

DANVILLE COMMONS ON HARTZ

Retail / Office Condos For Sale

321
HARTZ AVENUE



321 Hartz Avenue, Danville, CA 94526

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCKEHOUSE

WILL BALLOWE
(925) 737-4143
wballowe@lee-associates.com
License #02053125

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

DANVILLE COMMONS ON HARTZ

Retail / Office Condos For Sale | The Offering

321
HARTZ AVENUE

LockeHouse and Lee & Associates - East Bay, Inc., as exclusive advisors, are pleased to present the opportunity to acquire individual office and retail condominiums in historic Downtown Danville, for the first time.

The subject property is a multi-tenant retail/office building that totals approximately ±12,150 square feet and resides on ±0.25 acres. **321 Hartz Avenue** is prominently located near the corner of Diablo Road and Hartz Avenue, immediately adjacent to The Clock Tower Parking Lot in the heart of Downtown Danville. The ground floor retail condominiums are generally limited to retail and/or restaurant, bar/nightclub lounge, tasting room, or in following the uses of Downtown Business District 1 (DBD1). In addition to the ground floor uses, office uses are permitted on the second floor. The subject property's unique location makes accessibility to various retail and restaurant amenities extremely convenient. It also boasts visibility and charm, and easy access just blocks to I-680 freeway.



- Opportunity to own a condominium within a building in the center of Downtown Danville
- Affluent Demographics in Thriving San Francisco Bay Area Suburban Community
- Surrounded by free parking, freeway access and walkability
- Record low SBA loan rates

What is a commercial condominium?

A commercial condominium (or condo) is an individually owned unit that is part of a larger multi-unit building with various owners. Each condo owner receives fee simple title to their unit along with a recordable deed.

321 Hartz Avenue, Danville, CA 94526



WILL BALLOWE
(925) 737-4143
wballowe@lee-associates.com
License #02053125

ADRIA GIACOMELLI
Partner
(925) 997-2307
Adria@LockeHouse.com
License #01498795

DANVILLE COMMONS ON HARTZ

Retail / Office Condos For Sale | Building & Location Benefits | Economic Data

321
HARTZ AVENUE

BUILDING & LOCATION BENEFITS

- Premium Retail Suites with Exclusive Patios
- Iconic Building in the center of Town
- Affluent market with Upper Income Demographics
- Visible, Convenient and Ample Parking
- Rare Investment and Owner-User Opportunity

ECONOMIC DATA:

HOA Dues Estimate \$0.50 SF/Month

- Exterior Maintenance
- Landscape & Water (Tenants premises and common areas/one meter)
- Common Area Power & Gas
- HVAC & Roof



