

FOR SALE

OFFERING MEMORANDUM

MULTI-TENANT RETAIL



LOCKEHOUSE
RETAIL GROUP

HACIENDA PLAZA

115 RAILROAD AVENUE, DANVILLE, CA

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HIGHLIGHTS



Prime Location

In the heart of Downtown Danville, steps from dining, boutiques, and local amenities.

Stabilized Occupancy

100% leased to six (6) tenants, providing in-place income.

Diversified Tenancy

A complementary mix of diverse tenants supports long-term leasing demand.

NNN Income Stream

All tenants are NNN except Iron Horse Fitness (gross).

Owner-User Flexibility

Month-to-month tenancy provides near-term occupancy potential for an owner-user.

Value-Add Upside

Opportunity to reposition the fitness space and convert to a market NNN lease.

Corner Visibility

Prominent presence at the 4-way stop intersection of Railroad Avenue & Linda Mesa.

Trail + Walkability

Backs to the Iron Horse Trail and benefits from exceptional walkability throughout Downtown.

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PROPERTY INFORMATION



ADDRESS	115 Railroad Ave., Danville, CA 94526
ASKING PRICE	\$5,200,000 (\$641 PSF)
NOI CAP RATE	\$289,866 5.6%
OCCUPANCY	100%
PROPERTY TYPE	Multi-Tenant Retail Building
TENANT MIX	6 Tenants: Retail, QSR, Fitness, Services
RENTABLE GLA	±8,109 SF (±8,367 SF BOMA)
LAND AREA	±16,024 SF (±0.37 AC)
OWNERSHIP	Fee Simple
PARKING	6 Onsite Spaces & 12 Offsite Spaces
ZONING	<u>DBD1 – Old Town Retail</u>

Price per SF calculated based on ±8,109 SF rentable GLA

THE OFFERING



Lockehouse Retail Group, as exclusive advisor, is proud to present **Hacienda Plaza**, a well-located $\pm 8,367$ SF multi-tenant retail property at 115 Railroad Avenue in the heart of **Downtown Danville, California**. Situated on a $\pm 16,024$ SF lot with onsite parking and approximately **107' of frontage** along Railroad Avenue, the Property offers investors and owner-users an income-producing asset in one of the East Bay's most desirable and supply-constrained downtown retail corridors.

The Property is **100% leased**, providing in-place income supported by a mix of diverse tenants. All tenants are **NNN except Iron Horse Fitness**, which is on a gross, month-to-month lease, creating value-add potential through tenant repositioning and conversion to a market NNN lease, as well as future flexibility for an owner-user.

Prominently located at the **4-way intersection of Railroad Avenue and Linda Mesa Avenue**, **Hacienda Plaza** benefits from strong visibility and public parking directly across the street. The Property backs to the Iron Horse Trail, is within walking distance of Downtown Danville's dining and boutique retail amenities, and is just blocks from **Interstate 680**.

Downtown Danville is one of the East Bay's premier downtown retail and lifestyle destinations, supported by strong demographics, high barriers to entry, and consistent tenant demand.

