480-L

SAN RAMON VALLEY BLVD.

DANVILLE, CA 94526

2ND FLOOR OFFICE | STUDIO SPACE FOR LEASE

LOCKEHOUSE

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

ADRIA GIACOMELLI
Partner
(925) 997-2307
Adria@Lockehouse.com
License #01498795

PROPERTY SUMMARY

2ND FLOOR OFFICE | STUDIO SPACE FOR LEASE

Located at The Crossroads of Danville, at San Ramon Valley Boulevard, Hartz Avenue, and Prospect Avenue, this turnkey second-floor office space offers a convenient and accessible setting for professional or service-oriented users. The suite features rear building access with a private staircase, ample shared parking, and is in close proximity to the freeway. Just steps from Danville's many restaurants and cafés, the space combines everyday convenience with a practical, ready-to-occupy layout.

SUMMARY

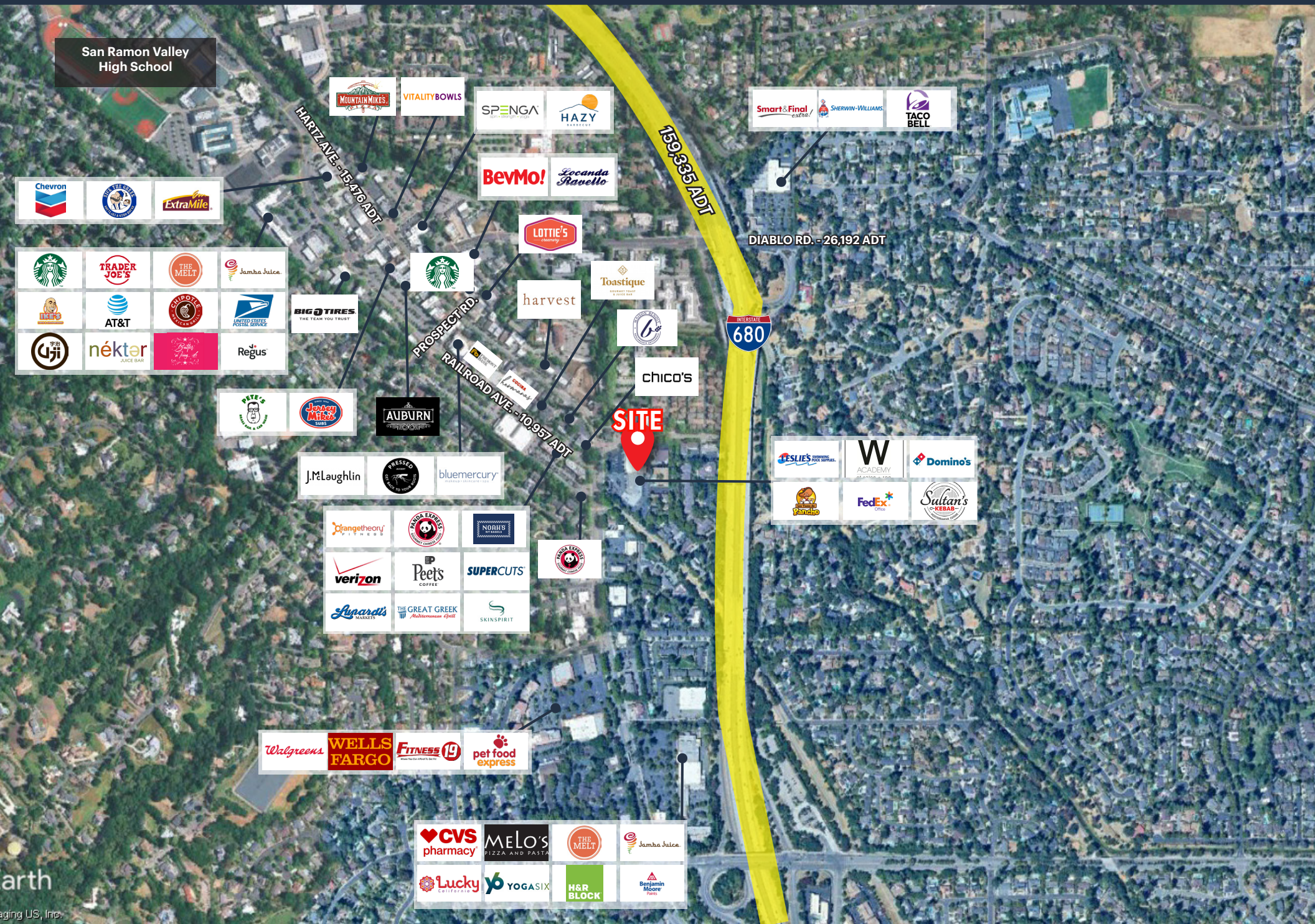
ADDRESS	480-L San Ramon Valley, Danville, CA 94526
FLOOR	2nd Floor Office | Studio Space
AVAILABLE	Jan 1, 2026
SIZE	±1,600 SF
RENT	$3,520 monthly ($2.20 psf/mo)
INCREASES	Three (3%) percent per year
MIN TERM	5 years
LEASE TYPE	Gross (no NNNs)
ACCESS	Rear of building via private staircase
RESTROOMS	Two
NATURAL LIGHT	Four skylight-style roof windows
USES	Office, studio, wellness, or professional services
PARKING	2 assigned plus on-site shared parking

Please do not disturb the tenant and call Adria to coordinate tour.

