

FINAL SUITE AVAILABLE

PREMIER 2ND FLOOR OFFICE SUITE FOR SALE

±1,972 OSF | \$1.8M | \$913 PSF

321

HARTZ AVENUE
DANVILLE, CA



DANVILLE COMMONS
on Hartz



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OFFICE SUITES FOR SALE

The Offering

Lockehouse Retail Group & Kidder Mathews, as exclusive advisors, are pleased to present the opportunity to acquire individual office and retail condominiums in historic Downtown Danville, for the first time.

321 Hartz Avenue is a $\pm 12,150$ -square-foot multi-tenant retail and office building situated on approximately ± 0.25 acres. Built in 1985, the property occupies a prominent location near the intersection of Diablo Road and Hartz Avenue, immediately adjacent to The Clock Tower Parking Lot in the heart of Downtown Danville. The ground-floor retail condominiums offer a range of permitted uses, including retail, restaurant, bar/nightclub lounge, tasting room, and other uses permitted within the Downtown Business District 1 (DBD1). Office uses are also permitted on the second floor, offering additional flexibility for prospective owners and occupants.

Located within the center of Downtown Danville, the property provides convenient access to a variety of retail and restaurant amenities. Its prominent setting offers both visibility and the distinctive charm of the downtown environment, while I-680 is located just blocks away, providing convenient access to surrounding communities.



321

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WHAT IS A COMMERCIAL CONDOMINIUM?

A commercial condominium, or condo, is an individually owned unit within a larger multi-unit commercial building. Each owner holds fee simple title to their individual unit and receives a recordable deed, providing direct ownership of the property.

Own in the Heart of Downtown Danville

Individual condominium ownership within a multi-unit commercial building in the center of Downtown Danville.

Affluent Demographics & Established Market

Located in a thriving San Francisco Bay Area suburban community with affluent demographics.

Convenient Access & Walkable Location

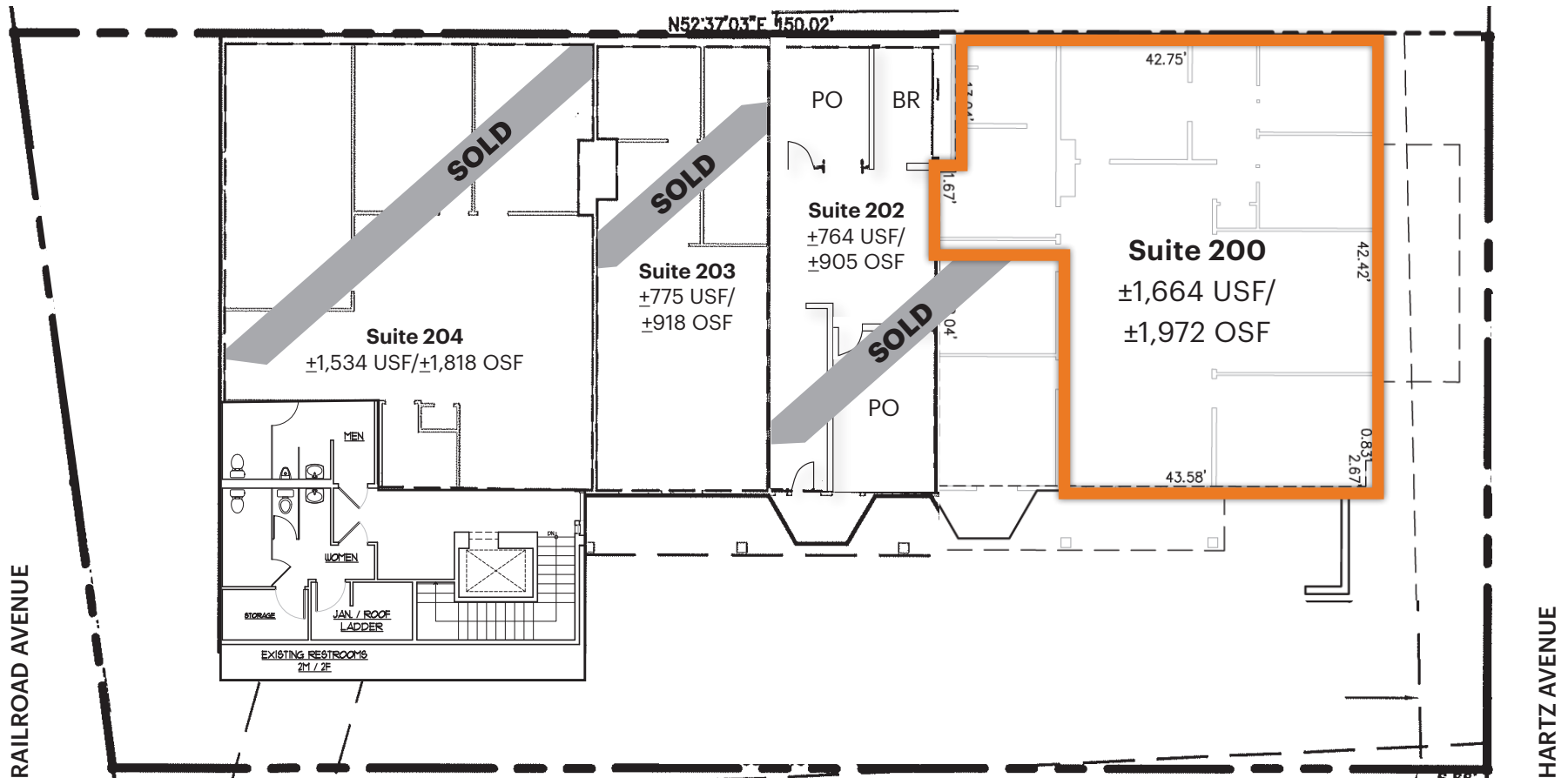
Surrounded by free parking, convenient freeway access, and the walkable amenities of Downtown Danville.