SALE PRICE

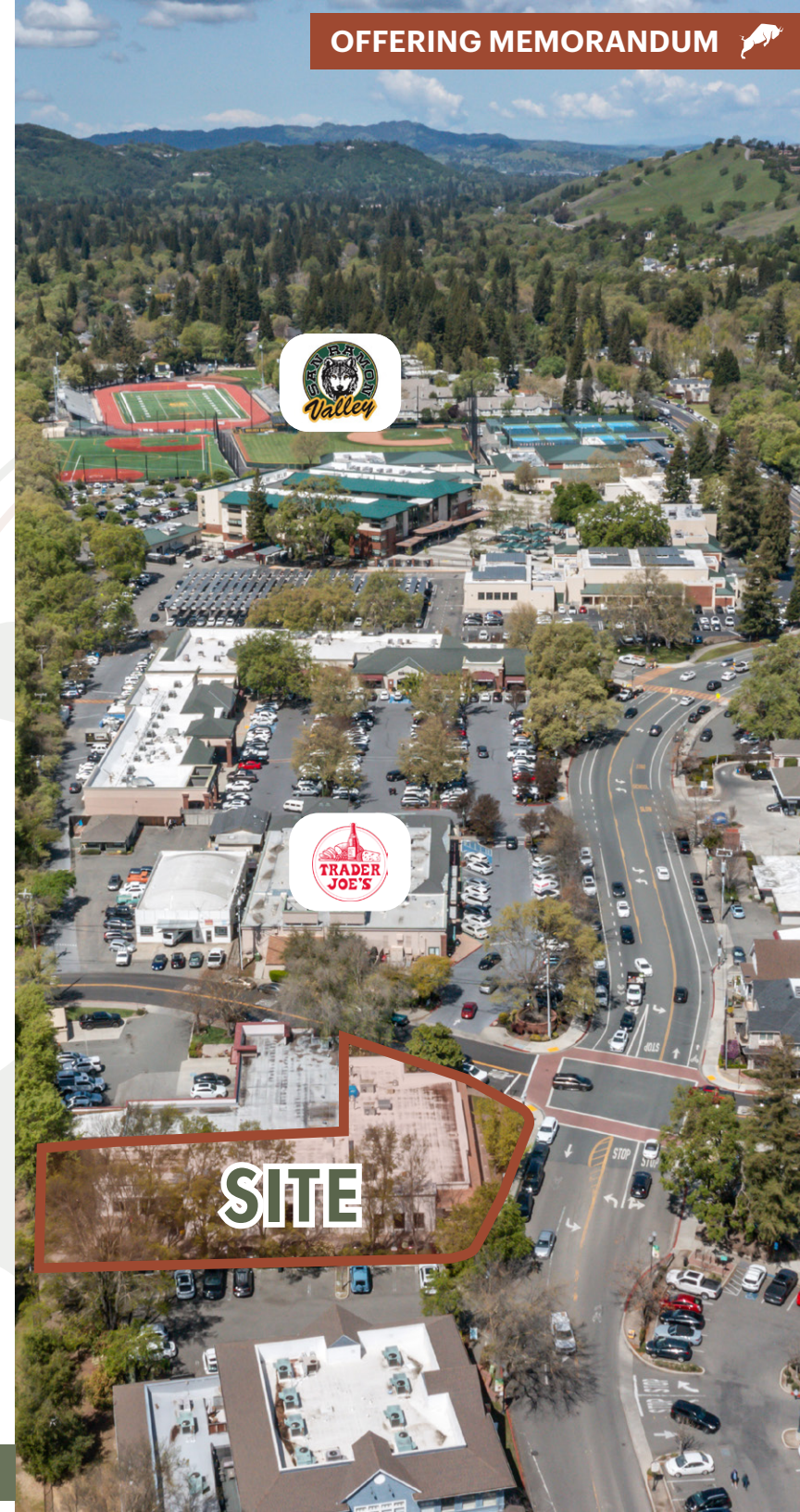
\$5.2M

CAP RATE

5.6%

PRICE / RSF

\$641



CAPITAL IMPROVEMENTS

Well positioned FOR THE FUTURE

Hacienda Plaza has benefited from a series of recent capital improvements designed to enhance the property's appearance, functionality, and long-term building performance.

4 New HVAC Units

4 new HVAC units installed, serving all 6 tenants, representing a meaningful upgrade to the property's mechanical systems.

New Signage + Sign Program

Updated property signage and coordinated sign program create a more cohesive identity and improved storefront.

20-Year Acrylic Roof Coating

New protective roof coating designed for long-term durability and performance.

