

# Street Retail or Restaurant

+2,329 SF Available For Lease



Up to +1,100 SF Patio, Outdoor rendering only

402 Railroad Avenue | Danville, CA 94526



**LOCKEHOUSE**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Adria Giacomelli**

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

**Derek Nazzal**

Retail Specialist  
(925) 627-4272  
Derek@Lockehouse.com  
License #02113380

# CHARMING STREET RETAIL

## Summary and Highlights

### SUMMARY

#### Charming Downtown Retail Shop Space for Lease

<b>Address:</b>	402 Railroad Avenue, Danville CA 94526
<b>Cross Streets:</b>	School Street
<b>Available:</b>	±2,329 SF Contiguous
<b>Dimensions:</b>	98' Frontage along Railroad Avenue
<b>Patio:</b>	±1,100 SF Outside Seating Potential
<b>Floors:</b>	Ground Floor Retail
<b>Rents:</b>	\$3.70 PSF plus .94 NNNs (2020 Estimate)
<b>Parking Lot:</b>	5 Assigned Parking Stalls
<b>Zoning:</b>	DBD 2A (Old Town Retail - Downtown Business District)
<b>Town's Website:</b>	<a href="http://www.danville.ca.gov/Services/Planning-Services/Zoning/">http://www.danville.ca.gov/Services/Planning-Services/Zoning/</a>
<b>Built:</b>	2003
<b>Allowable Uses:</b>	Retailers & Restaurants Welcome

### HIGHLIGHTS

- Charming Retail Building in Downtown Retail Core
- Restaurants Permitted and Welcome! Seeking Burgers and Cafe's
- 98' Frontage along Railroad Avenue
- "Open Feel" to patio with two accordion doors
- Potential for ±1,100 SF Outside Patio
- Private Parking Lot with 5 designated parking spaces
- Railroad Avenue is Main Arterial through Downtown
- Exposure to Strong Demographics and 9,002 Cars Per Day
- Convenient Street Parking surrounding Subject Property and Municipal Parking Lot across the street



402 Railroad Avenue | Danville, CA 94526



**LOCKEHOUSE**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Adria Giacomelli**

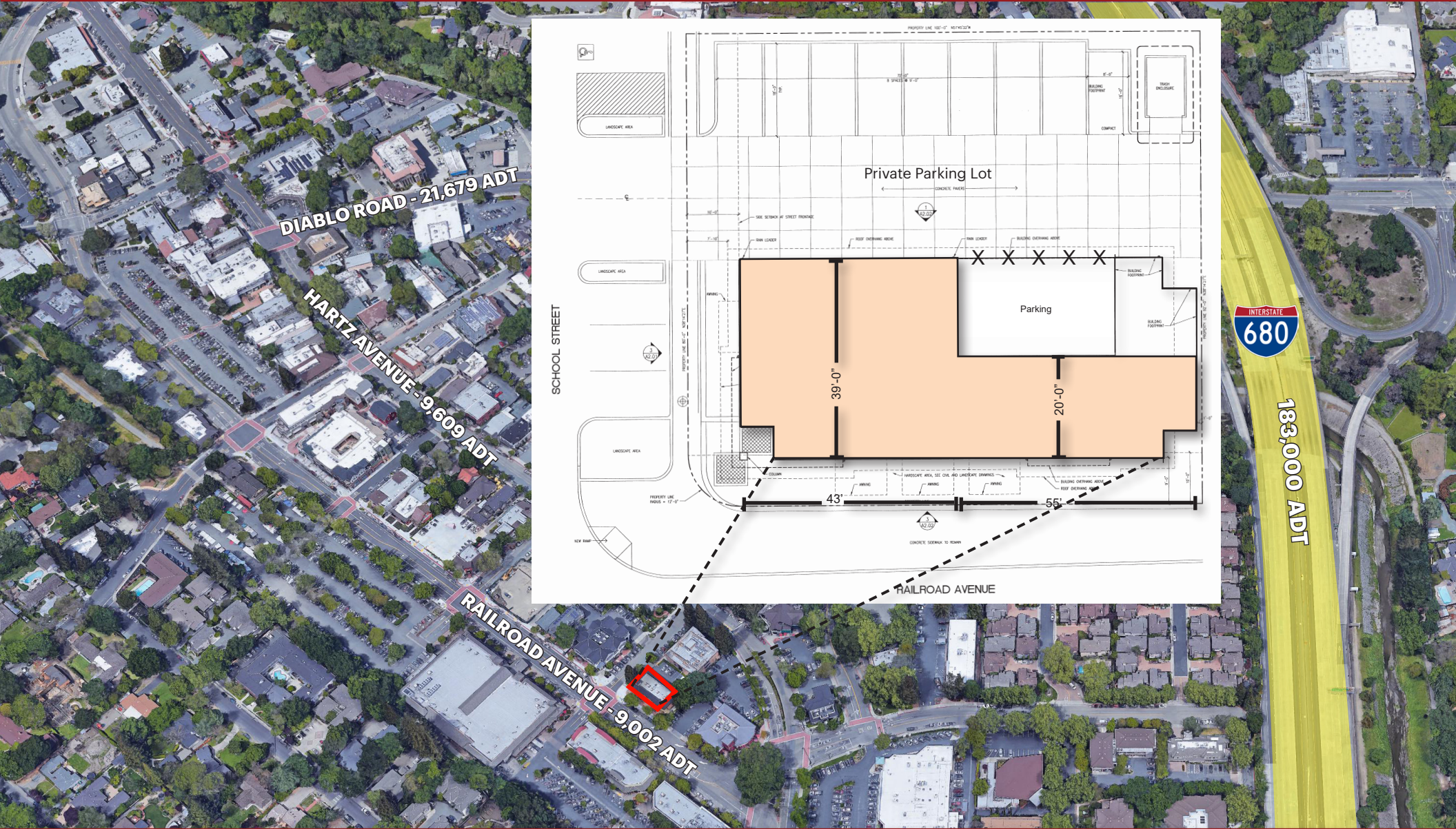
Partner  
(925) 997-2307  
Adria@Lockehouse.com  
License #01498795

