

DOWNTOWN STREET RETAIL

±1,300 SF - ±2,132 SF AVAILABLE (Can be combined up to ±3,432 SF)



294-298 Railroad Avenue, Danville, CA 94526



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DOWNTOWN STREET RETAIL

Summary & Highlights

SUMMARY

Charming Downtown Retail Shop Spaces for Lease

Address: 294-298 Railroad Avenue, Danville, CA 94526

Cross Street(s): Church Street

Available: ±1,300 SF - ±2,132 SF (Can be up to ±3,432 SF)

Type: Retail

Zoning: (Downtown Business District) DBD 2A

Parking: Railroad Municipal Parking lot (222 spaces)
Clocktower Municipal Parking lot (233 spaces)

Rose Street Municipal Lot (82 spaces)

Base Rent: \$3.25 PSF Per Month

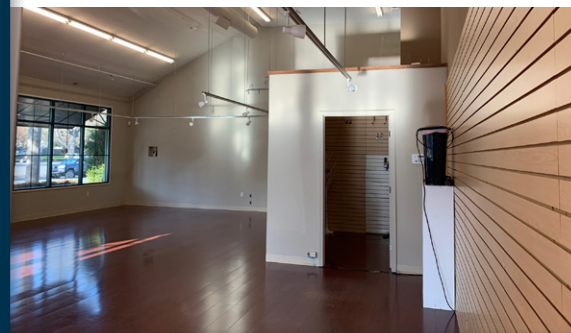
NNN: \$0.80 PSF Per Month (2020 Estimate)

You  Walk-Through Video:
<https://youtu.be/HhoNtNACSzs>

HIGHLIGHTS

- ±1,300 SF - ±2,132 SF (Can be combined up to ±3,432 SF)
- Suitable for Fitness uses (with a grandfathered in CUP)
- Downtown Danville Hard Corner
- Prominent Street and Sidewalk Visibility
- Adjacent to Public Parking Lot
- Boutique Downtown Danville Charm
- Extremely favorable Demographics
- Immediate access to Danville Retailers and Restaurants

294-298 Railroad Avenue is ideally located on a highly visible, easily accessible corner, in the heart of Danville. Prominently located across the street from a high-end grocer (Lunardi's Market) and visible to all who visit the weekly Farmer's Market in-town, this exceptional opportunity to situate your business in the heart of Danville's Downtown Retail District is not to be missed. There is abundant parking directly across the street from the space, in the Town of Danville's Railroad Municipal Parking lot. The space has two sides of natural light with abundant windows facing both Railroad Avenue and Church Street.