321 Hartz Avenue, Danville, CA 94526

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCKEHOUSE

WILL BALLOWE
(925) 737-4143
wballowe@lee-associates.com
License #02053125

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

DANVILLE COMMONS ON HARTZ

Retail / Office Condos For Sale | Market Aerial

321
HARTZ AVENUE



321 Hartz Avenue, Danville, CA 94526

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



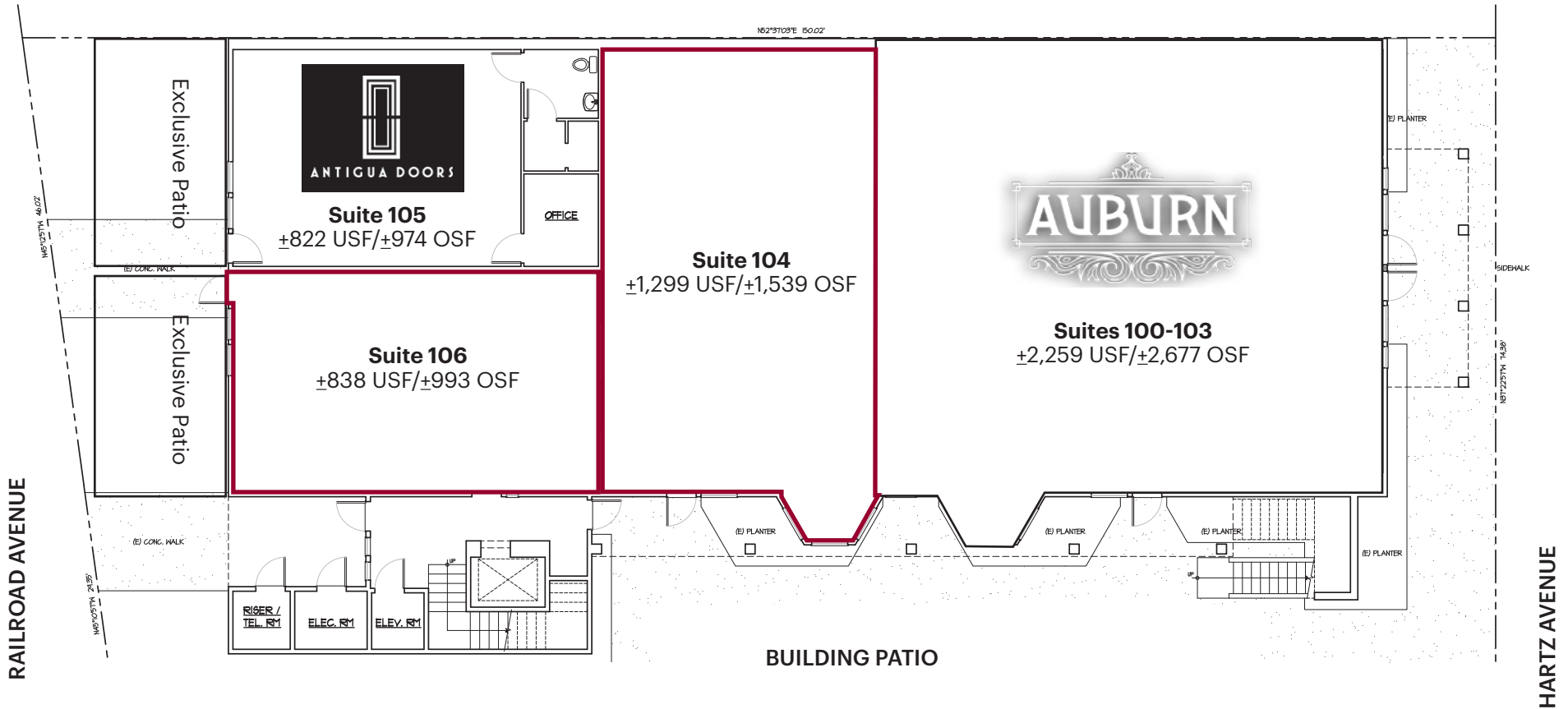
WILL BALLOWE
(925) 737-4143
wballowe@lee-associates.com
License #02053125

ADRIA GIACOMELLI
Partner
(925) 997-2307
Adria@LockeHouse.com
License #01498795

DANVILLE COMMONS ON HARTZ

1st Floor Retail Condos For Sale | Floor Plan - First Floor

321
HARTZ AVENUE



Note: **USF / Usable** within outside walls
OSF / Ownable usable plus share of common area

