



522-524
HARTZ AVENUE
DANVILLE, CA

RETAIL & OFFICE SPACE AVAILABLE FOR LEASE



LOCKEHOUSE

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

ADRIA GIACOMELLI

Partner

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TWO SPACES AVAILABLE IN DOWNTOWN DANVILLE

Located at 522-524 Hartz Avenue, this charming 2-story building features a private parking lot and sits in the heart of Downtown Danville's highly walkable, tree-lined retail corridor. With convenient access to the Village Theatre Municipal Parking Lot, offering over 200 public and employee parking spaces, this location provides both visibility and convenience.

Now leasing two spaces, a **±1,505 SF retail space** frontage on Hartz Avenue and a **small office space ±700 SF**, accessible via two staircases from the rear parking lot (no elevator access).

Surrounding the property, you'll find an impressive mix of dining and retail destinations, including Harvest, Blue Line Pizza, Bridges Restaurant and Bar, Cocina Hermanas, BlueMercury, J.McLaughlin, Chico's, Maison Benoit, and Starbucks Reserve.

This vibrant area is home to a thriving community of both national and local retailers, service providers, and restaurants. The affluent Danville community offers an average household income exceeding \$273,000 within a 1-mile radius, making this an exceptional location for businesses.

TENANT DIRECTORY

SUITE	TENANTS	SF
522 A	Available 01/2027	1,505
522 B	Cart Worx	1,518
524 A	Emery Financial	767
524 B	State Farm	450
524 C	BlueSun	570
524 D	Available	700





SUMMARY

ADDRESS	522 Hartz Avenue, Suite A, Danville, CA 94526
FLOOR	Ground Floor Retail Space
AVAILABLE	January 1st 2027
SIZE	±1,505 SF
BASE RENT	\$4.50 / Month
NNN	\$1.25 / Month
ZONING	Downtown Business District Area 1 Old Town Retail

HIGHLIGHTS

- Retail Space Available January 1st 2027
- ±1,505 SF
- Private Parking Lot and Adjacent to Municipal Lots
- Located in the Heart of Downtown Danville
- 35' of Frontage x 43' Depth
- 10' Floor to Floor Ceiling Height
- Double Entry Doors & Rear Access to Parking Lot
- Ideal for Boutique, Antique, or Design-Centric Retailers

