

350 & 360 ROSE STREET
DANVILLE, CA



Two Medical Office Buildings

FOR SALE

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OFFERING MEMORANDUM

PROPERTY OVERVIEW

350-360 Rose Street, Danville, CA 94526

LockeHouse Retail Group, as exclusive advisors, proudly presents an exceptional owner-user opportunity nestled in the heart of Downtown Danville. This unique offering comprises two distinct medical office buildings situated across three separate parcels on Rose Street, just steps away from the Rose Street municipal parking lot.



The primary building, located at 350 Rose Street, is a $\pm 3,484$ square foot one-story building that backs up to the creek. Adjacent to it stands 360 Rose Street, a charming two-story structure spanning $\pm 3,087$ square feet.

Preference is to sell 350 & 360 properties together, however they can be sold separately.



SUMMARY HIGHLIGHTS

350-360 Rose Street, Danville, CA 94526



Prime Location

In the heart of Danville, 350 & 360 Rose Street offer unparalleled access to the vibrant community and local amenities.

Versatile Investment

Buildings can be sold together or separately, providing flexibility for investors and owner-users.

Owner-User Potential

Opportunity caters to medical professionals seeking a new practice or investors looking for an investment in the thriving healthcare sector.

Exclusive Opportunities

The medical office is “Legacied,” presenting a rare opportunity for medical professionals to occupy ground floor retail space in the highly walkable and amenity-rich downtown area.

Convenient Parking

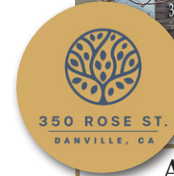
Onsite parking along with adjacent municipal parking options, ensuring ease of access for patients and visitors.

Visible Yet Private

Cul-de-sac setting, allowing for minimal traffic while benefiting from the visibility.

Demographics

The affluent and educated East Bay market of Danville is known for its high-income residents and robust economy, offering businesses an enticing investment opportunity to capitalize on the area’s significant spending power and upscale clientele.



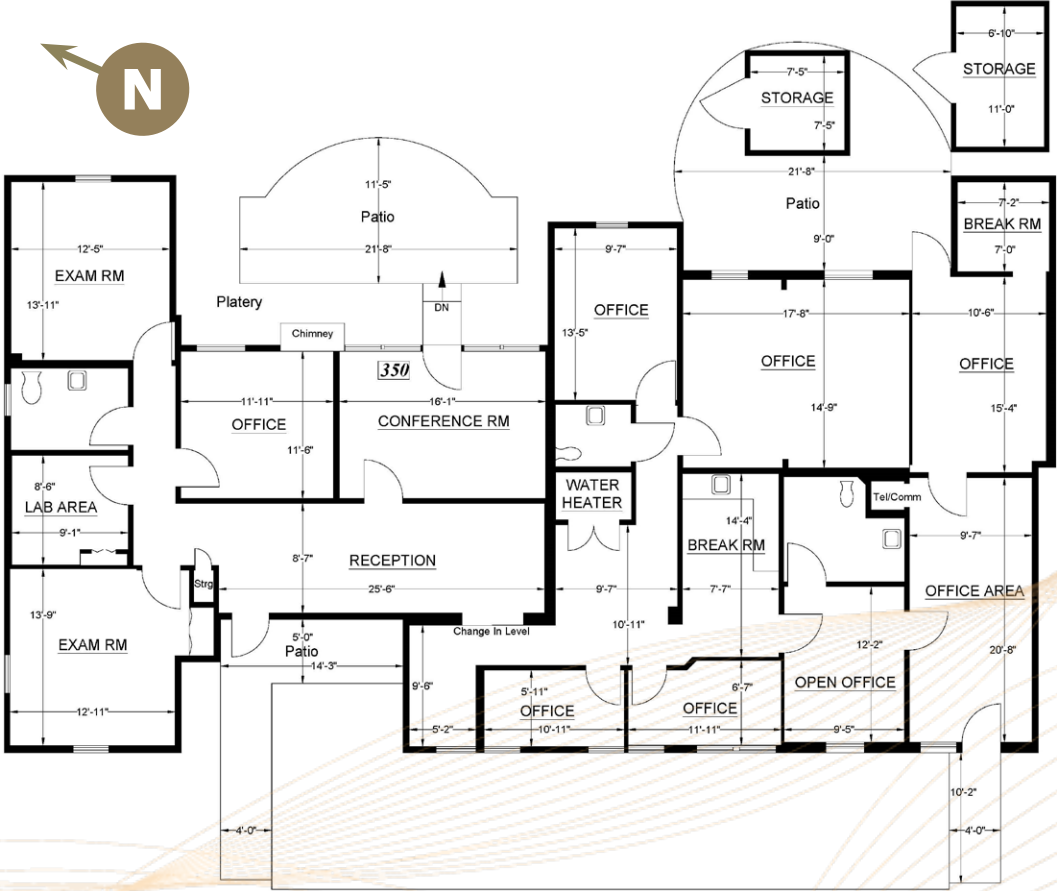
ADDRESS	350 Rose St., Danville
PARCEL NO. (APN)	200-200-017-8
GLA	3,484 RSF (2024 Boma Office Standard)
LOT SIZE	17,424 SF 0.4 AC
FLOOR	1- Story
YEAR BUILT	1948 / 1960 (Renovated)



