

FOR SALE | 3196 DANVILLE BLVD, ALAMO

UNIQUE OWNER-USER OPPORTUNITY OR RARE REDEVELOPMENT



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3196 DANVILLE BLVD

±11,979 SF LOT - RARE OPPORTUNITY
FOR SALE IN ALAMO, CA

Details	
Address	3196 Danville Blvd, Alamo, CA 94507
APN	192-082-001-4
Property Type	Retail/Flex Stand-Alone Commercial Building
Square Footage	±2,844 SF (Per County Records)
Land Area	±11,979 SF (±0.28 Acres)

Year Built	1925 / Effective 1942
Occupancy	Partially occupied
Parking	3 stalls, room in rear for additional
Zoning	Retail Business (R-B)
Roll Up Doors	1 in Front and 2 in Rear
Sewer	Septic



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PRICE: \$2,200,000

TRI Commercial Services is pleased to offer 3196 Danville Boulevard For Sale in the Town of Alamo, CA.

The rare and historic opportunity to acquire an ideal owner-user, value-add or redevelopment building in the desirable Alamo market. Well positioned between Downtown Walnut Creek and the Town of Danville, this Retail/Flex property is located at the major intersection of Stone Valley Road and Danville Boulevard in the heart of Downtown Alamo. The property is immediately adjacent to I-680 access points and within walking distance of numerous retail/restaurant amenities.

The property also boasts an extremely visible storefront on the highly travelled Danville Boulevard. The property consists of two enclosed buildings along with some open warehouse/shed/barn space. The smaller front retail building is currently leased month to month to a long-time shoe repair tenant. The second building is a large drive through barn which was previously occupied by the historic Alamo Hay & Grain tenant but currently vacant.



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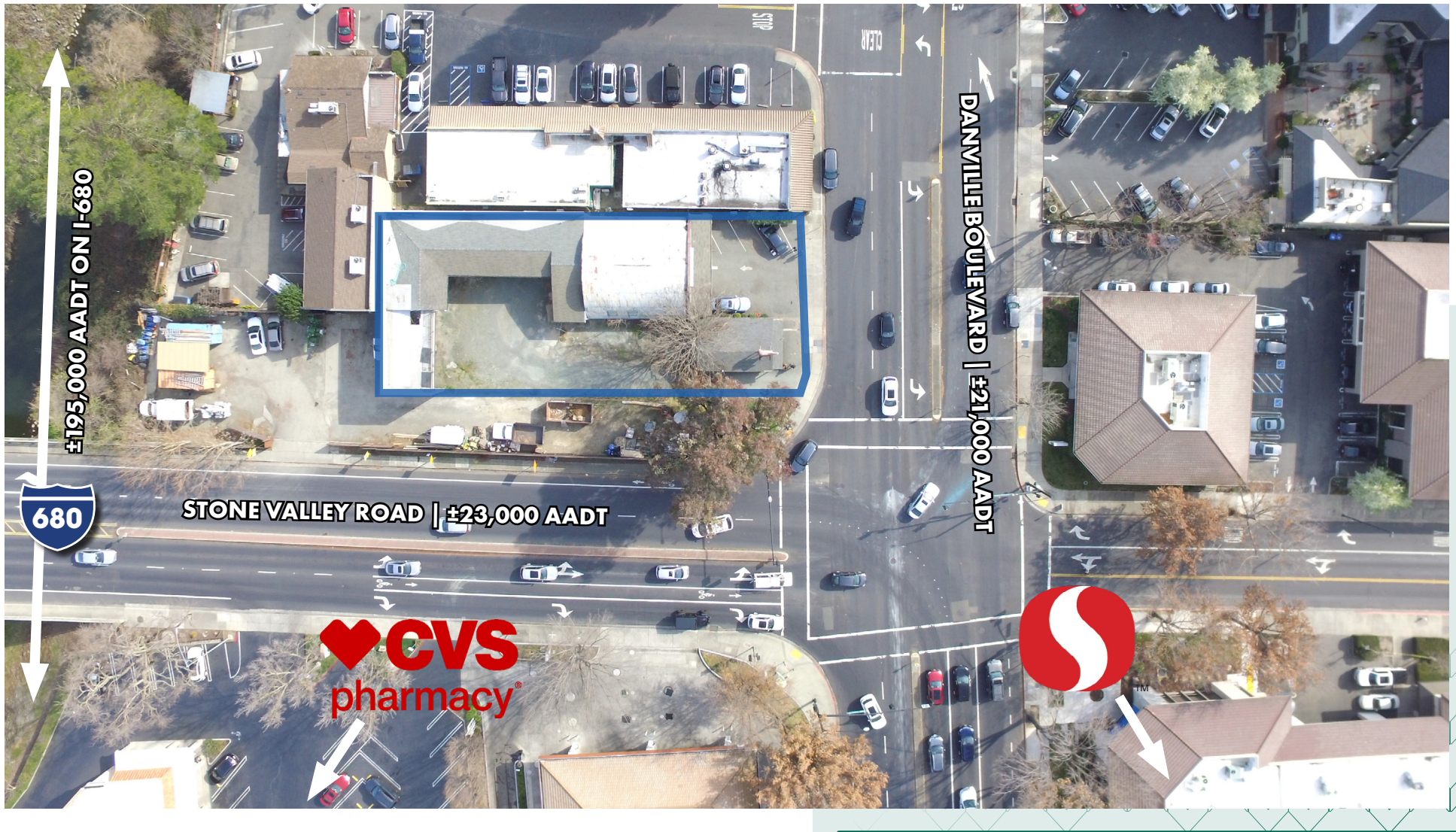
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ZONING & DEVELOPMENT