Fresh Exterior Paint

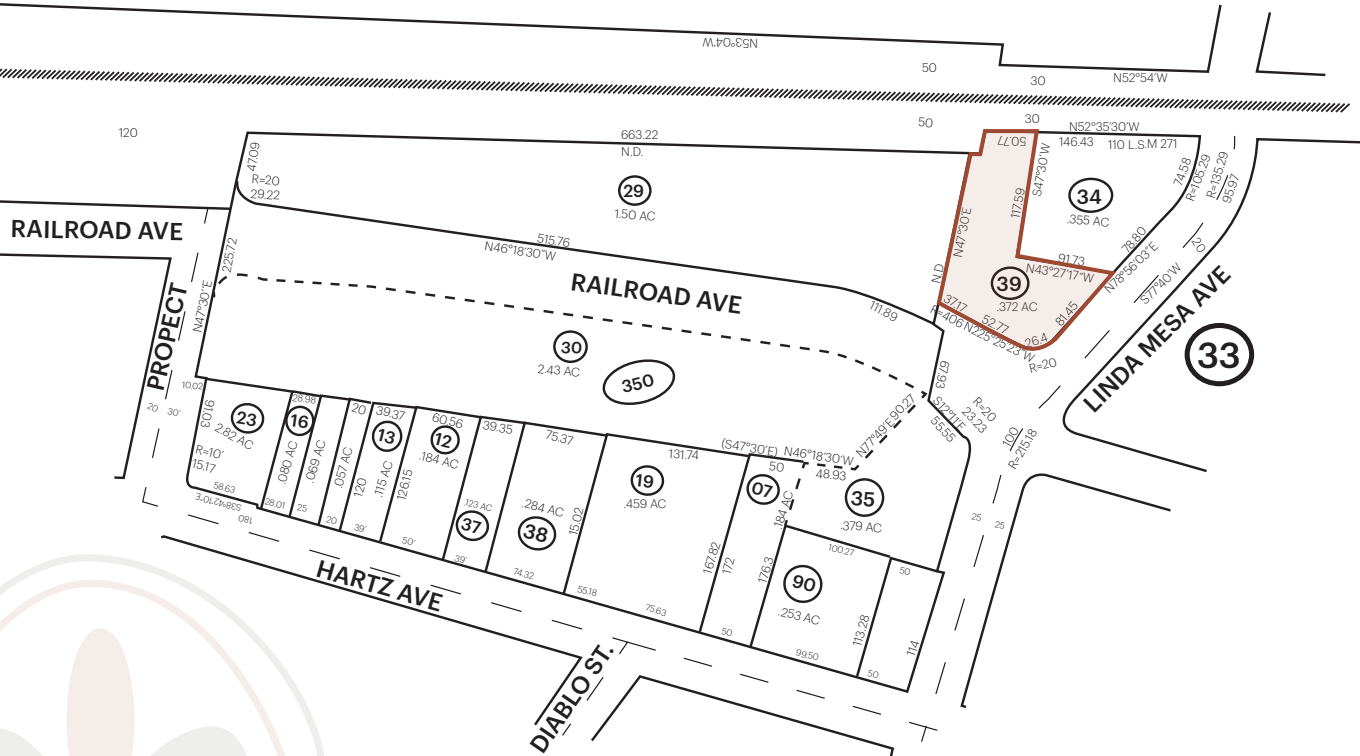
Building recently painted, refreshing the exterior and enhancing the property's overall curb appeal.

Upgrade Electrical

Electrical improvements completed to support the property and its tenant spaces.



PARCEL MAP



PROPERTY OVERVIEW

APN 199-350-039-4	FRAMING & EXTERIOR Wood, Stucco, Block
BUILDING SIZE ±8,109 RSF (±8,367 SF BOMA)	UTILITIES PG&E, EBMUD, AT&T, Comcast
LAND AREA ±16,024 SF 0.37 AC	ZONING DB1 - Old Town Retail

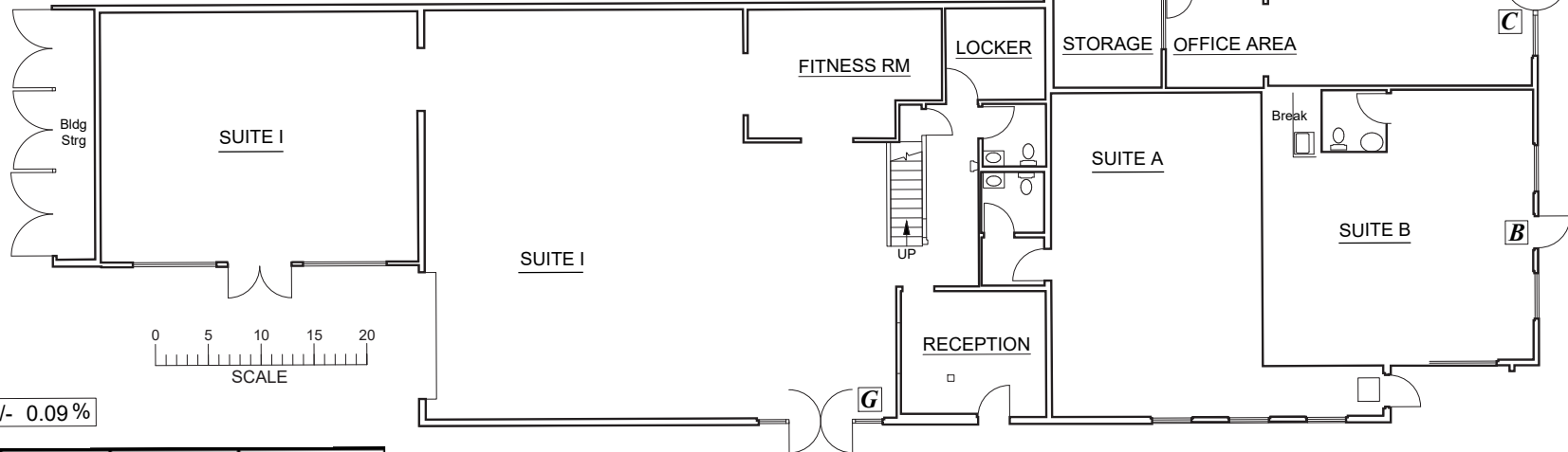
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SITE PLAN