ADDRESS	360 Rose St., Danville
PARCEL NO. (APN)	200-200-011-1 (0.18AC) 200-200-018-6 (0.3 AC)
GLA	3,087 RSF (2024 Boma Office Standard)
LOT SIZE	7,841 SF 0.18 AC
FLOOR	2- Story
YEAR BUILT	1948 / 1960 (Renovated)

350 ROSE STREET

Danville, CA 94526



ADDRESS	350 Rose St., Danville
PRICING	Call to inquire
TYPE	Medical Office
INVESTMENT	Owner-User / Investor
PARCEL NO. (APN)	200-200-017-8
GLA	3,484 RSF <i>(2024 Boma Office Standard)</i>
YEAR BUILT	1948
LOT AREA	17,424 SF (0.4 AC)
FLOOR	1- Story
ZONING	DBD 13
PARKING	Private

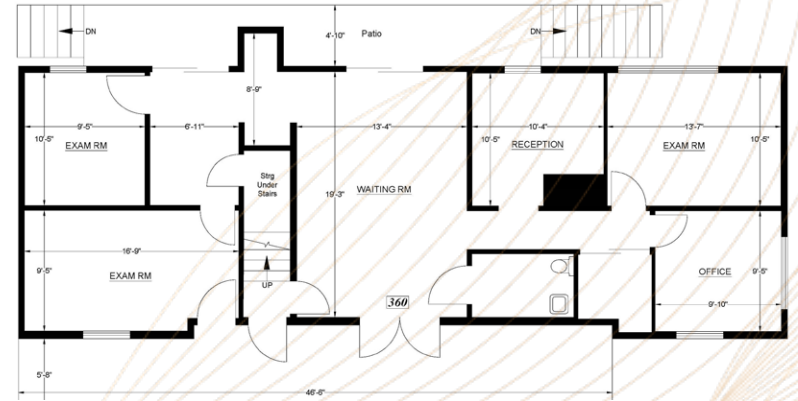
360 ROSE STREET

Danville, CA 94526

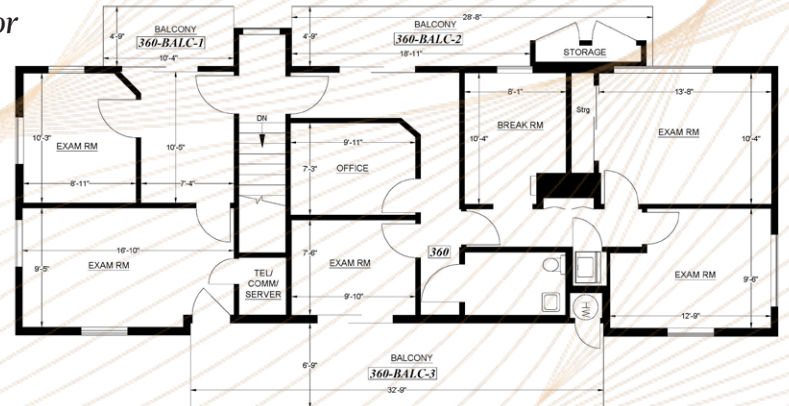


ADDRESS	360 Rose St., Danville
PRICING	Call to inquire
TYPE	Medical Office
INVESTMENT	Owner-User / Investor
PARCEL NO. (APN)	200-200-011-1 & 200-200-018-6
GLA	3,087 RSF (2024 Boma Office Standard)
YEAR BUILT	1966 / 1985
LOT AREA	7,841 SF (0.18 AC) & 1,307 SF (0.3 AC)
FLOOR	2- Story
ZONING	DBD 4
PARKING	Private

