



**PRICE
REDUCTION**



Medical Office Building

FOR SALE

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OFFERING MEMORANDUM

PROPERTY OVERVIEW

350 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 is a unique offering of a “legacied” medical-office building on Rose Street, just steps away from the Rose Street municipal parking lot. Located at 350 Rose Street, is a ±3,484 square foot one-story building that backs up to the creek.



SUMMARY HIGHLIGHTS

350 Rose Street, Danville, CA 94526

Prime Location

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

Versatile Investment

Flexible usage 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

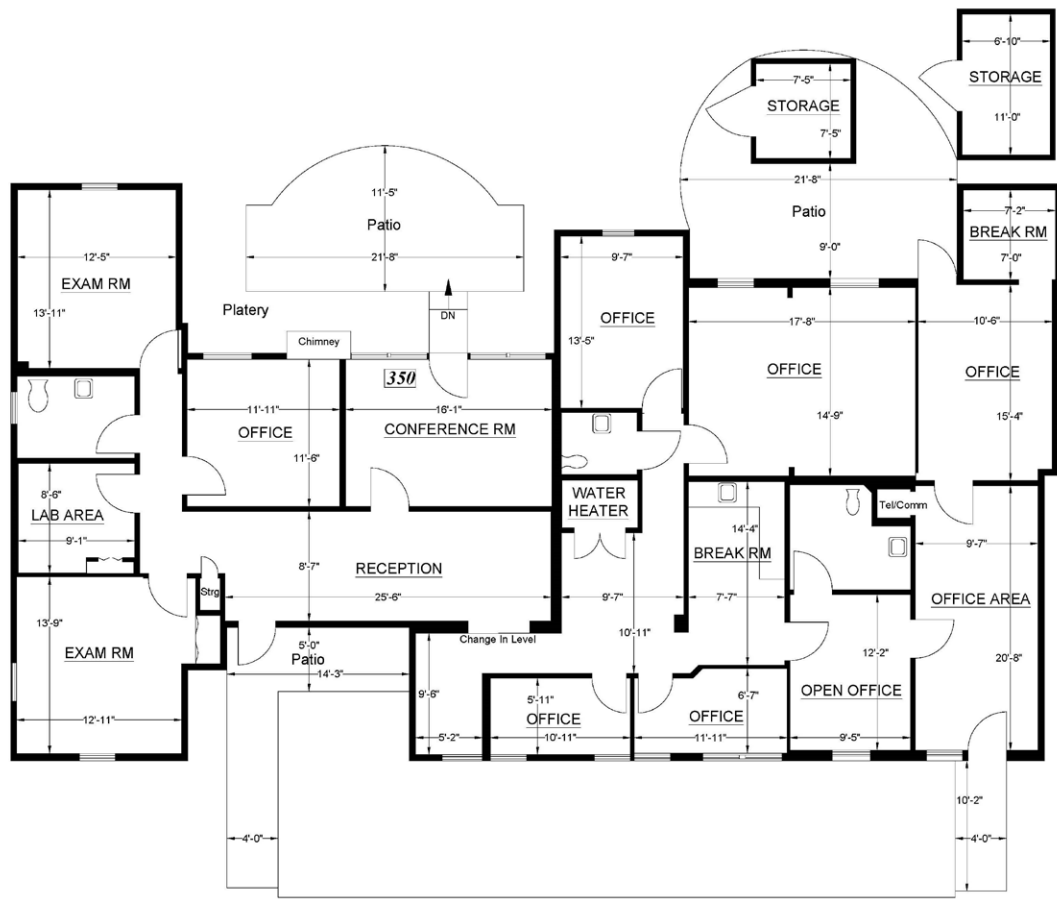
The affluent and educated East Bay market of Danville is known for its high-income residents and robust economy, offering businesses an enticing investment opportunity to capitalize on the area’s significant spending power and upscale clientele.



ADDRESS	350 Rose St., Danville
PRICE	\$3,130,000 (\$899 PSF)
NOI	\$181,500
CAP	5.8%
TYPE	Medical Office, Office or Retail
INVESTMENT	Owner-User / Investor
PARCEL (APN)	200-200-017-8
GLA	3,484 RSF (2024 Boma Office Standard)
YEAR BUILT	1948
LOT AREA	17,424 SF (0.4 AC)
FLOOR	1- Story
ZONING	DBD 13
PARKING	Private
YEAR BUILT	1948 / 1960 (Renovated)

350 ROSE STREET

Danville, CA 94526



ROSE STREET

LOCATION DESCRIPTION

350 Rose Street, Danville, CA 94526



RARE OWNER-USER OR INVESTOR OPPORTUNITY IN DOWNTOWN DANVILLE

Currently owned and operated by Elite MD, one of California's premier aesthetic centers, these properties have served as their operational headquarters for several years. Having outgrown the space, Elite MD is set to relocate to a larger facility in Blackhawk by early 2025.