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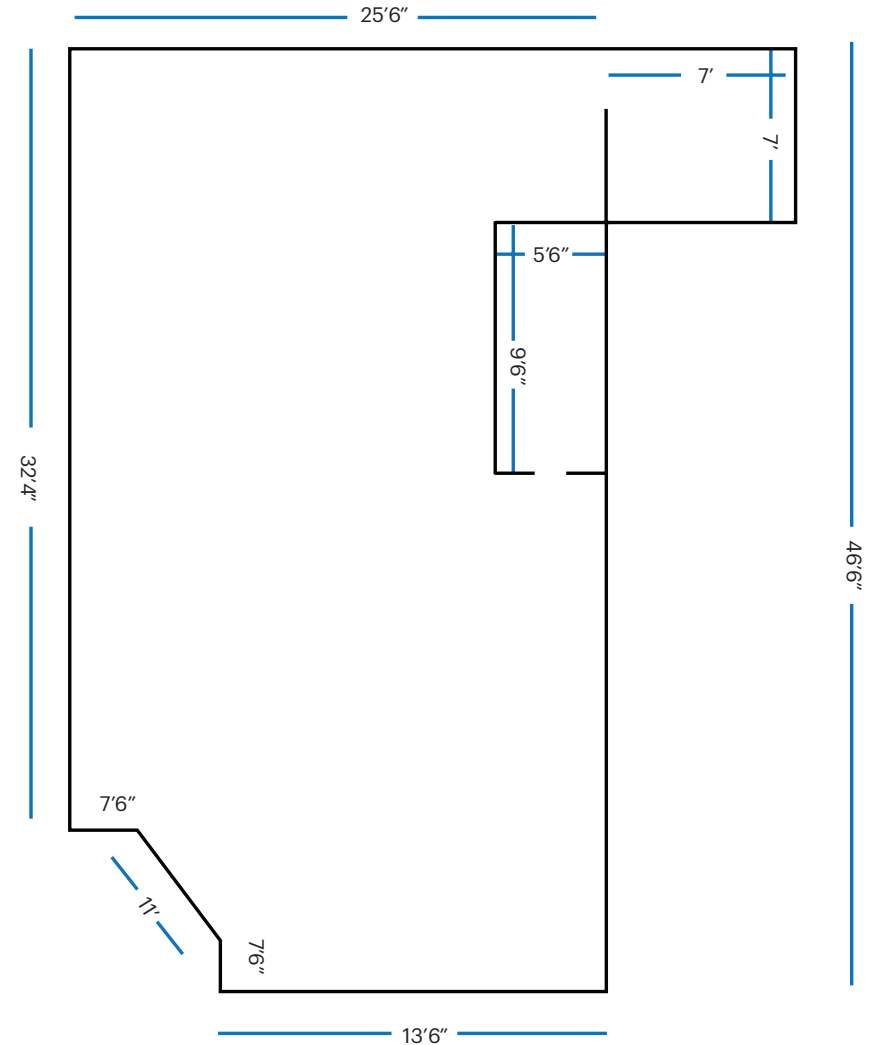
DOWNTOWN STREET RETAIL

±1,300 SF (Can be combined up to ±3,432 SF)

HIGHLIGHTS

- Downtown Danville Hard Corner
- Prominent Street Visibility
- End Cap
- Adjacent to Public Parking Lot
- Boutique Downtown Danville Charm
- Extremely favorable Demographics
- Immediate access to Danville Retailers and Restaurants

You Tube Walk-Through Video: <https://youtu.be/HhoNtNACSzs>



Not Drawn to Scale

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DOWNTOWN STREET RETAIL

±2,132 SF (Can be combined up to ±3,432 SF)

HIGHLIGHTS

- Suitable for Fitness uses (with a grandfathered in CUP)
- Prominent Sidewalk Visibility
- Access to space through Double Door Entry on Railroad Avenue
- Roll-up door in rear of space
- Adjacent to Public Parking Lot
- Boutique Downtown Danville Charm
- Extremely favorable Demographics
- Immediate access to Danville Retailers and Restaurants