2ND FLOOR OFFICE SUITES FOR SALE

Floor Plan - Second Floor

321

HARTZ AVENUE
DANVILLE, CA





2ND FLOOR OFFICE SUITES FOR SALE

Suite 200 | 2nd Floor Office Suite - \$1,800,000 (\$913 PSF)

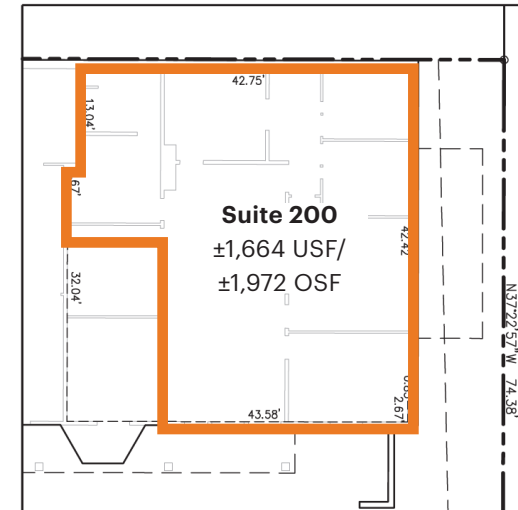
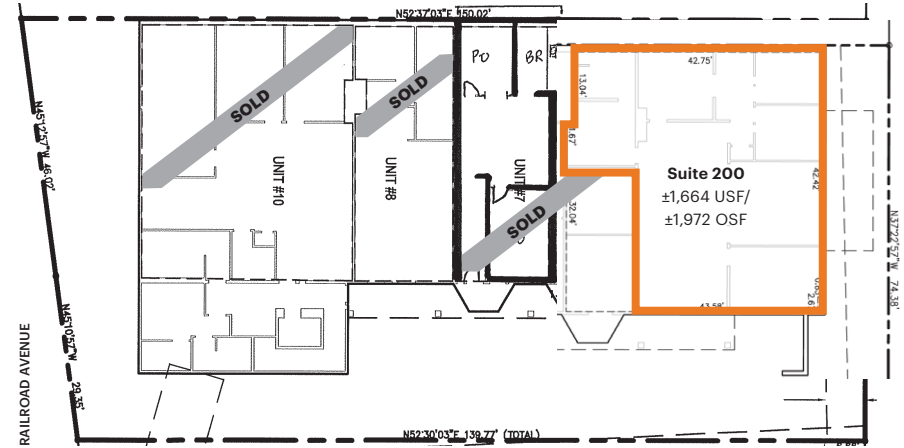
321

HARTZ AVENUE
DANVILLE, CA

±1,664 USF / ±1,972 OSF

Dimensions: 43'.58" x 42'.42" Approx.

- End cap 2nd Floor Office Suite Facing Hartz Ave.
- Turnkey Office Space with 3 Private Offices, 1 Conference Room, Lounge Area, Kitchenette and Reception Area with Potential Bullpen.



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Aerial View

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1ST FLOOR RETAIL FLOOR PLAN



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LAST OFFICE SUITE FOR SALE

Market Aerial

321
HARTZ AVENUE
DANVILLE, CA



LAST OFFICE SUITE FOR SALE

Building & Location Benefits | Economic Data

321
HARTZ AVENUE
DANVILLE, CA



*Photography Source: Piclarity.com | Traffic Counts Source: Sites USA REGIS Online 2/19/26

RETAIL, RESTAURANT, OFFICE SUITES FOR SALE

Zoning

321
HARTZ AVENUE
DANVILLE, CA

Allowable Uses for Area 1: Old Town Retail

32-45.11 Area 1 and Area 2A: Old Town Retail

A. Purpose - To provide for an intensely developed central core area of ground floor retail, and second floor service commercial or service office businesses where merchandise is stored on-site and all transactions and/or services occur entirely within an enclosed building. Retail is defined as any business activity that devotes the major portion of the interior space to exhibit products which are for sale to the general public and which provides pedestrian interest and amenities. Uses in this area encourage shoppers to visit a variety of stores after parking or arriving by public transit.

