

THE DANVILLE HOTEL

FOR LEASE: ±1,168 USF Retail



The Danville Hotel - 411 Hartz Avenue, Danville, CA 94526



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SUMMARY & HIGHLIGHTS

SUMMARY

The Danville Hotel

Address:	411 Hartz Avenue, Danville, CA 94526
Cross Streets:	Railroad Avenue and Short Street
Available:	Retail: ±1,168 Usable SF / ±1,238 Rentable SF
Type:	Mixed-Use Retail - Residential Boutique Development
1st Floor:	17,805 SF Ground Floor Retail & Restaurant
2nd Floor:	16 Residential Condos Fully Occupied
Zoning:	Area 11 / Special Opportunity District
Parking:	Directly across from Clock Tower and Railroad Municipal Parking Lots
Rent:	Call to Inquire

HIGHLIGHTS

- ±1,168 USF Retail Space Available
- A Boutique Restaurant/Retail & Residential Development
- Hard Corner Intersection at Main Corridor in Danville
- New Construction - Raised and Rebuilt in 2016
- Strong and Affluent Demographics

The Danville Hotel is a boutique, mixed-used redevelopment site consisting of ±35,000 square feet of Restaurants, Retail, and 2nd floor Residential Condominiums. Located in the very core of downtown, The Danville Hotel is bordered by Hartz Avenue, Prospect Avenue and Railroad Avenue.



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SITE PLAN



BUILDING	TYPE	USABLE SF	RENTABLE SF (6% LOAD)
1-1	Peasant and the Pear	2,843	3,014
1-2	The Shade Store	985	1,044
1-3	The Shade Store	1,143	1,212
1-4, 1-5	Bluemercury	1,928	2,043
1-6	AVAILABLE	1,168	1,238
2-1	Danville Brewing	3,292	3,490
2-3	Pressed Juicery	750	795
2-4	Patrick James	775	822
2-5	Patrick James	964	1,022
3-1	Jeweler	437	463
Danville Hotel	Basque Bakery	1,568	1,662
McCauley House	J.McLaughlin	1,200	1,327



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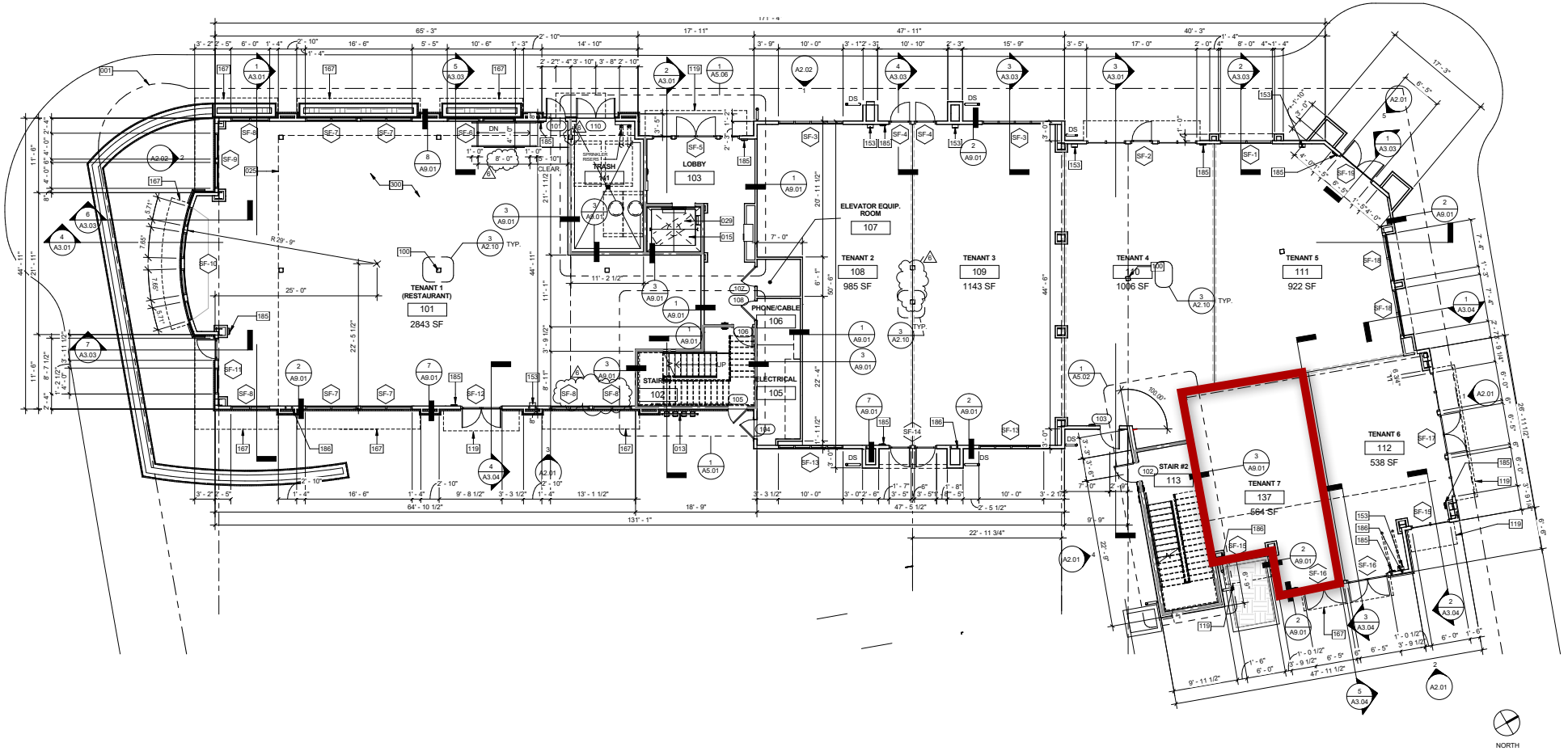
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FLOOR PLAN