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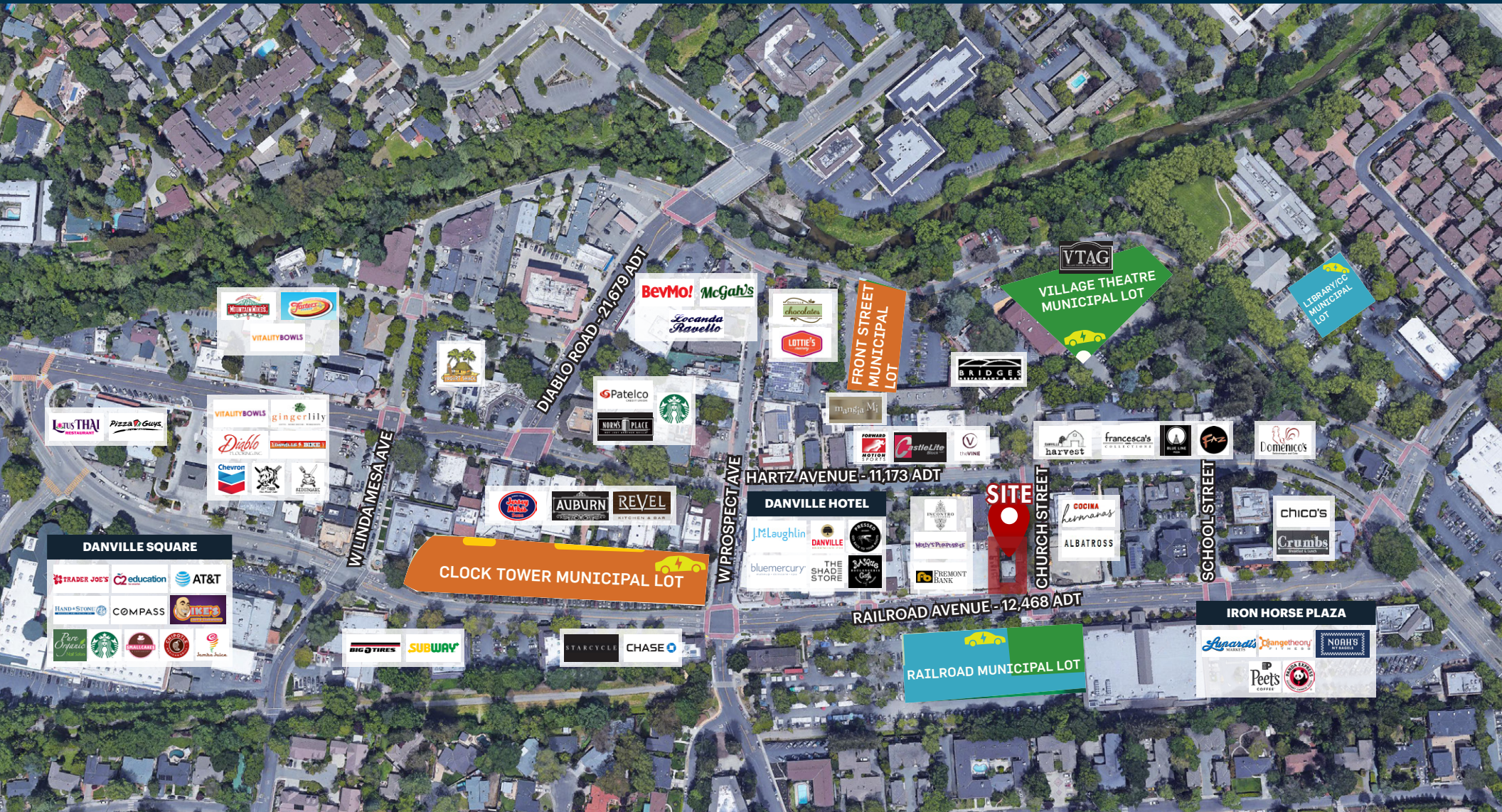


