

FOR LEASE

±2,177 SF – End Cap Restaurant Opportunity

115
HARTZ AVENUE
DANVILLE, CA



Restaurant Space Coming Available



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596

ADRIA GIACOMELLI

Partner

(925) 997-2307

Adria@Lockehouse.com

License #01498795

Located at the entrance to Downtown Danville, the subject property is a street-facing retail building just steps from San Ramon Valley High School. Positioned at the signalized intersection where Hartz Avenue and Railroad Avenue meet and transition to Danville Boulevard, the site offers excellent visibility and walkability. Parking is convenient, with a private lot plus adjacent parallel street parking.

SUMMARY

ADDRESS	115 Hartz Ave., Danville, CA 94526
SIZE	±2,177 SF – End Cap Restaurant
BASE RENT	\$4.75 PSF/Month
NNNs	\$1.19 PSF/Month (2025 Estimate) Includes Tenants Garbage

HIGHLIGHTS

- Steps from SRVHS (1,800 plus students)
- Gateway location to Downtown Danville
- “Peninsula” site between Hartz and Railroad
- Private lot plus nearby street parking
- TIA and façade upgrades for qualified tenant



Seeking a proven operator that complements the existing sushi and Mediterranean co-tenants. The trade area boasts strong demographics, and exceptional discretionary income, ideal for quality food concepts. The existing end-cap restaurant space features strong storefront presence, with potential façade upgrades and a Tenant Improvement allowance for qualified tenants.

SUITE	TENANTS	SF
115 Hartz Avenue	Coming Available	±2,177 Sq. Ft.
117 Hartz Avenue	Marines Office	±840 Sq. Ft.
121 Hartz Avenue	Nick the Greek	±1,275 Sq. Ft.
125 Hartz Avenue	Kibo Japanese Restaurant	±1,580 Sq. Ft.
	TOTAL	±5,872 Sq. Ft.



(Please Do Not Disturb Tenant)

HARTZ AVE

RAILROAD AVE

Danville, California

The Town of Danville is located in the “Heart of the San Ramon Valley” in Contra Costa County. According to Businessweek, Danville is the 41st most expensive zip code in the United States, one of California’s Top 25 wealthiest cities as well as the 10th Safest, one of the wealthiest suburbs of Oakland and San Francisco and ranked number one in the nation in a recent forecast done by Pinpoint Demographics for the highest per capita spending on clothing. Danville’s historic downtown features the perfect blend of upscale amenities and small town charm thanks to plentiful shops, art galleries, cafes, and restaurants that draw people from throughout the area. The immediate trade area includes over 100,000 residents with an average net worth of \$1,200,000.



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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,497	43,997	97,242



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,795	16,148	38,711



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
8,462	18,434	55,066



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
79.9%	86.3%	81.6%



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$296,346	\$345,756	\$287,064



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$277.84 M	\$1.27 B	\$2.82 B



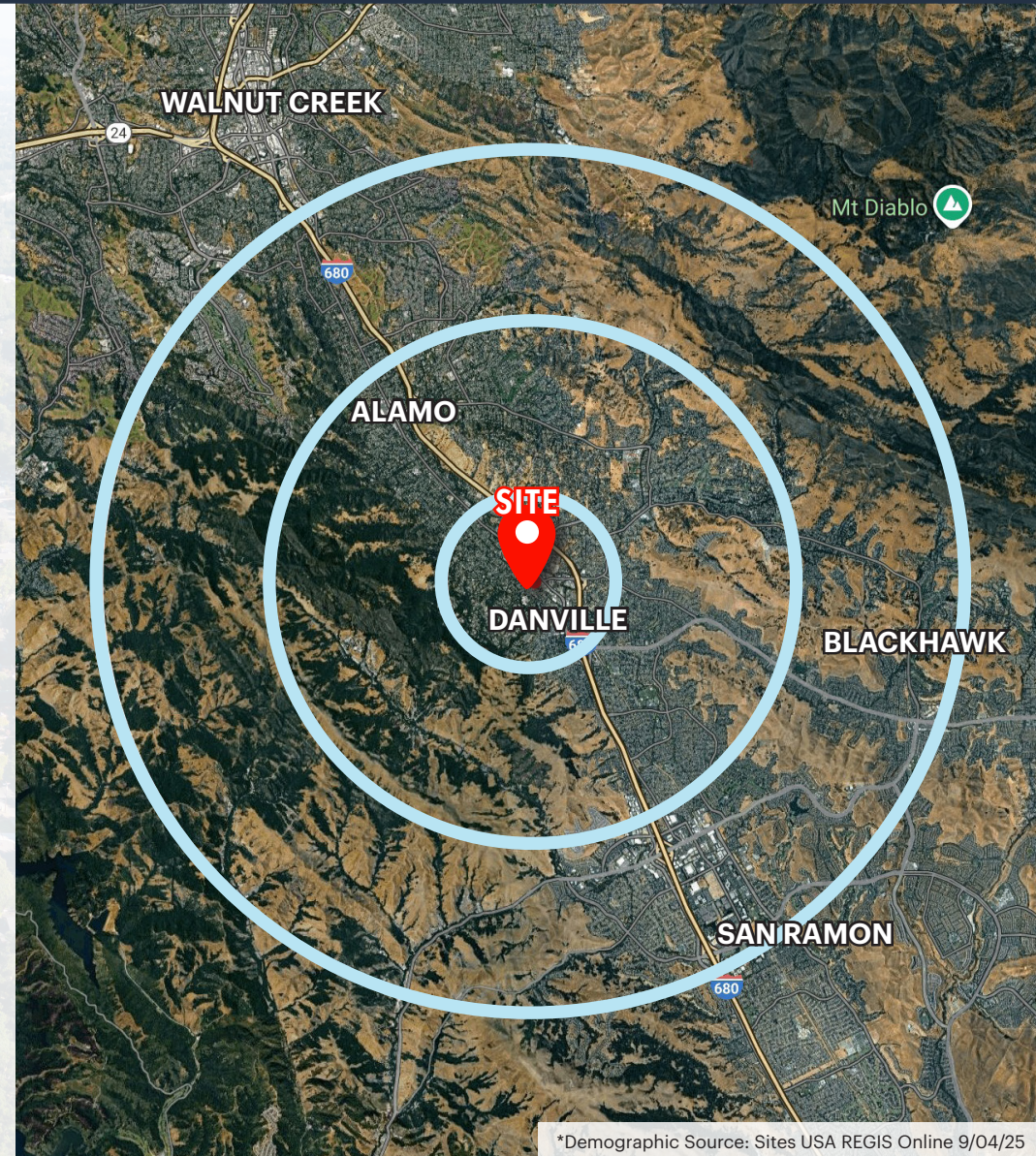
HOME VALUES \$1 M OR MORE

1 MILE	3 MILES	5 MILES
76.7%	81.9%	69.8%



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$643	\$706	\$654



*Demographic Source: Sites USA REGIS Online 9/04/25



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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.



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.



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