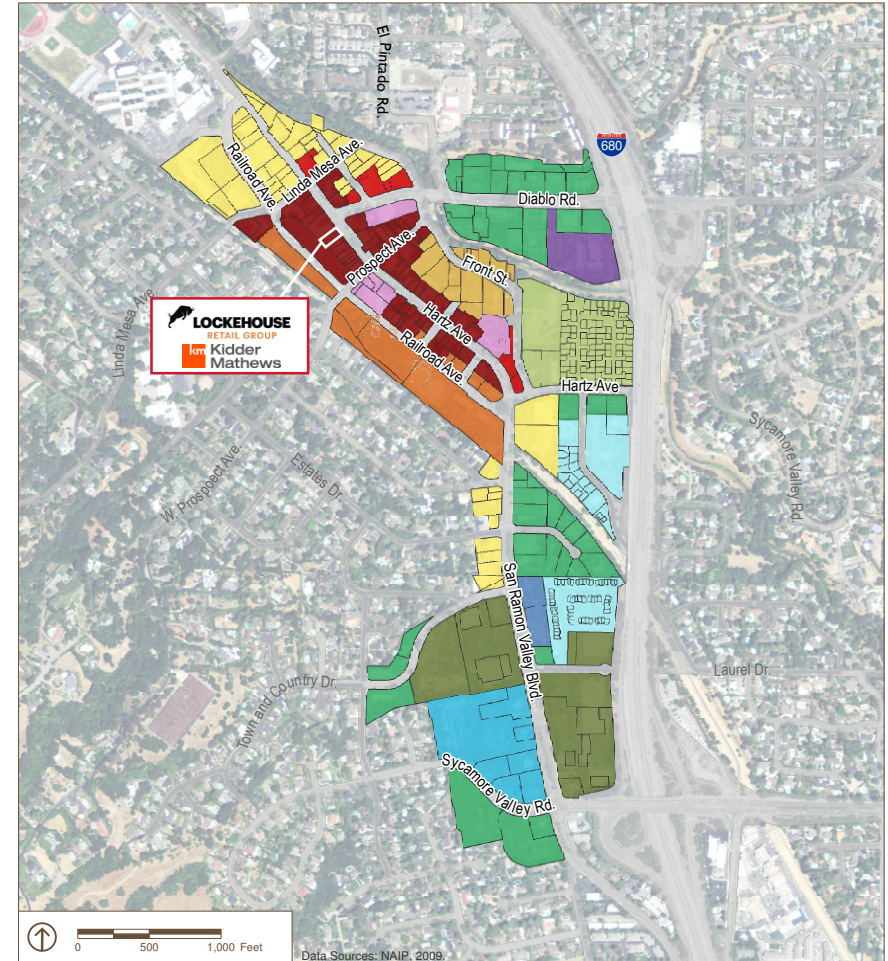
B. Permitted Uses - The following uses are permitted in Area 1 subject to the development requirements in paragraph d.:

1. Retail;
2. Restaurant, food to go;
3. Restaurant, full service;
4. Restaurant, limited service;
5. Bar/nightclub/lounge;
6. Tasting room; " Blended use;
7. Incidental accessory uses;
8. Outdoor seating for restaurants and establishments with beer and wine only licenses from the California Department of Alcoholic Beverage Control, and subject to the standards listed under Section 32-45.25.a; and
9. Outdoor display of merchandise.

C. Conditional Uses - The following activities are permitted upon issuance of a Land Use Permit if they are proposed to occupy more than twenty-five (25%) percent of a ground floor tenant space:

1. Personal service;
2. Service commercial;
3. Service office;
4. Government facilities;
5. Residential (above ground-floor only);
6. Outdoor storage and/or display of merchandise not provided under subsection 32-45.27;
7. Outdoor sales event; and
8. Business and professional office.

Other uses not specifically permitted or conditionally permitted in Area 1 or 2A or allowed via subsection 32-45.10, may be authorized by the Chief of Planning or referred to the Planning Commission on a case-by-case basis where a finding is made that the proposed use is consistent with the intent and purpose of this chapter. Such case-by-case review shall take into consideration the location, size and design of the building and the ability to effectively market a retail business.



Downtown Business District		
Area 1 – Old Town Retail	Area 5 – Commercial/Residential Mixed Use	Area 9 – Multifamily Residential High/Medium Density
Area 2 – Old Town Retail Transition	Area 6 – Business and Professional Office	Area 10 – Mixed Use
Area 2a – Old Town Retail	Area 7 – Retail	Area 11 – Special Opportunity District
Area 3 – Old Town Mixed Use	Area 8 – Retail/Office	Area 12 – Multifamily Residential High Density
Area 4 – Residential-Serving Commercial		

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.



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,683	44,177	99,131



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$294,037	\$347,836	\$291,513



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
7,676	38,111	81,526



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,146	5,384	11,920



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,910	16,182	38,725



EST. AVG. HH NET WORTH

1 MILE	3 MILES	5 MILES
\$3.4 M	\$3.75 M	\$3.32 M



TOTAL HH EXPENDITURE

1 MILE	3 MILES	5 MILES
\$13,725	\$15,141	\$14,035



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,290	\$1,406	\$1,323