Even so, the Sellers will guarantee income for up to one year and can vacate the premises earlier if needed. The buildings will be delivered vacant at the time of sale, making this a prime opportunity for an owner-user to establish a presence in a coveted downtown location.

A UNIQUE MEDICAL OFFICE ADVANTAGE

This offering is a TRULY RARE OPPORTUNITY—especially for medical users. The properties are legacied, meaning the current municipal code no longer permits medical use in the DBD4 zone. Securing this space ensures a grandfathered medical office location in downtown Danville—an increasingly rare asset.

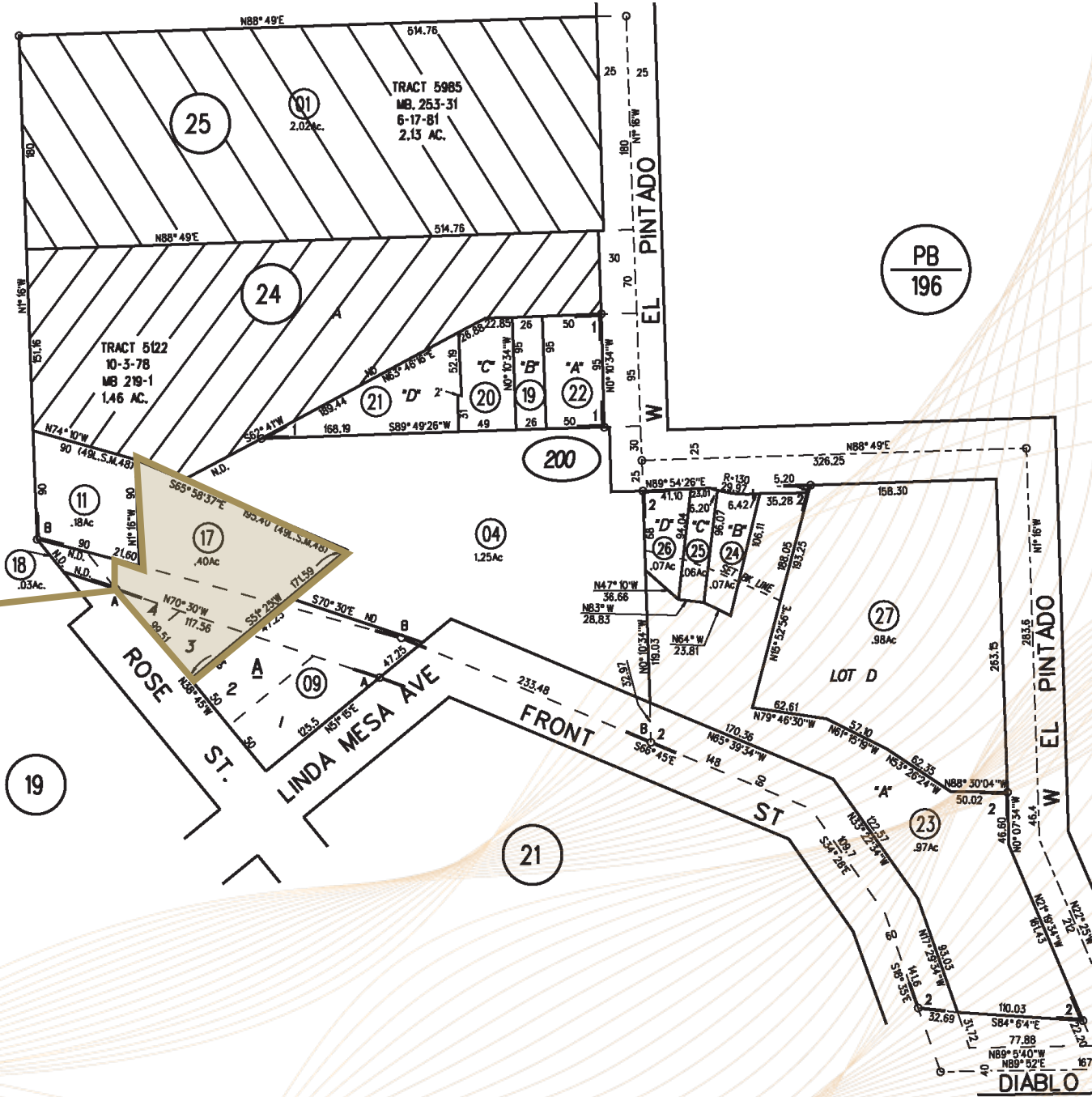
PRIME FOR INVESTORS

For investors, this opportunity offers both stability and flexibility. With a guaranteed first-year income of \$181,500, buyers have time to secure a new tenant and make any necessary interior improvements.



