



2nd FLOOR RETAIL FOR LEASE



LOCKEHOUSE

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

SUMMARY

406 Hartz Avenue is a prime +1,880 SF second floor retail space in the heart of downtown Danville. Previously a fitness studio, the space backs up to the Front Street Municipal Lot, providing ample parking for both employees and customers. This location is ideally situated along Hartz, and is surrounded by a dynamic mix of dining, shopping, and professional services, including well-known spots like Harvest, Bridges Restaurant and Bar, and Starbucks Reserve. The area's high foot traffic and strong local presence make it an attractive option for businesses looking to tap into an affluent and engaged community.

HIGHLIGHTS

- ±1,880 SF Retail in the Heart of Downtown
- 2nd Floor Retail Space Accessible by 2 Private Stairwells
- Backs Up to the Front Street Municipal Lot
- 2 Restrooms, 1 Shower, & Locker Room
- 2 Fitness Rooms, Child Care Room, Reception Area

SUMMARY

ADDRESS	406 Hartz Avenue, Suite D, Danville, CA 94526
FLOOR	2nd Floor Retail Space
SIZE	±1,800 SF
RENT	\$3.25 PSF / Mo
NNN	\$1.18 PSF / Mo (2024 Estimate) - Includes Water & HVAC Maintenance
DIMENSIONS	Roughly 37.9' Wide by 49.6' Deep
COUNTY	Contra Costa
ZONING	Downtown Business District Area 1 Old Town Retail

2nd Floor Retail Available in Downtown