SUITE	SF	TENANT
A	±786 RSF	Altos Realty Advisors
B	±679 RSF	Contemp Indian Clothier
C	±953 RSF	Island Advertising
D	±953 RSF	Subway
E	±1,175 RSF	Crystal Blue Cleaners
I	±3,569 RSF	Iron Horse Fitness <i>*Includes Mezzanine</i>
TOTAL GLA	±8,109 RSF	



Space ID	GLA	Ancillary	% of Property
A	786.2		9.40%
B	679.0		8.12%
C	953.5		11.40%
D1	953.5		11.40%
D2	1,175.1		14.04%
G	3,070.7		36.70%
G-MEZZ	748.8		8.95%
		62.3	

BUILDING SUMMARY	SQ.FT.
Total GLA	8,367
Total Parking	0
Total Vertical Penetration	0
Total Service & Public	99
Total Ancillary	62

AREAS COMPUTED IN ACCORDANCE WITH BOMA
2020 FOR RETAIL PROPERTIES STANDARD METHOD
OF MEASUREMENT - ANSI/BOMA Z65.5-2020

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SALES COMPARABLES

OFFERING MEMORANDUM



409-441 FRONT STREET
Danville, CA

SALE DATE	BUILDING SF	SALE PRICE
4/29/2026	±2,340 SF	\$1,780,000
PRICE / SF	YEAR BUILT	TYPE
\$758.55	1963	Investment



294-298 RAILROAD AVENUE
Danville, CA

SALE DATE	BUILDING SF	SALE PRICE
12/3/2025	±3,432 SF	\$2,950,000
PRICE / SF	YEAR BUILT	TYPE
\$859.56	2001	Investment



70 RAILROAD AVENUE
Danville, CA

SALE DATE	BUILDING SF	SALE PRICE
3/16/2026	±2,432 SF	\$2,300,000
PRICE / SF	YEAR BUILT	TYPE
\$945.72	1952	Owner-User