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DOWNTOWN STREET RETAIL

Market Aerial



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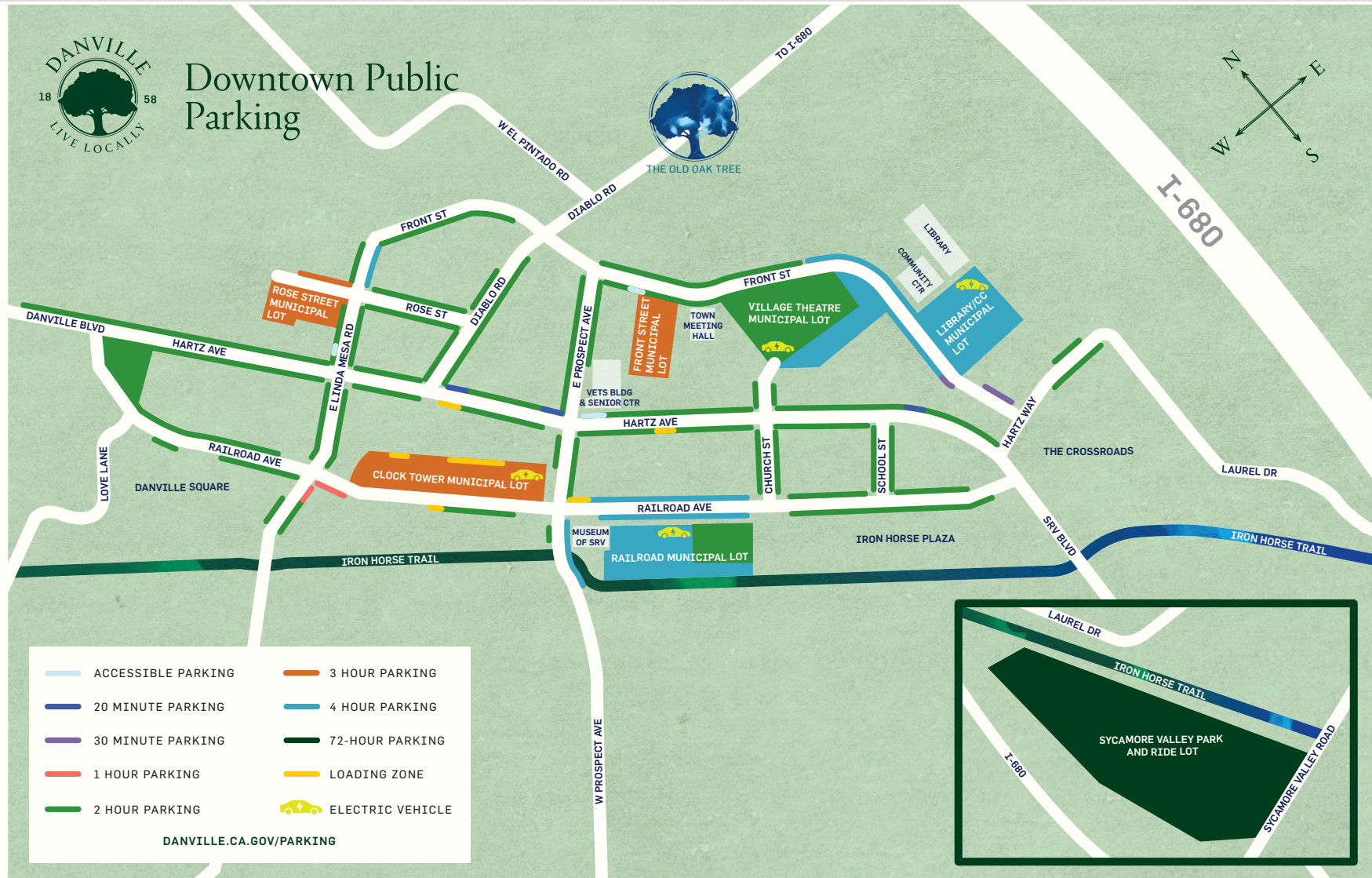


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Downtown Public Parking



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DOWNTOWN STREET RETAIL

Demographics



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,641	45,069	102,404



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,712	16,391	39,002



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$234,489	\$254,582	\$234,078



