



524

HARTZ AVENUE  
DANVILLE, CA

*Space Available in Back*



Suite D



**2ND FLOOR OFFICE SPACE FOR LEASE**



**LOCKEHOUSE**

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## 2nd Floor Office Space Available in Downtown

Located at 522-524 Hartz Avenue, this charming 2-story building features a private parking lot and sits in the heart of Downtown Danville's highly walkable, tree-lined retail corridor. With convenient access to the Village Theatre Municipal Parking Lot, offering over 200 public and employee parking spaces, this location provides both visibility and convenience.

Now Leasing a small 700 SF office space available for occupancy March 1, 2025. It is accessible via two staircases from the rear parking lot (note: no elevator access).

The ground floor is currently occupied by Cart Worx and Dogmah Boutique Bakery & Spa. Surrounding the property, you'll find an impressive mix of dining and retail destinations, including Harvest, Blue Line Pizza, Bridges Restaurant and Bar, Cocina Hermanas, BlueMercury, J.McLaughlin, Chico's, Maison Benoit, and Starbucks Reserve.

This vibrant area is home to a thriving community of both national and local retailers, service providers, and restaurants. The affluent Danville community offers an average household income exceeding \$273,000 within a 1-mile radius, making this an exceptional location for businesses.



## SUMMARY

<b>ADDRESS</b>	524 Hartz Avenue, Suite D, Danville, CA 94526
<b>FLOOR</b>	2nd Floor Office Space
<b>AVAILABLE</b>	March 1, 2025
<b>SIZE</b>	±700 SF
<b>RENT</b>	\$2,800 Modified Gross per Month (Includes water, garbage, HVAC repair/replacement)
<b>PARKING</b>	Two Reserved Parking Spaces Onsite
<b>COUNTY</b>	Contra Costa
<b>ZONING</b>	<a href="#">Downtown Business District Area 1 Old Town Retail</a>

## HIGHLIGHTS

- ±700 SF Office Suite in the Heart of Walkable Downtown
- 2nd Floor Office Space Accessible by Staircases
- Private Parking Lot and Adjacent to Municipal Lots
- Private Office Space and Restroom

## TENANT DIRECTORY

<b>SUITE</b>	<b>TENANTS</b>	<b>SF</b>
522 A	DogMah Dog Spa	1,505
522 B	Cart Worx	1,518
524 A	Emery Financial	767
524 B	State Farm	450
524 C	BlueSun	570
524 D	Available	700





## POPULATION

1 MILE	3 MILES	5 MILES
9,497	42,166	99,812



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,871	15,995	39,331



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$273,912	\$319,466	\$290,042



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.66 M	\$2.99 M	\$2.73 M



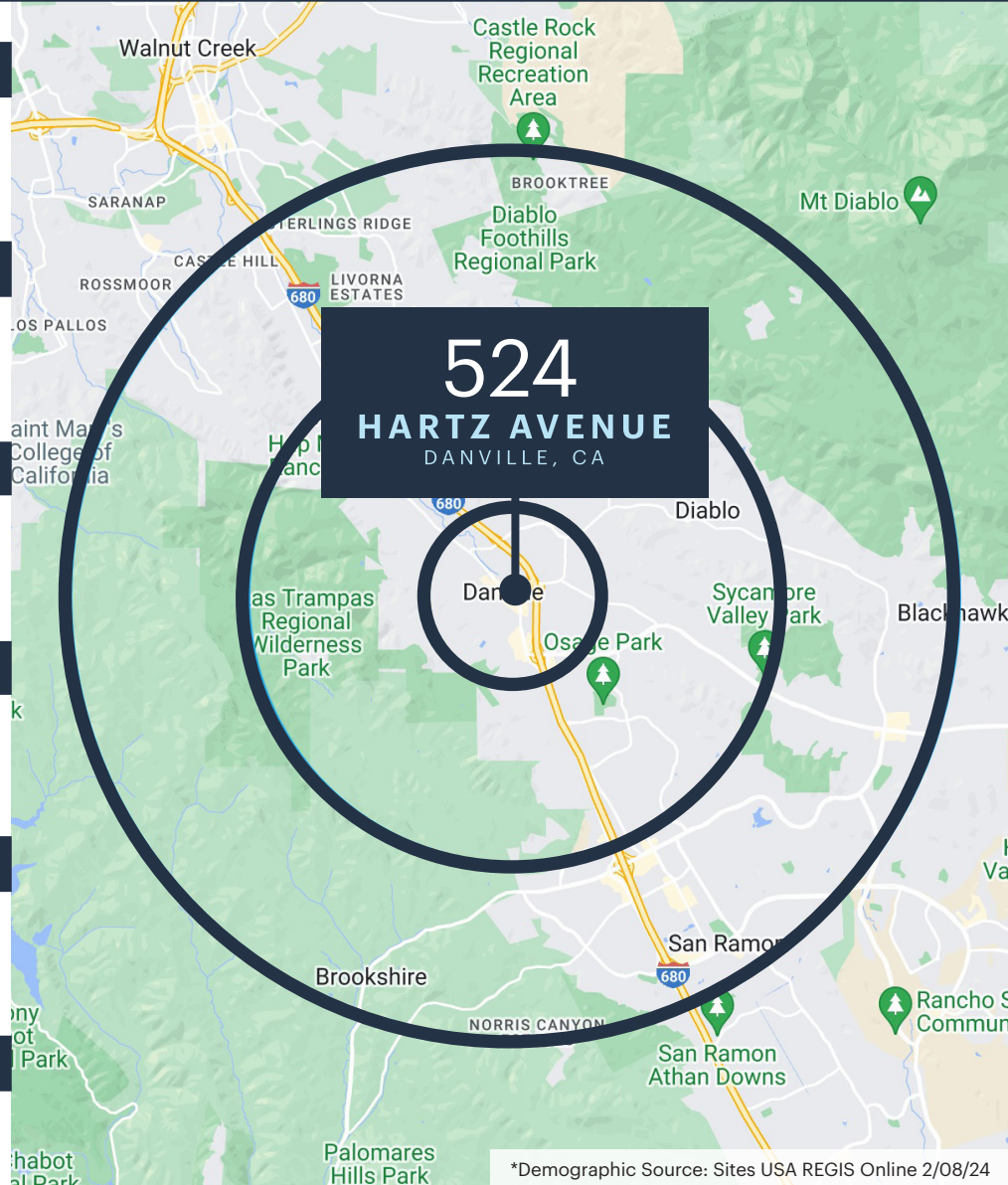
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
66.5%	70.0%	71.1%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$283.53 M	\$1.34 B	\$3.03 B



\*Demographic Source: Sites USA REGIS Online 2/08/24

## 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.



# 524

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