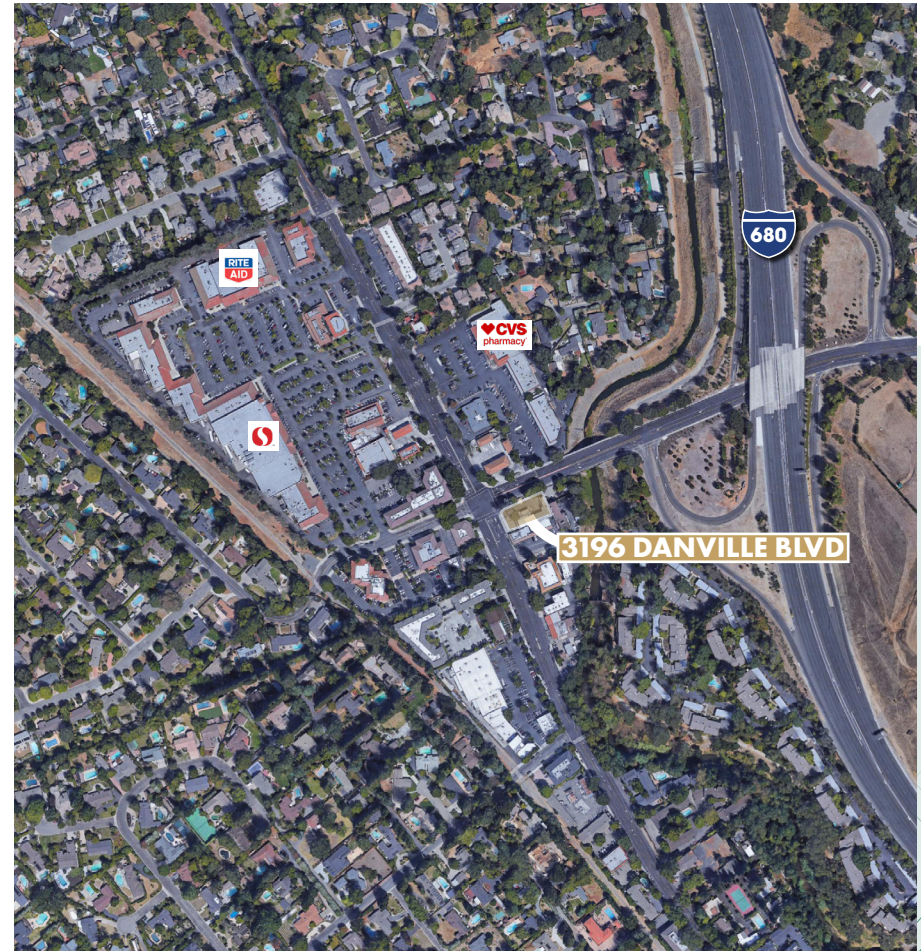
Alamo is an unincorporated community in Contra Costa County.

R-B -CE -S-2 (Retail Business - Cannabis Exclusion and Sign Control Combining District)

Link to Zoning and Development details: https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?no-deId=TIT8ZO_DIV84LAUSDI_CH84-52REBUDI

HIGHLIGHTS

- Iconic and Historic building in the center of Downtown Alamo
- Rare Owner/User or Redevelopment opportunity
- Corner Visibility, Convenient Parking, Freeway Access, and Walkability
- Surrounded by Strong Demographics in Thriving San Francisco Bay Area Suburban Community