**Derek Nazzal**

Retail Specialist  
(925) 627-4272  
Derek@Lockehouse.com  
License #02113380

# CHARMING STREET RETAIL

## Site Plan



402 Railroad Avenue | Danville, CA 94526



**LOCKEHOUSE**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Adria Giacomelli**  
Partner  
(925) 997-2307  
Adria@Lockehouse.com  
License #01498795

**Derek Nazzal**  
Retail Specialist  
(925) 627-4272  
Derek@Lockehouse.com  
License #02113380

# CHARMING STREET RETAIL

+2,329 SF

## HIGHLIGHTS

- Charming Retail Building in Downtown Retail Core
- Restaurants Permitted and Welcome! Seeking Burgers and Cafe's
- 98' Frontage along Railroad Avenue, main corridor
- "Open Feel" to patio with two accordion doors
- Potential for ±1,100 SF Outside Patio
- Private Parking Lot with 5 parking spaces
- Railroad Avenue is Main Arterial through Downtown
- Exposure to Strong Demographics and 9,002 Cars Per Day
- Convenient Street Parking surrounding Subject Property and Municipal Parking Lot across the street



Possible ±1,100 SF Patio

402 Railroad Avenue | Danville, CA 94526



**LOCKEHOUSE**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Adria Giacomelli**

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

