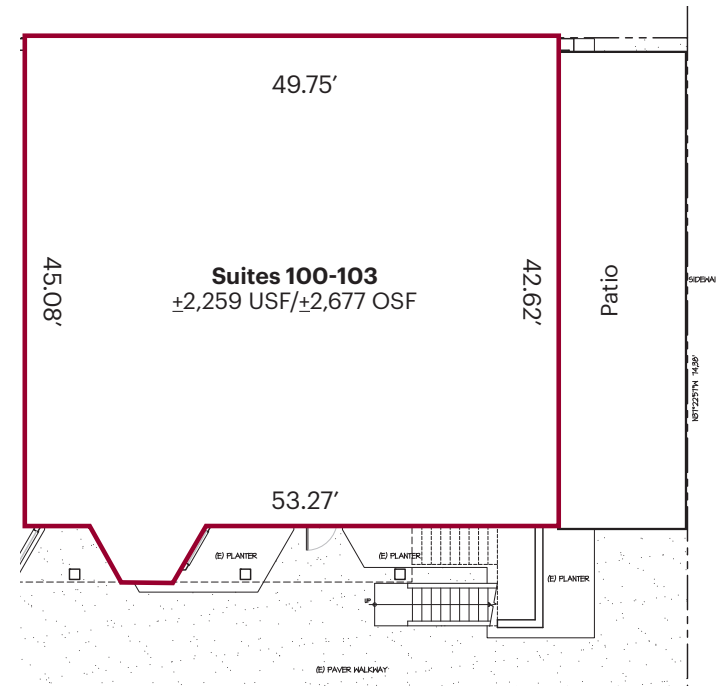
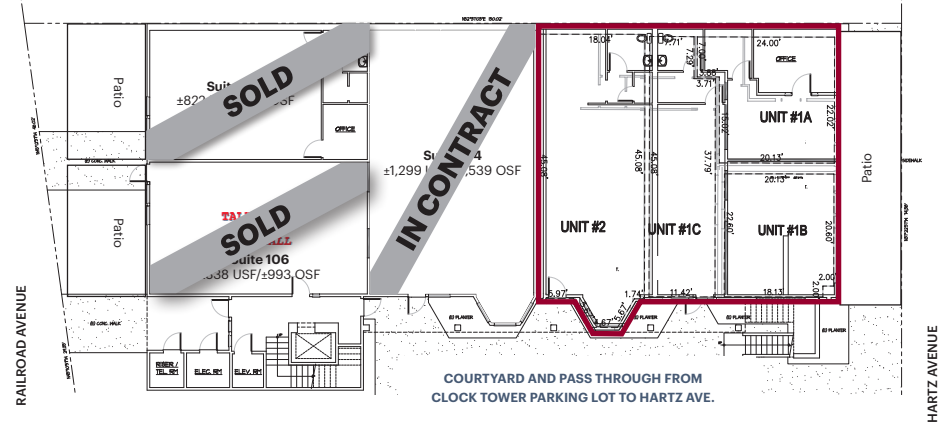
**±2,259 USF / ±2,677 OSF**

**Dimensions:** 42' Fronting Hartz Ave. x 53' Courtyard

**Type:** Zoned for Retail/Restaurant. Currently operating as a wine bar.  
No hood. No options. Currently Occupied.



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Suite 104 | 1<sup>st</sup> Floor Retail Suite - \$1,155,000 (\$750 PSF)