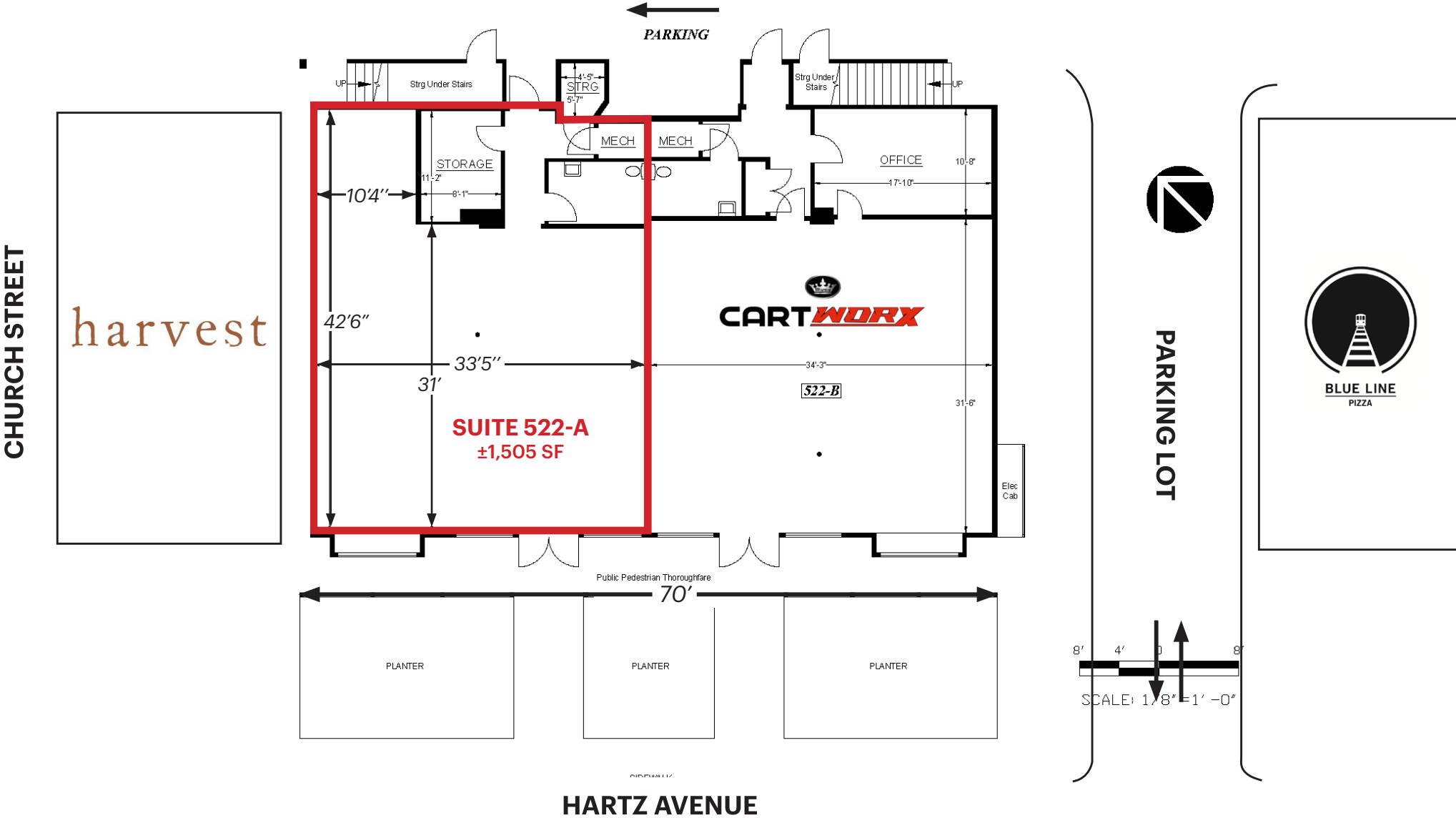


SUMMARY

ADDRESS	524 Hartz Avenue, Suite D, Danville, CA 94526
FLOOR	2nd Floor Office Space
AVAILABLE	March 1, 2025
SIZE	±700 SF
BASE RENT	\$2,800 Modified Gross per Month (Includes water, garbage, HVAC repair/replacement)
ZONING	Downtown Business District Area 1 Old Town Retail

HIGHLIGHTS

- ±700 SF Office Suite in the Heart of Walkable Downtown
- 2nd Floor Office Space Accessible by Staircases
- Private Parking Lot and Adjacent to Municipal Lots
- 2 Private Office Spaces and 1 Restroom
- [YouTube](#) [Link Walkthrough Video](#)





*Traffic Counts Source: Sites USA REGIS Online 05/26/26



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



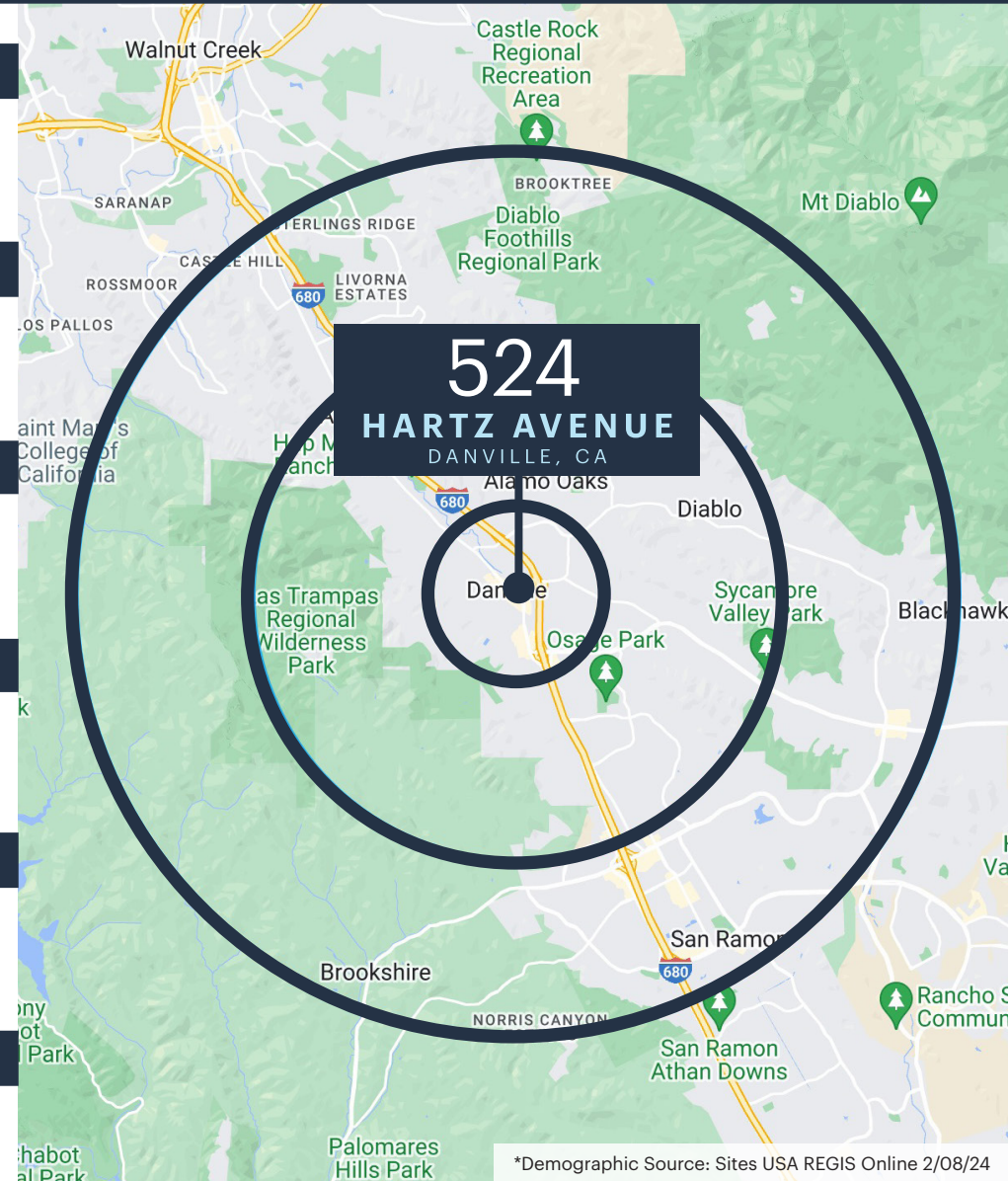
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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



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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.



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.



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