**Derek Nazzal**

Retail Specialist  
(925) 627-4272  
Derek@Lockehouse.com  
License #02113380

# CHARMING STREET RETAIL

Close-Up Market Aerial



402 Railroad Avenue | Danville, CA 94526



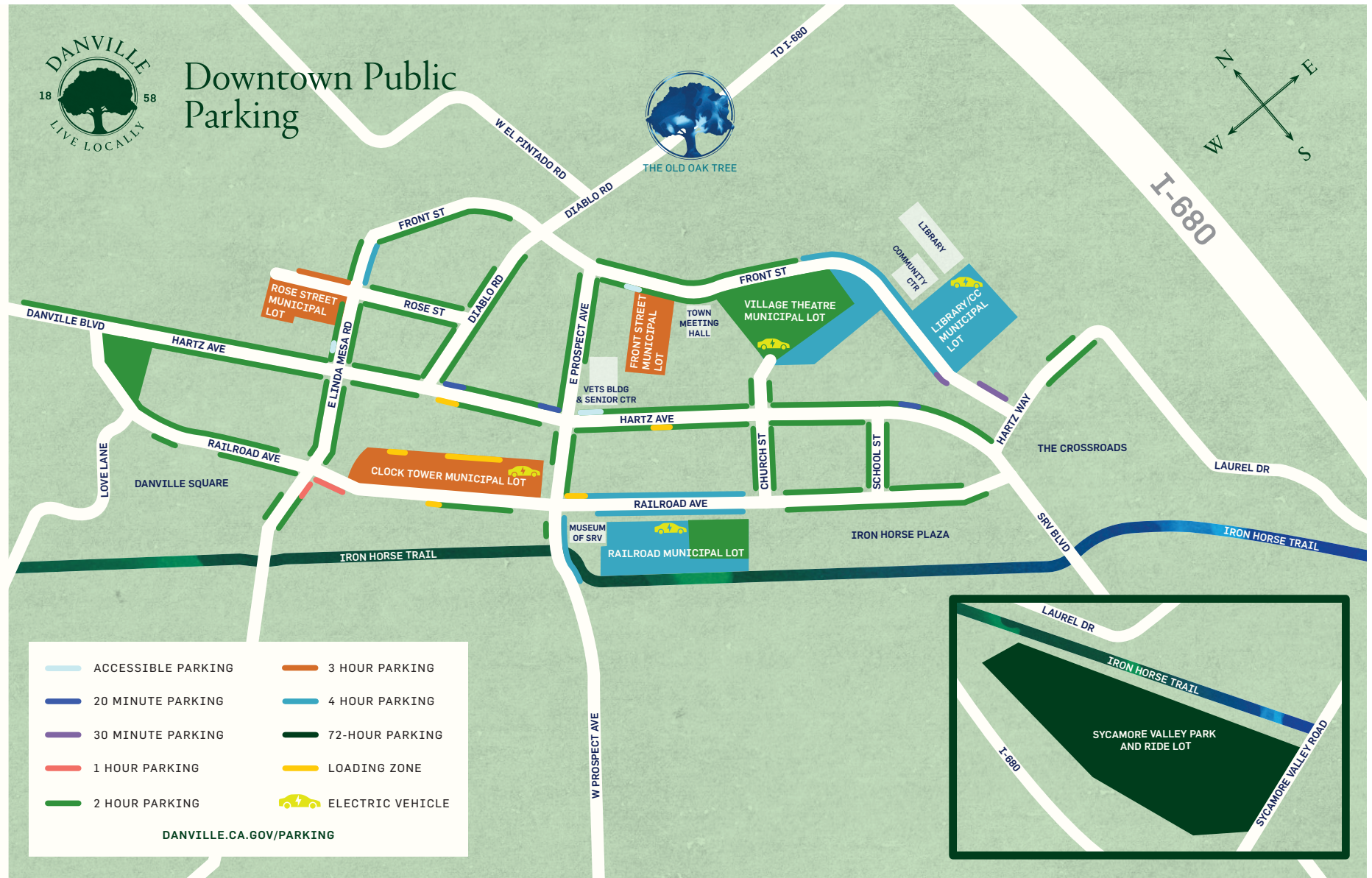
2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Adria Giacomelli**  
Partner  
(925) 997-2307  
Adria@Lockehouse.com  
License #01498795

**Derek Nazzal**  
Retail Specialist  
(925) 627-4272  
Derek@Lockehouse.com  
License #02113380

# CHARMING STREET RETAIL

## Downtown Public Parking



402 Railroad Avenue | Danville, CA 94526



2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Adria Giacomelli**  
Partner  
(925) 997-2307  
Adria@Lockehouse.com  
License #01498795

**Derek Nazzal**  
Retail Specialist  
(925) 627-4272  
Derek@Lockehouse.com  
License #02113380

# CHARMING STREET RETAIL

## Demographics



### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
10,050	45,352	102,786



### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,859	16,593	38,864



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$231,737	\$251,233	\$235,981



### ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.51 M	\$2.78 M	\$2.68 M



### POPULATION FAMILY

1 MILE	3 MILES	5 MILES
8,674	40,689	90,195



### TOTAL HOUSEHOLD EXPENDITURE

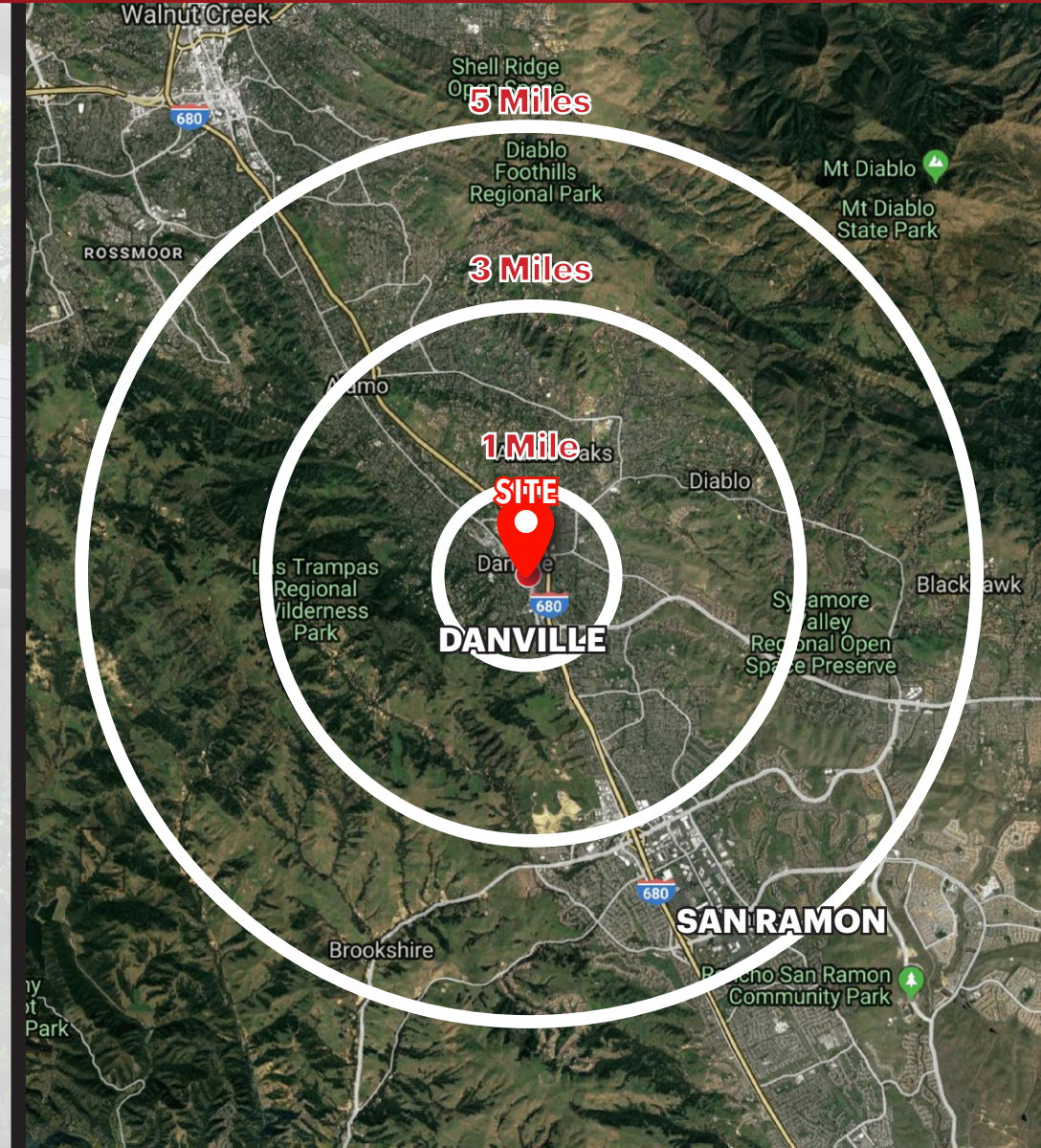
1 MILE	3 MILES	5 MILES
\$11,376	\$12,168	\$11,543

### HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,196	5,624	12,701

### FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,614	\$1,718	\$1,632



402 Railroad Avenue | Danville, CA 94526



2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Adria Giacomelli**  
Partner  
(925) 997-2307  
Adria@Lockehouse.com  
License #01498795

**Derek Nazzal**  
Retail Specialist  
(925) 627-4272  
Derek@Lockehouse.com  
License #02113380