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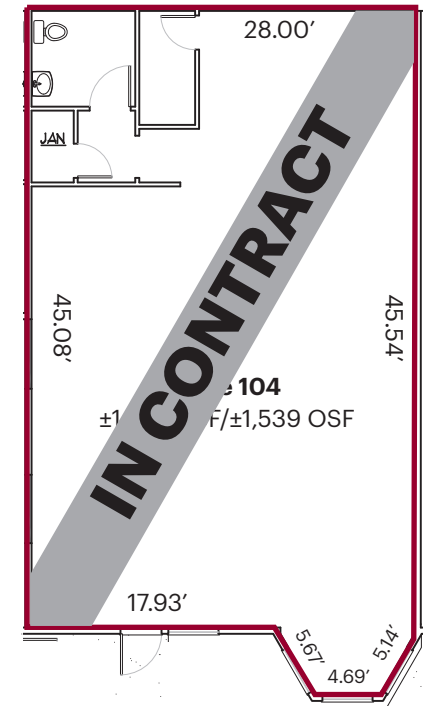
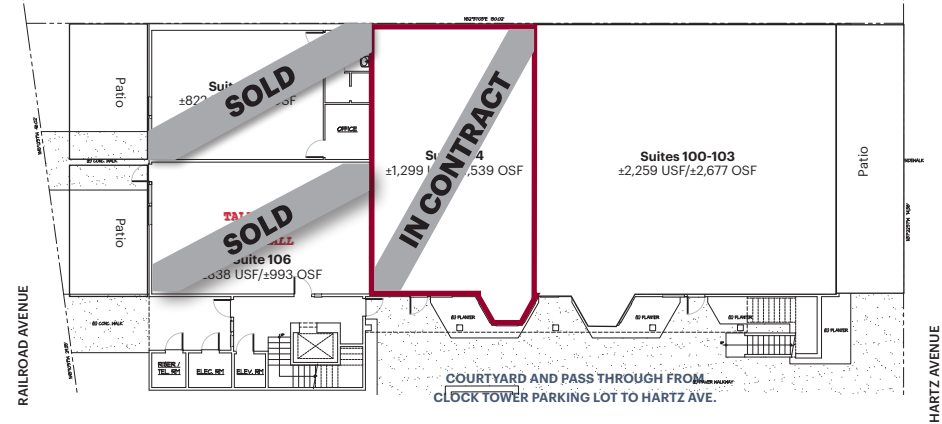
±1,299 USF / ±1,539 OSF | **IN CONTRACT**

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

- Investment or Owner-User / Vacant
- Suite 104 has a Private Restroom / Outdoor Courtyard Area



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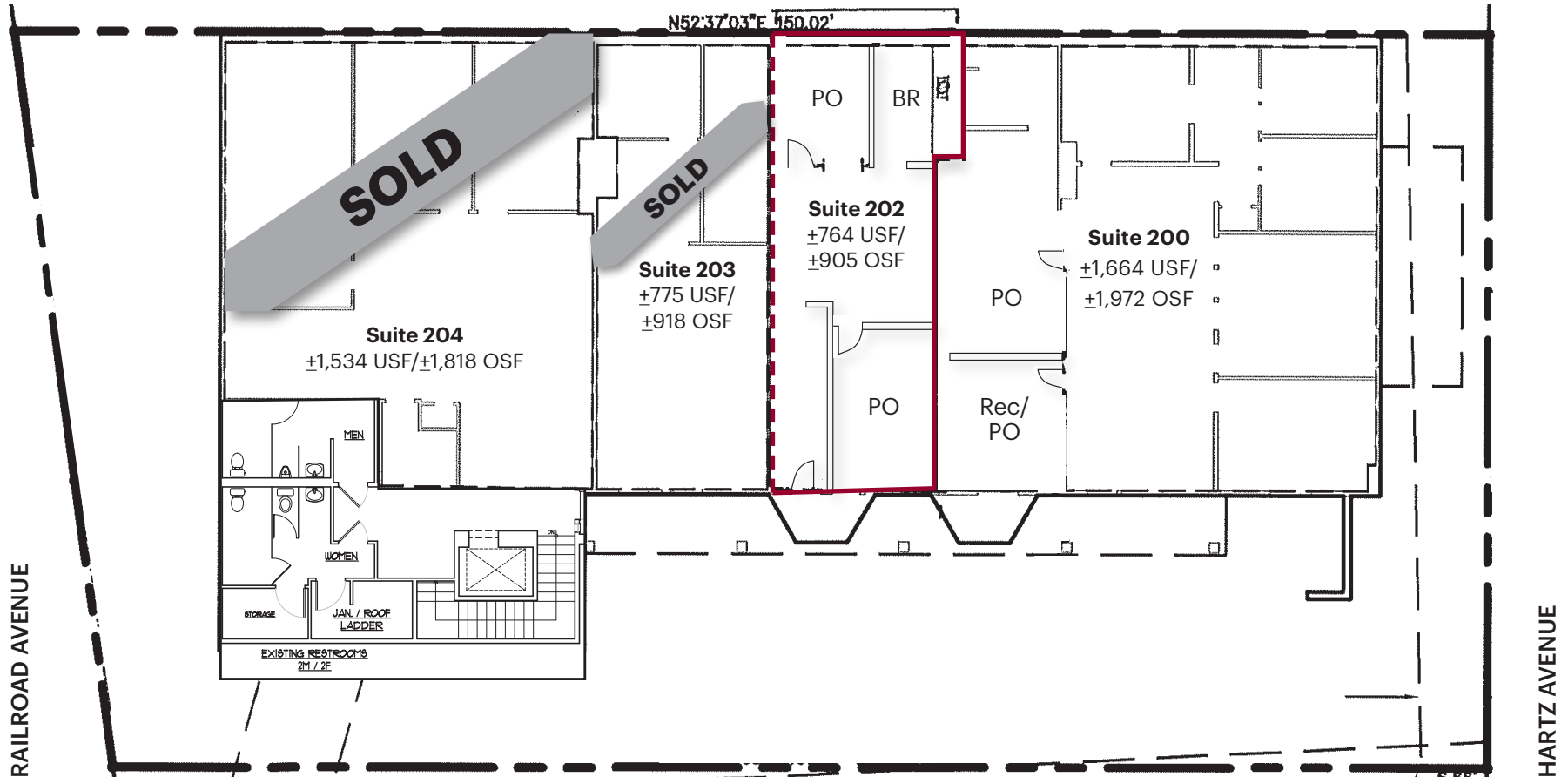
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# 2nd Floor Office Suites For Sale