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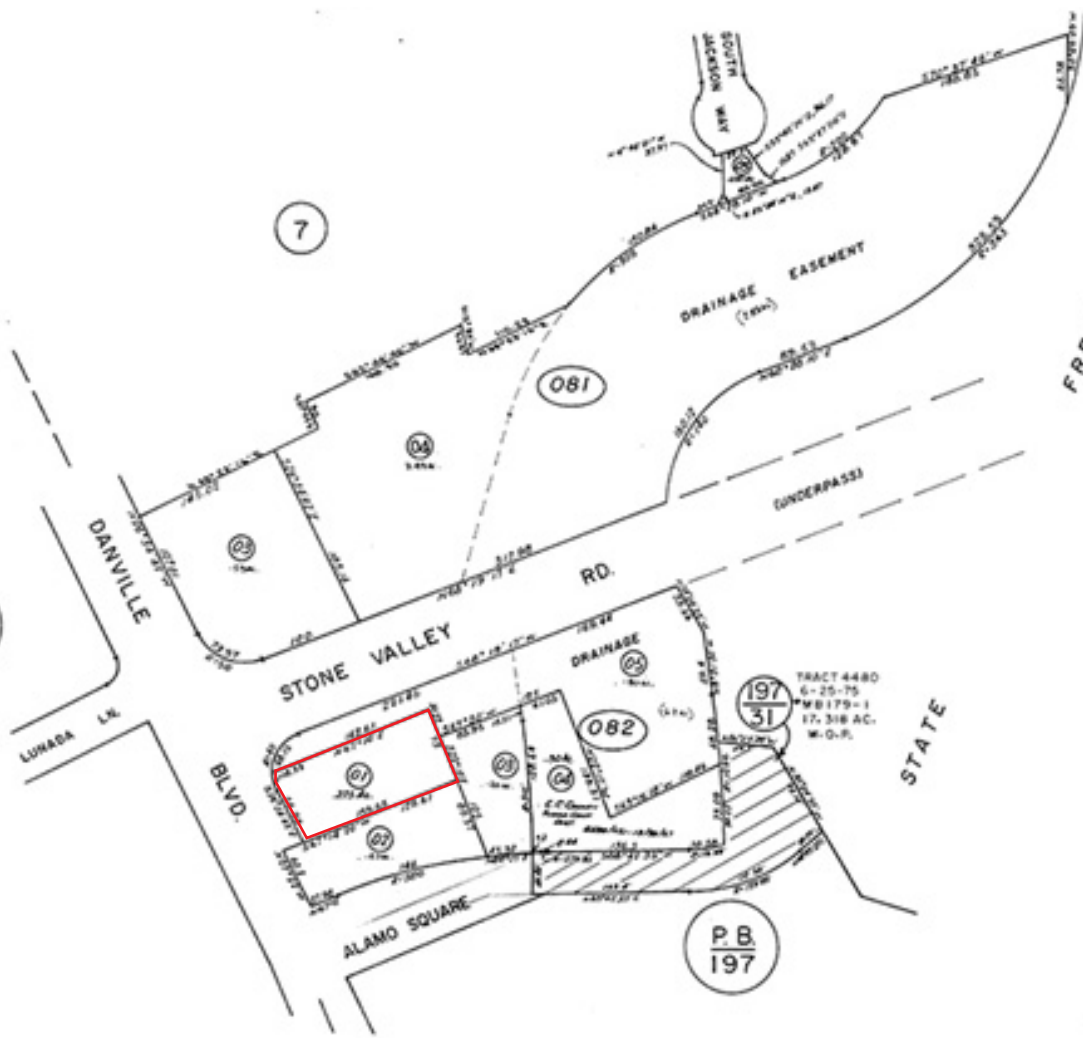
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Demographics	1 Mi	3 Mi	5 Mi
Population	5,726	43,917	121,155
Total Households	1,990	18,812	50,640
Median Age	49.4	55.0	50.0
Median HH Income	\$200,001	\$131,359	\$130,159
Average HH Income	\$275,710	\$198,122	\$192,213



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COMPARABLE SET

Property Address	City	Sale Type	Sale Price	Price PSF	Bldg Size (SF)	Property Type	Year Built	Sale Date
37 Alamo Square	Alamo	Investment	\$2,200,000	\$647.06	3,400	Retail	1992	Nov. 2019
294 Railroad Ave.	Danville	Investment	\$2,200,000	\$766.55	2,870	Retail	2001	Nov. 2019
306 Diablo Rd.	Danville	Owner/User	\$1,200,000	\$1,463.41	820	Office	1942	Nov. 2019
115-125 Hartz Ave.	Danville	Investment	\$3,500,000	\$596.05	5,872	Retail	1946	Oct. 2019
321 Hartz Ave.	Danville	Investment	\$6,250,000	\$551.49	11,333	Retail/Office	1985	Jul. 2019
10 Town & Country Dr.	Danville	Owner/User	\$1,025,000	\$1,307.40	784	Office	1970	Dec. 2018
438-442 Hartz Ave.	Danville	Investment	\$1,500,000	\$884.43	1,696	Retail	1935	Oct. 2018
342 Railroad Ave.	Danville	Owner/User	\$1,200,000	\$1,077.00	1,114	Retail	1942	Mar. 2018
300 Diablo Rd.	Danville	Owner/User	\$1,425,000	\$966.10	1,475	Office	1970	Feb. 2018

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