W PROSPECT AVENUE

RAILROAD AVENUE



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CLOSE-UP AERIAL



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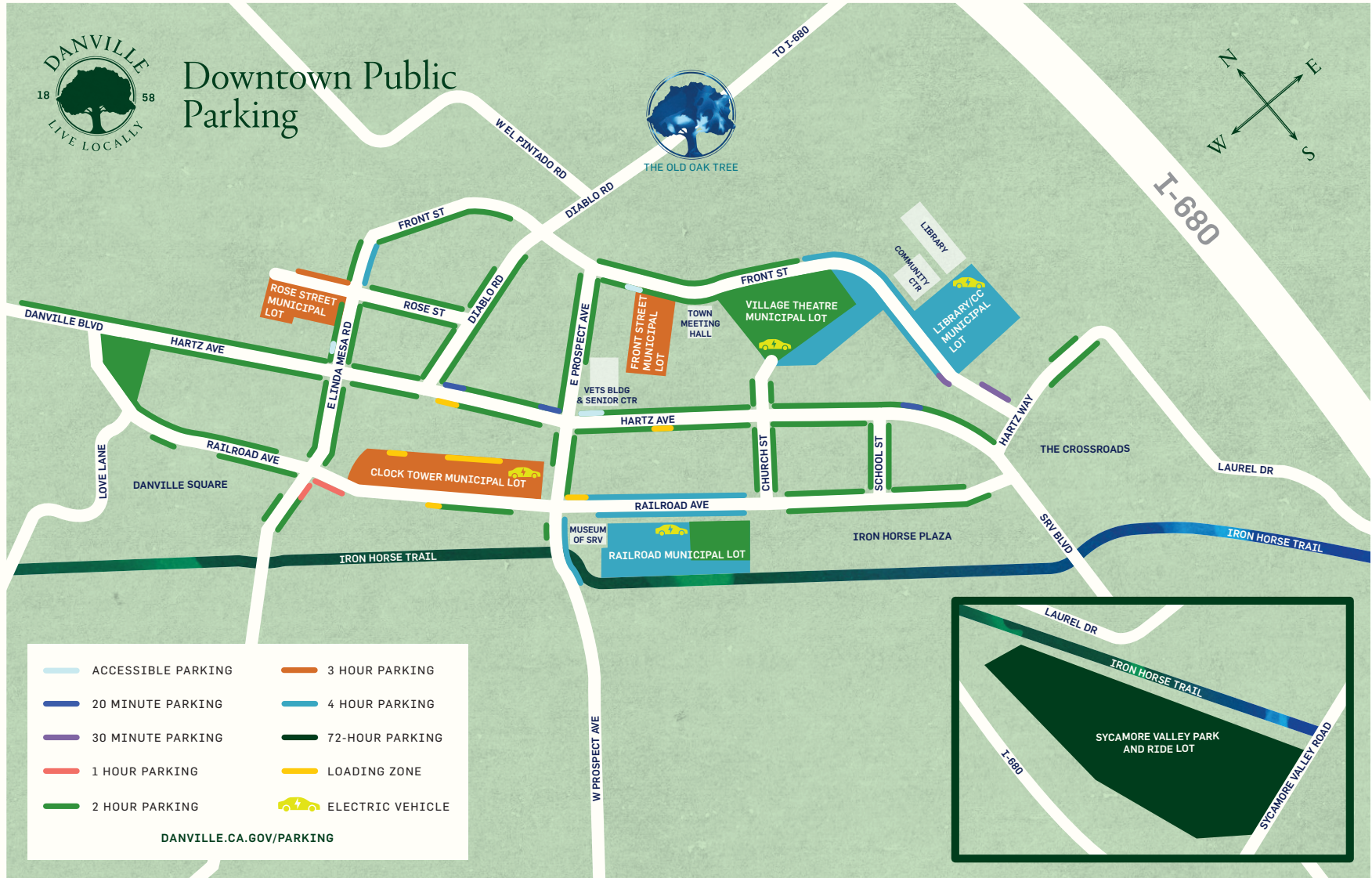