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.53 M	\$2.82 M	\$2.66 M



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
8,304	40,608	89,535



TOTAL MONTHLY HOUSEHOLD EXPENDITURE

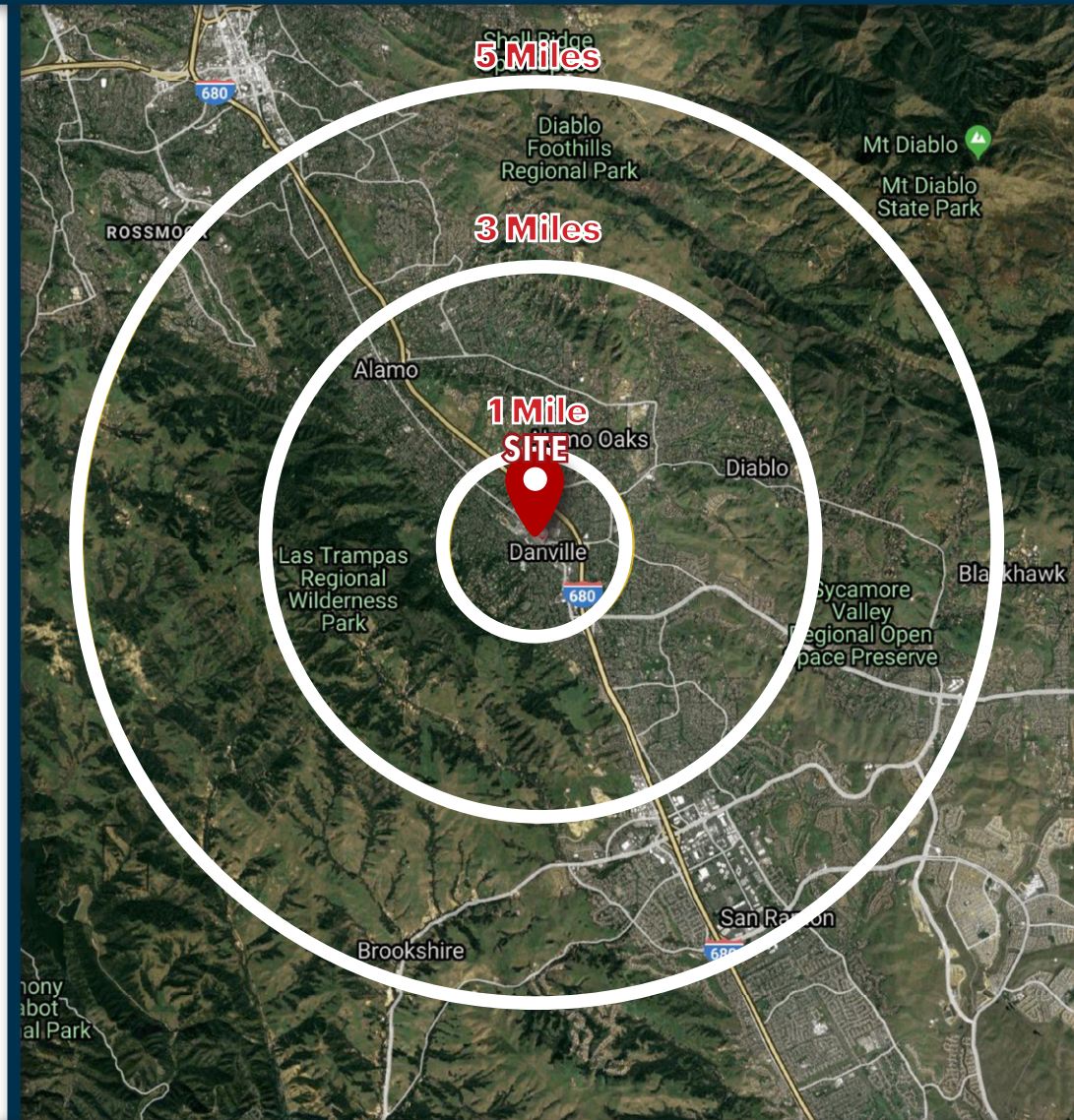
1 MILE	3 MILES	5 MILES
\$11,497	\$12,305	\$11,465

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,138	5,583	12,548

FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,631	\$1,737	\$1,622



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DOWNTOWN STREET RETAIL

Danville, CA

Danville, California

#1 Ranking in the US for Highest Spending on Clothing Per Capita, by Pinpoint Demographics (Danville #1, Los Gatos #2, Los Altos #3, Saratoga #6, Santa Clara #8)

Restaurant Spending is \$1,737 per month included in a total monthly retail spending of \$5,711 within a 3-mile radius per Applied Demographic Solutions

Top 25 Wealthiest Cities in California and One of the Wealthiest Suburbs of Oakland and San Francisco, by Pinpoint Demographics

Top 100 Places to Live and Launch in the United States (Danville #69), per CNN Money

Top 100 Richest Zip Codes in US (Danville #41 and Alamo #50), per Little Rock date for Businessweek.com

Top 50 Safest Cities in California (Danville #9 and San Ramon #10), per The SafeWise Report

Net worth is \$2,820,000 within 3 mile per REGIS Online



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