



524

HARTZ AVENUE
DANVILLE, CA

Space Available in Back



Suite C



2ND FLOOR OFFICE SPACE FOR LEASE



LOCKEHOUSE

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SUMMARY

ADDRESS	524 Hartz Avenue, Suite C, Danville, CA 94526
FLOOR	2nd Floor Office Space
SIZE	±570 SF
RENT	\$2,200 Per Month, Modified Gross Rent Includes Tenant's Water, Trash, and HVAC All Other Utilities Tenant Pays Directly to Service Provider
COUNTY	Contra Costa
ZONING	Downtown Business District Area 1 Old Town Retail

HIGHLIGHTS

- ±570 SF Office Suite in the Heart of Walkable Downtown
- 2nd Floor Office Space Accessible by Staircase
- Private Parking Lot and Adjacent to Municipal Lots

TENANT DIRECTORY

SUITE	TENANTS	SF
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	Available	570
524 D	LMA Law LLP	700

522-524 Hartz Avenue is a 2-story building with a private parking lot located in the walkable, tree-lined retail corridor of Downtown Danville and backs up to the Village Theatre Municipal Parking Lot (over 200 parking stalls), which offers public parking and long-term employee parking.

Available for lease is a small 570 SF 2nd-floor office space, accessible from the private parking lot in the rear of the building. There are two staircases (no elevator) leading to the 2nd-floor covered deck and office suites.

The ground floor suites are leased to Cart Worx and Dogmah Boutique Bakery & Spa. Other noteworthy tenants in the immediate area include Harvest, Blue Line Pizza, Bridges Restaurant and Bar, Cocina Hermanas, BlueMercury, J.McLaughlin, Chico's, and Starbucks Reserve.

The Town is comprised of an ideal mix of national and local retailers, restaurants, small businesses and service providers that meet the needs of the affluent community, boasting average household incomes in excess of \$273,912 within a 1-mile radius.



MARKET AERIAL



*Traffic Counts Source: Sites USA REGIS Online 2/08/24



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



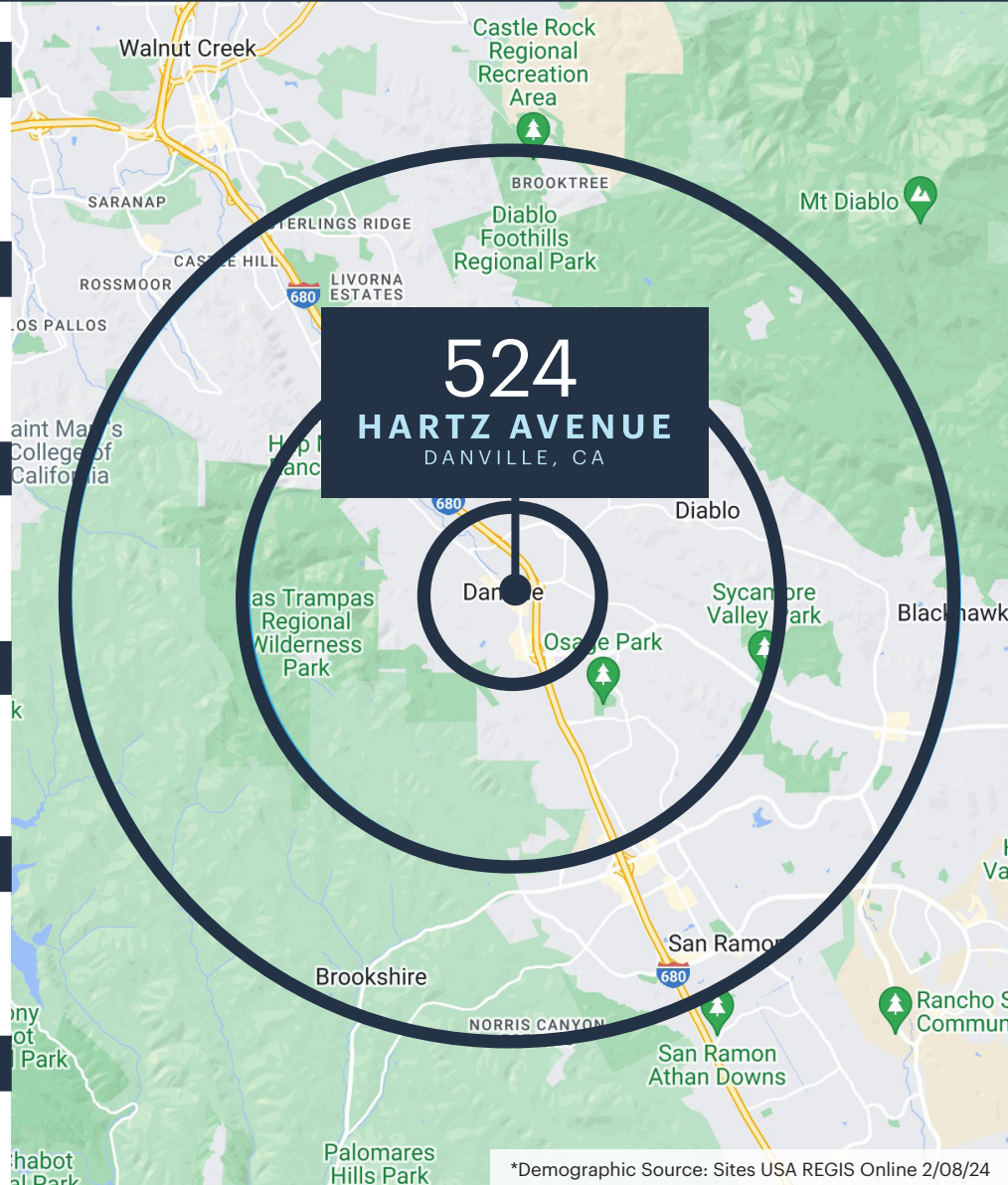
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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

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.