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DOWNTOWN PUBLIC PARKING



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DEMOGRAPHICS



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,415	44,106	100,825



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,632	15,915	38,462



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$238,156	\$258,566	\$234,807



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.55 M	\$2.85 M	\$2.66 M



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
8,086	39,868	88,085

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,106	5,473	12,294

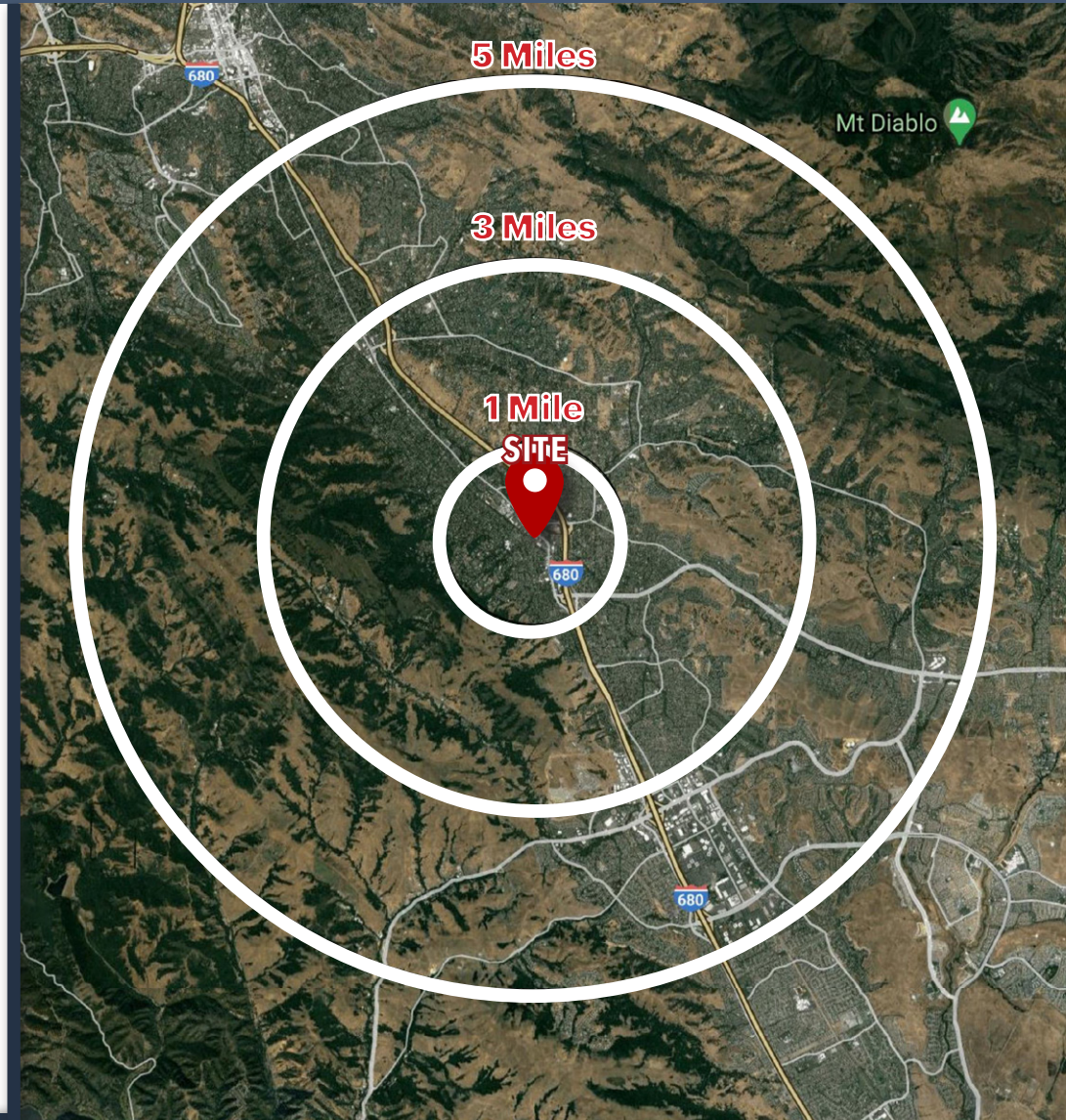


TOTAL MONTHLY HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$11,653	\$12,477	\$11,500

FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,652	\$1,760	\$1,627



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DANVILLE

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 \$1,760 per month included in a total monthly retail spending of \$5,790 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 \$2,850,000 and Disposable HH Income of \$258,566 within 3 mile per REGIS Online



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