## Floor Plan - Second Floor

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# 2nd Floor Office Suites For Sale

Suite 202 | 2<sup>nd</sup> Floor Office Suite - \$730,000 (\$806 PSF)

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**±764 USF / ±905 OSF**

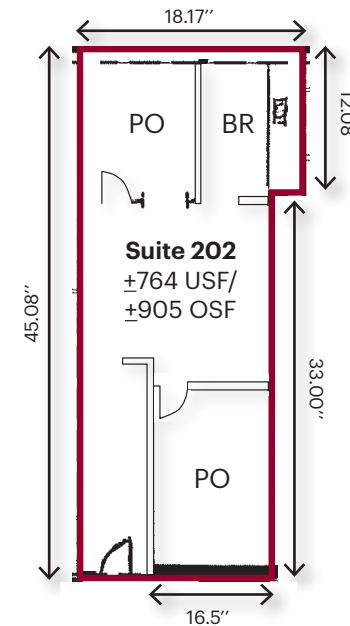
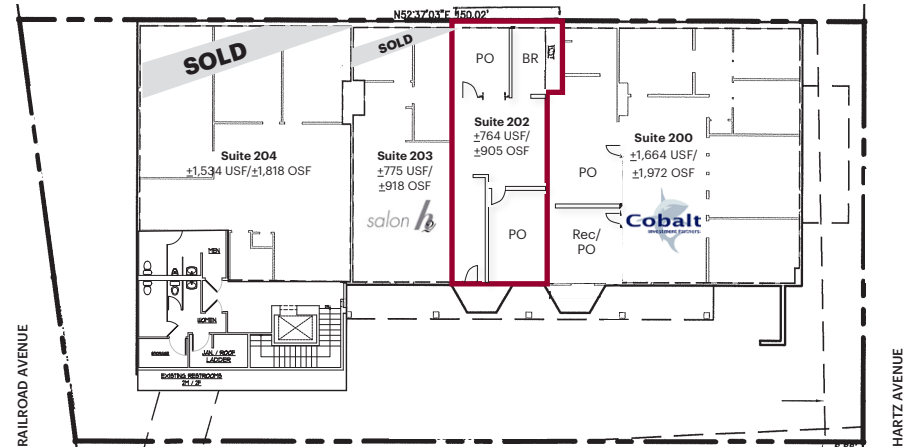
**Dimensions:** 16.5' x 45.08" Approx.

- Owner-User Opportunity / Vacant
- Turnkey Office Space with a Private Office, Conference Room, Kitchenette and Reception Area

**You Tube** <https://www.youtube.com/watch?v=M-DHkodNWVs>



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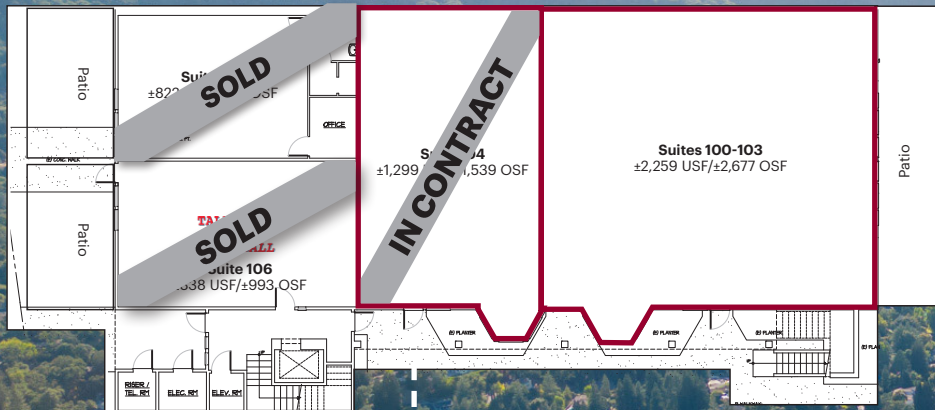