First Floor



Second Floor



LOCATION DESCRIPTION

350-360 Rose Street, Danville, CA 94526



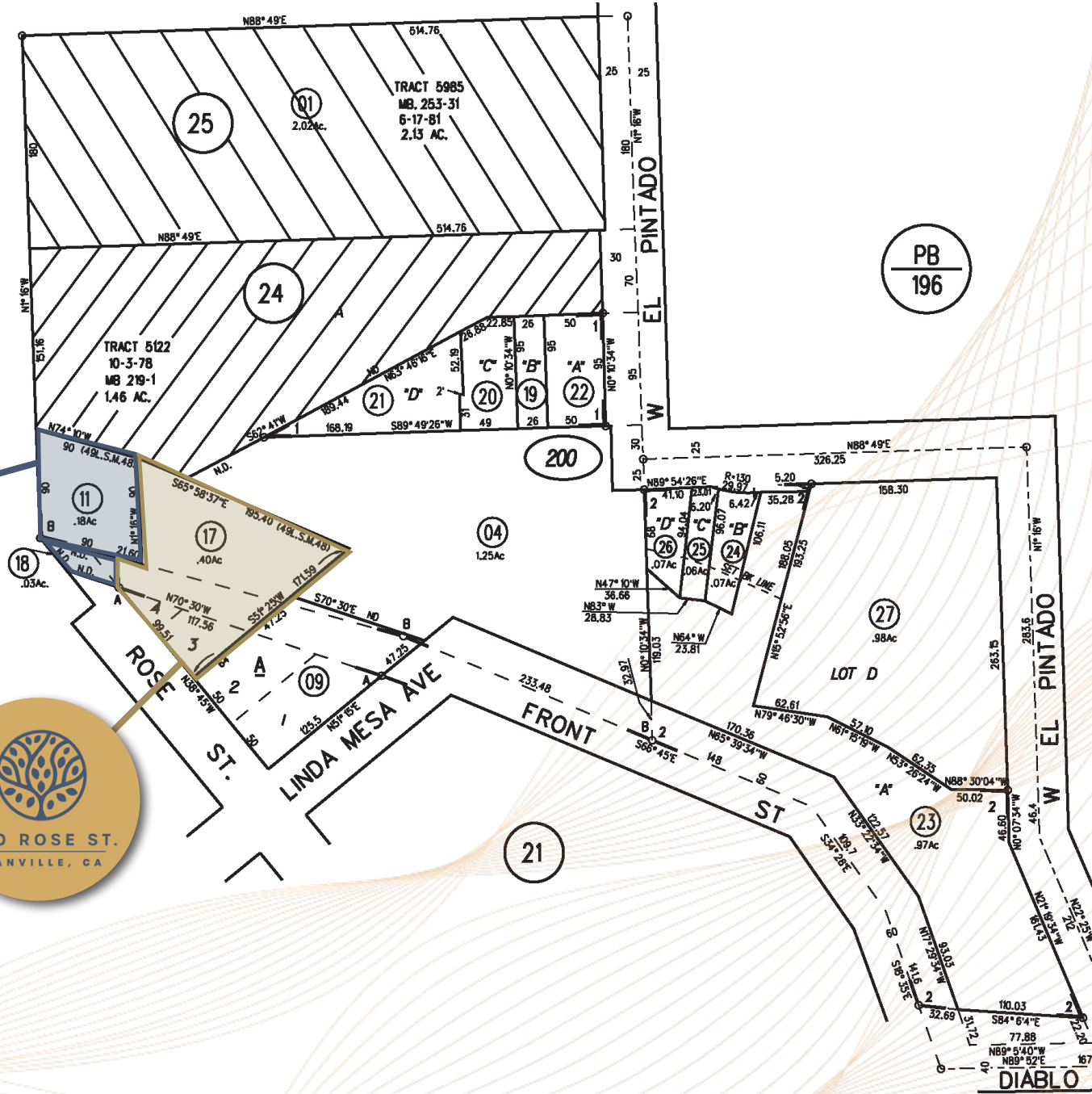
Currently owned and operated by ELITE MD one of California's premier aesthetic centers, these properties have served as their operational base for several years. Elite MD has since outgrown the premises and is scheduled to relocate to a larger facility in Blackhawk by mid 2024 timeframe. Thus, the buildings will be delivered vacant at the time of sale, presenting an enticing opportunity for an owner-user to capitalize on this prime downtown location. The subject properties enjoy unparalleled accessibility, given their close proximity to the I-680 freeway, and are conveniently positioned on a serene cul-de-sac.

This offering presents a TRULY RARE OPPORTUNITY for an owner-user, particularly within the medical sector, as the buildings are "legacied." This designation signifies that the current municipal code does not permit medical usage in the DBD4 zone, making these established medical office spaces highly sought-after.



PARCEL MAP

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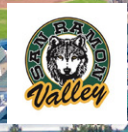


DANVILLE AERIAL VIEW

350-360 Rose Street, Danville, CA 94526



175,676 ADT



Hartz Ave. - 15,430 ADT

Railroad Ave. - 10,287 ADT

E. Linda Mesa Ave. - 4,777 ADT



*Traffic Count Source: Regis USA Site: 04/11/2024

DOWNTOWN PUBLIC PARKING

350-360 Rose Street, Danville, CA 94526



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.