PARCEL MAP

350 Rose Street, Danville, CA 94526



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 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

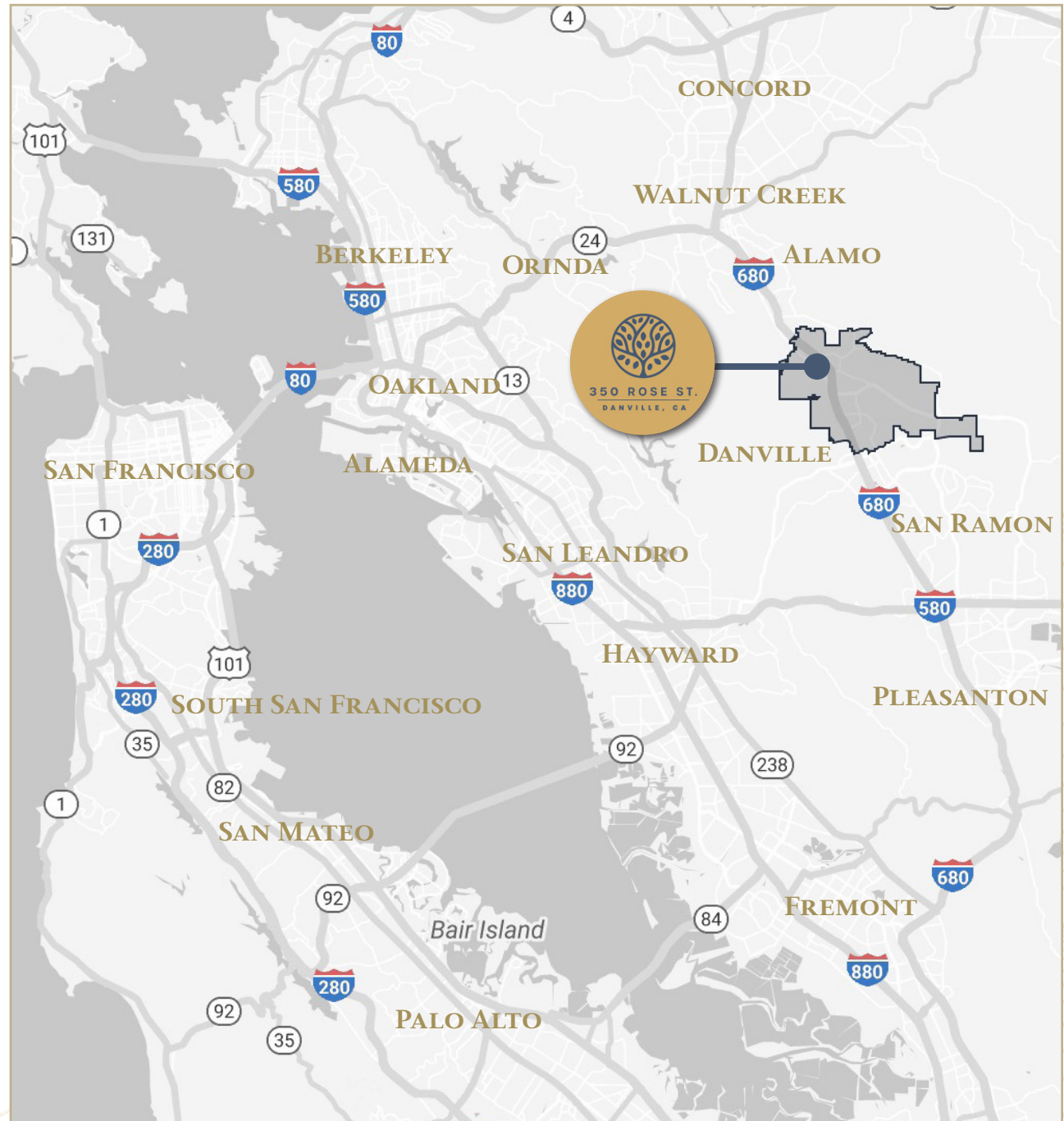
1 MILE	3 MILES	5 MILES
\$2.7 M	\$3.06 M	\$2.71 M

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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