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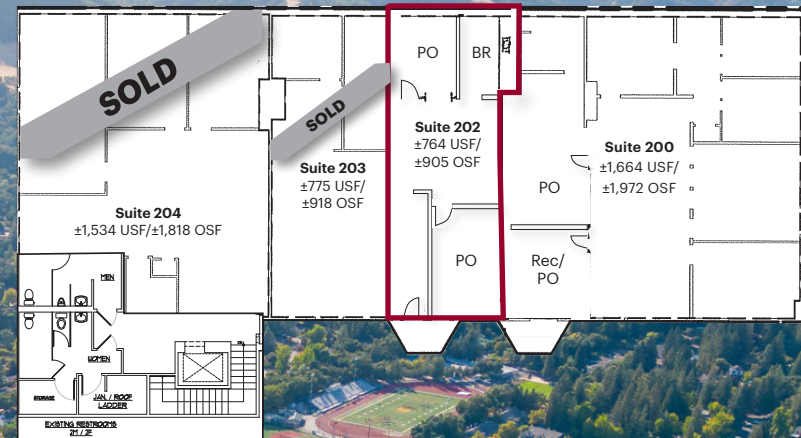
## Aerial View

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### 1ST FLOOR RETAIL FLOOR PLAN



### 2ND FLOOR OFFICE FLOOR PLAN



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# Retail / Restaurant / 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 \$0.61 SF/Month (2024 Estimate)

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



\*Photography Source: Piclarity.com | Traffic Counts Source: Sites USA REGIS Online 10/17/23

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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.

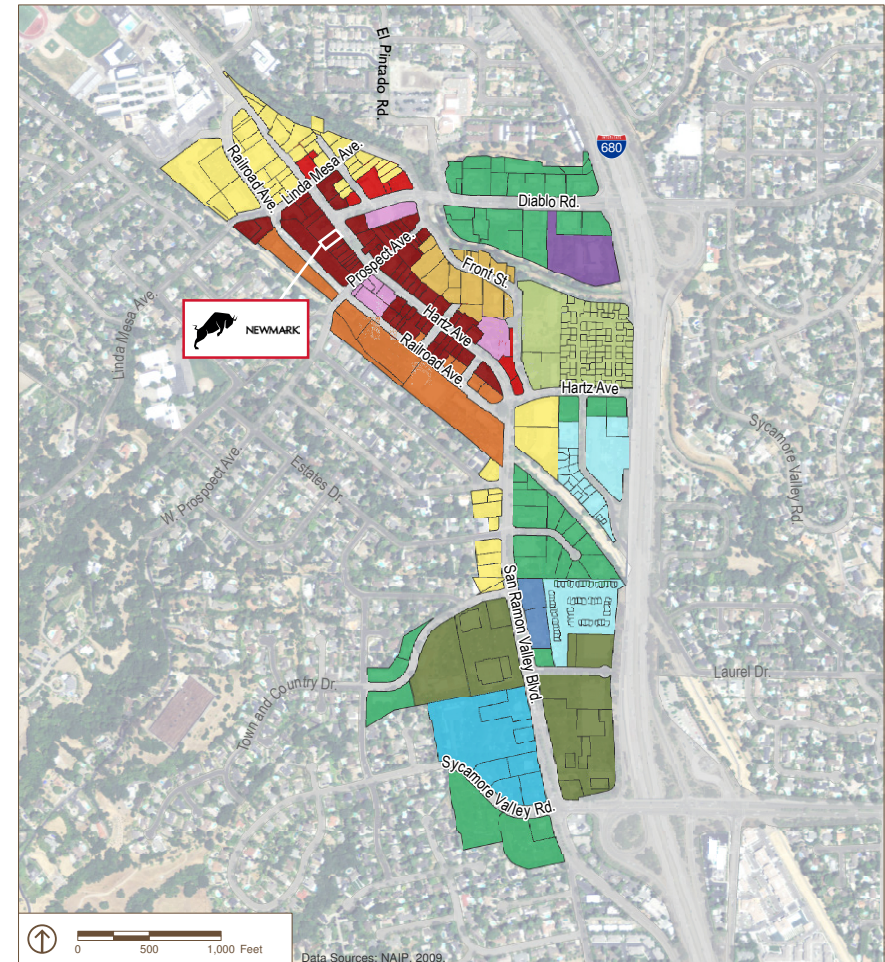
**B. Permitted Uses** - The following uses are permitted in Area 1 subject to the development requirements in paragraph d.:

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 – Old Town 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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# 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.