169 PROSPECT AVENUE
Danville, CA

SALE DATE	BUILDING SF	SALE PRICE
5/13/2024	±2,557 SF	\$1,695,000
PRICE / SF	YEAR BUILT	TYPE
\$662.89	1946	Investment



146 DIABLO ROAD
Danville, CA

SALE DATE	BUILDING SF	SALE PRICE
7/31/2025	±1,650 SF	\$2,540,000
PRICE / SF	YEAR BUILT	TYPE
\$1,539.39	1909	Owner-User



495 HARTZ AVENUE
Danville, CA

SALE DATE	BUILDING SF	SALE PRICE
5/1/2024	±4,000 SF	\$3,100,000
PRICE / SF	YEAR BUILT	TYPE
\$775.00	2003	Owner-User



700 HARTZ WAY
Danville, CA

SALE DATE	BUILDING SF	SALE PRICE
2/11/2025	±3,224 SF	\$2,351,000
PRICE / SF	YEAR BUILT	TYPE
\$729.22	1973	Investment



500 HARTZ AVENUE
Danville, CA

SALE DATE	BUILDING SF	SALE PRICE
1/17/2024	±2,980 SF	\$3,400,000
PRICE / SF	YEAR BUILT	TYPE
\$1,140.94	1903	Investment



DANVILLE AERIAL

OFFERING MEMORANDUM

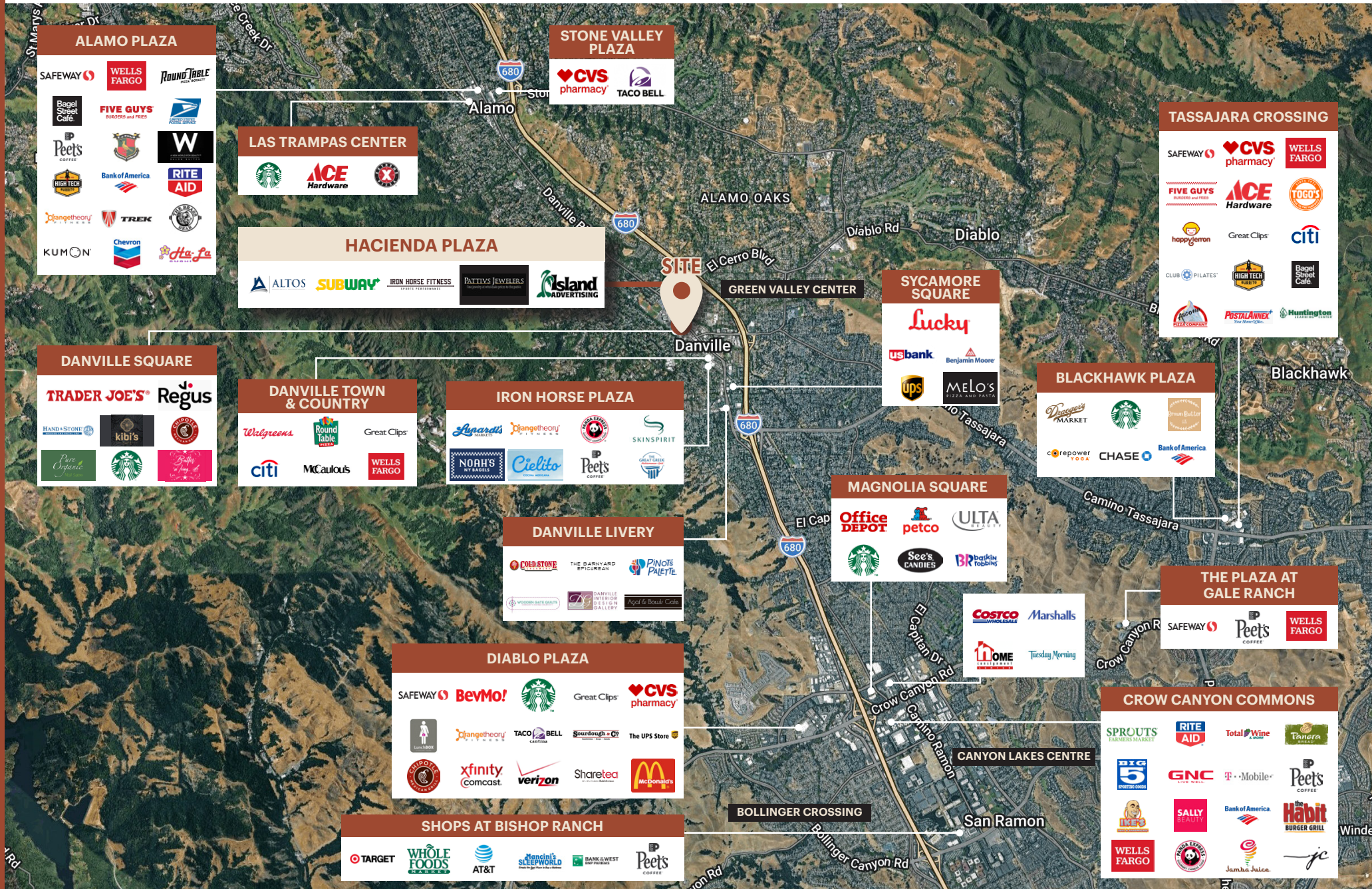


TRAFFIC COUNTS SOURCE: REGIS USA: 3/24/26



MARKET AERIAL

OFFERING MEMORANDUM





AVG. HOUSEHOLD INCOME



HOUSEHOLD RETAIL EXPENDITURES



HOME VALUES

\$1,000,000 OR MORE



DAYTIME POPULATION



BACHELOR'S DEGREE
OR HIGHER



HOUSEHOLDS DENSITY



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
7,221	38,474	80,182





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