DANVILLE LIVE LOCALLY

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. 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.

DEMOGRAPHICS

350-360 Rose Street, Danville, CA 94526



Estimated Households

1 MILE	3 MILES	5 MILES
3,940	15,791	38,007

Estimated Average Household Income

1 MILE	3 MILES	5 MILES
\$275,019	\$329,042	\$289,242

Estimated Average Household Net Worth

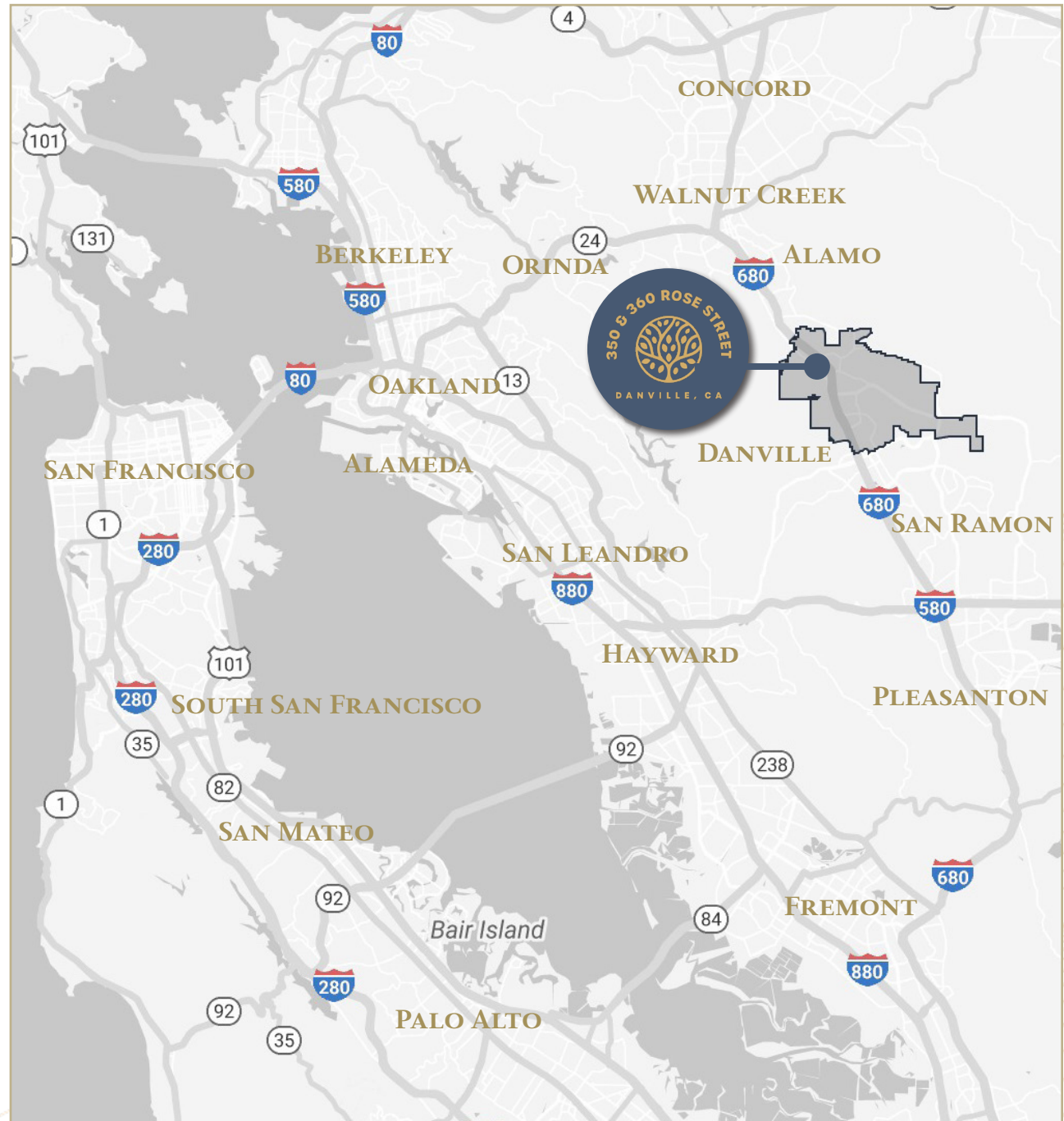
1 MILE	3 MILES	5 MILES
\$2.7 M	\$3.06 M	\$2.71 M

College Degree Bachelor Degree Or Higher

1 MILE	3 MILES	5 MILES
66.0%	70.6%	71.1%

Monthly Household Expenditures

1 MILE	3 MILES	5 MILES
\$13,252	\$15,585	\$13,882



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