HIGHLIGHTS

- Turnkey 2nd-floor office space in the heart of Downtown Danville
- Access from the rear of the building via private staircase (no elevator)
- Four sunroof-style skylight windows provide abundant natural light
- A thoughtfully designed floor plan that combines privacy and collaboration, including:
  - 1 large private office with adjacent conference area
  - Welcoming reception desk and waiting area
  - 4 spacious cubicle zones (each can comfortably fit two desks)
  - Two restrooms
  - Two storage rooms plus a closet for supplies

MARKET AERIAL



DEMOGRAPHICS

POPULATION

1 MILE	3 MILES	5 MILES
10,684	45,978	105,664

ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,288	17,189	40,481

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
$291,873	$320,953	$289,949

ESTIMATED AVERAGE HOUSEHOLD NET WORTH

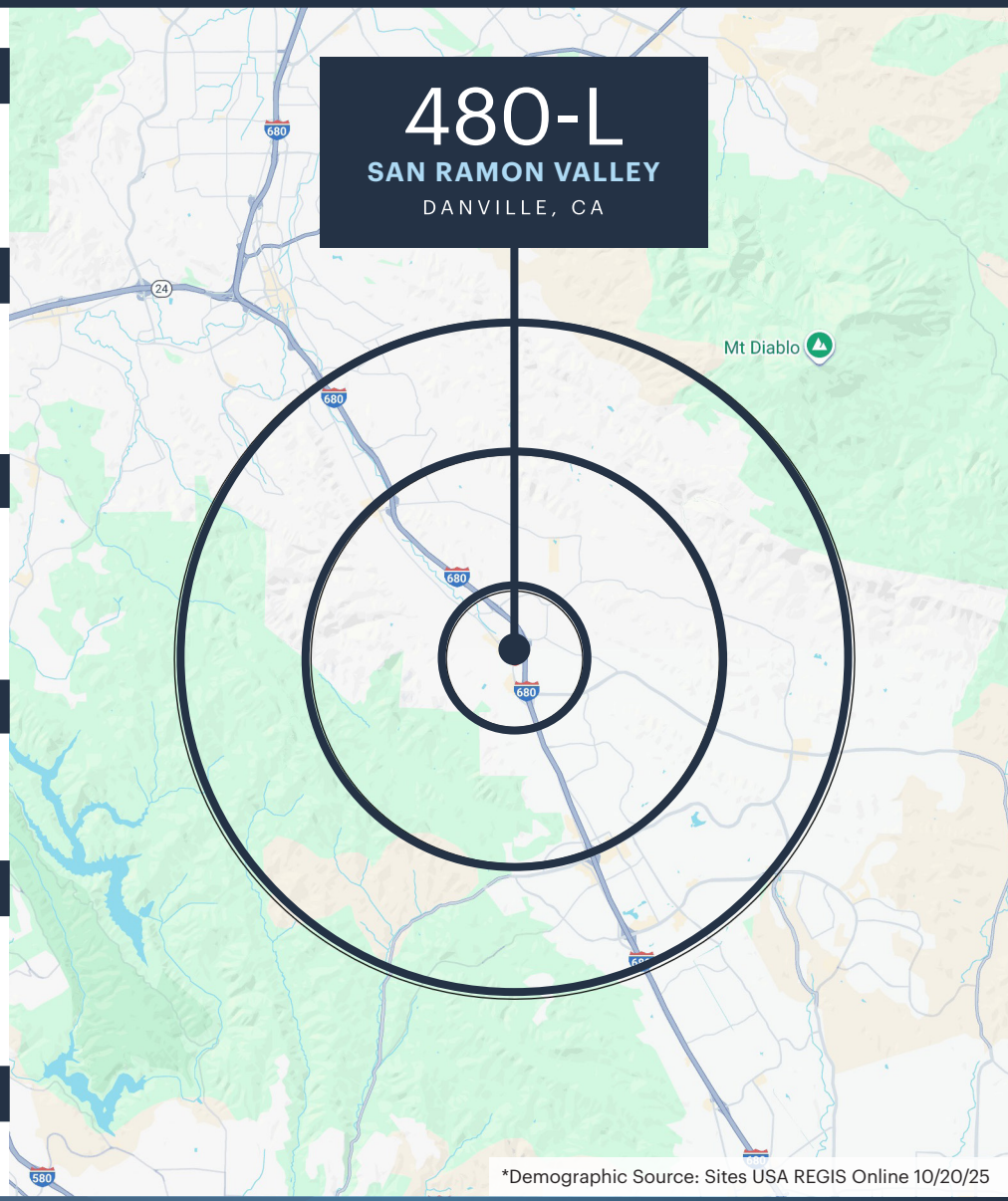
1 MILE	3 MILES	5 MILES
$3.32 M	$3.54 M	$3.23 M

COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
67.5%	71.2%	71.1%

TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
$312.27 M	$1.32 B	$3.01 B



*Demographic Source: Sites USA REGIS Online 10/20/25

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