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## Demographics

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### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,435	43,426	99,563



### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,687	15,718	38,611



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$280,647	\$320,976	\$281,205



### ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.7 M	\$3.13 M	\$2.75 M



### POPULATION FAMILY

1 MILE	3 MILES	5 MILES
8,125	39,349	86,850



### TOTAL HOUSEHOLD EXPENDITURE

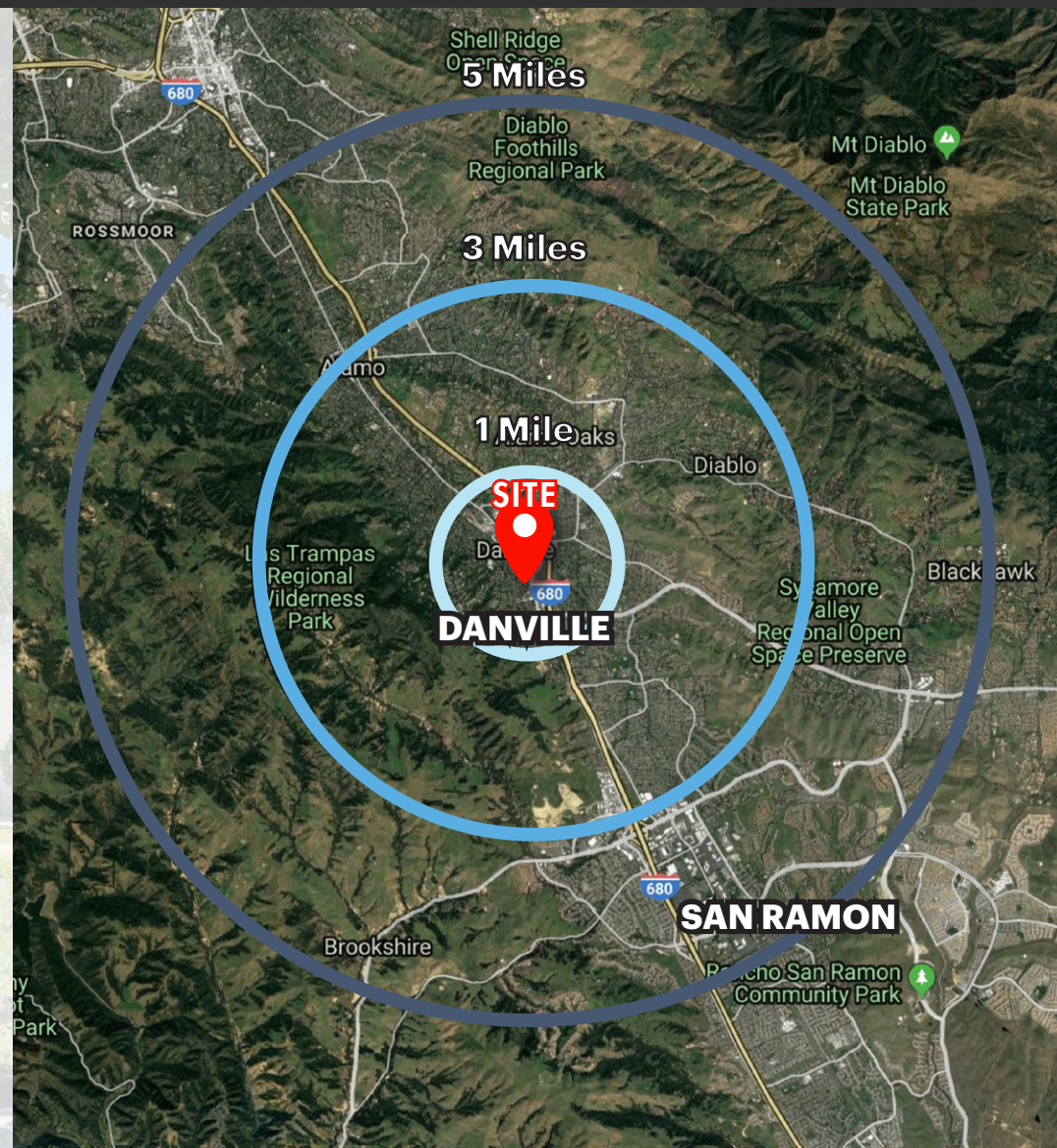
1 MILE	3 MILES	5 MILES
\$13,336	\$15,190	\$13,510

### HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,145	5,503	12,440

### FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,879	\$2,123	\$1,897



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