321 Hartz Avenue, Danville, CA 94526



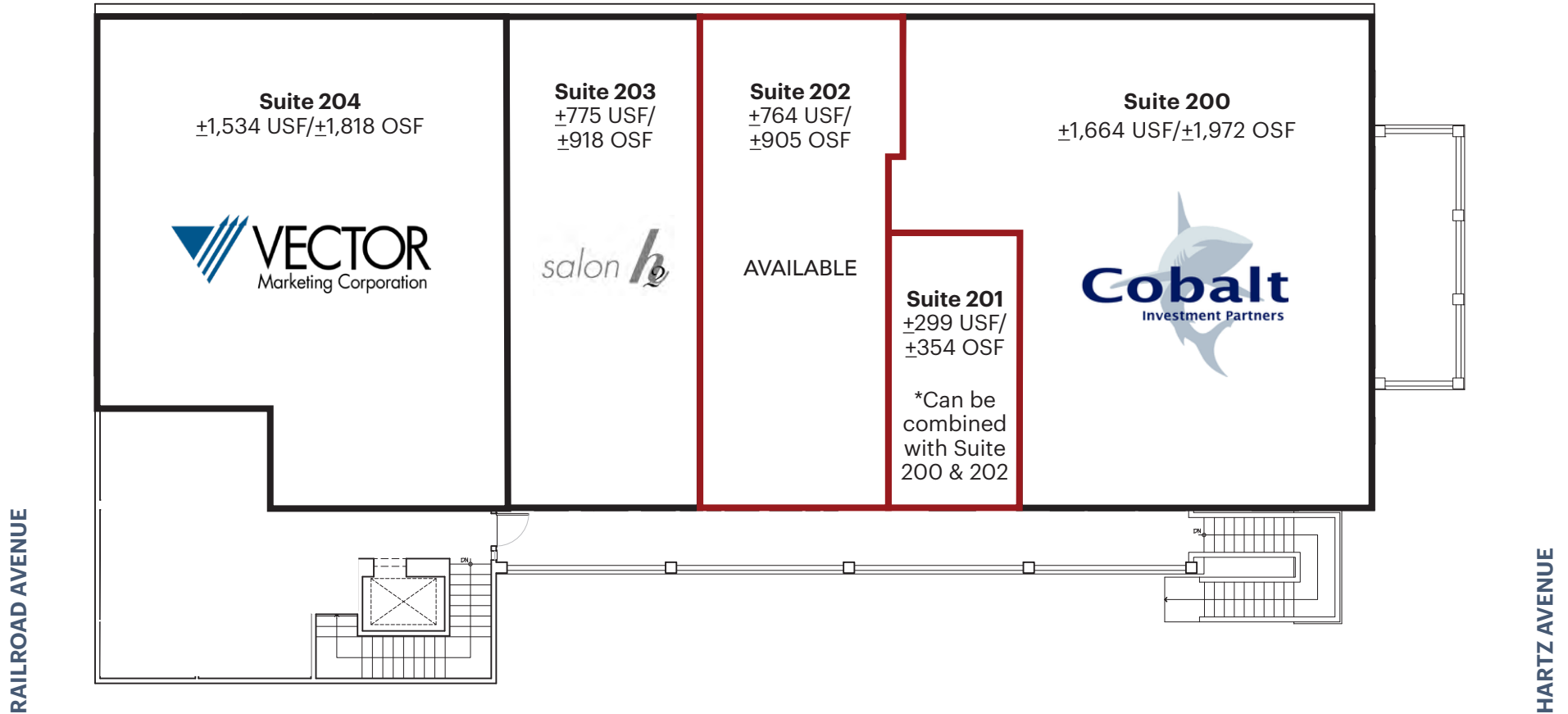
WILL BALLOWE
(925) 737-4143
wballowe@lee-associates.com
License #02053125

ADRIA GIACOMELLI
Partner
(925) 997-2307
Adria@LockeHouse.com
License #01498795

DANVILLE COMMONS ON HARTZ

2nd Floor Retail Condos For Sale | Floor Plan - Second Floor

321
HARTZ AVENUE



321 Hartz Avenue, Danville, CA 94526



WILL BALLOWE
(925) 737-4143
wballowe@lee-associates.com
License #02053125

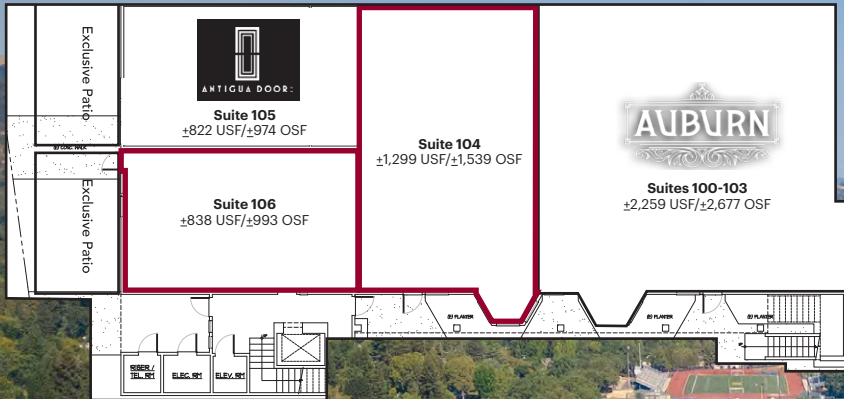
ADRIA GIACOMELLI
Partner
(925) 997-2307
Adria@LockeHouse.com
License #01498795

DANVILLE COMMONS ON HARTZ

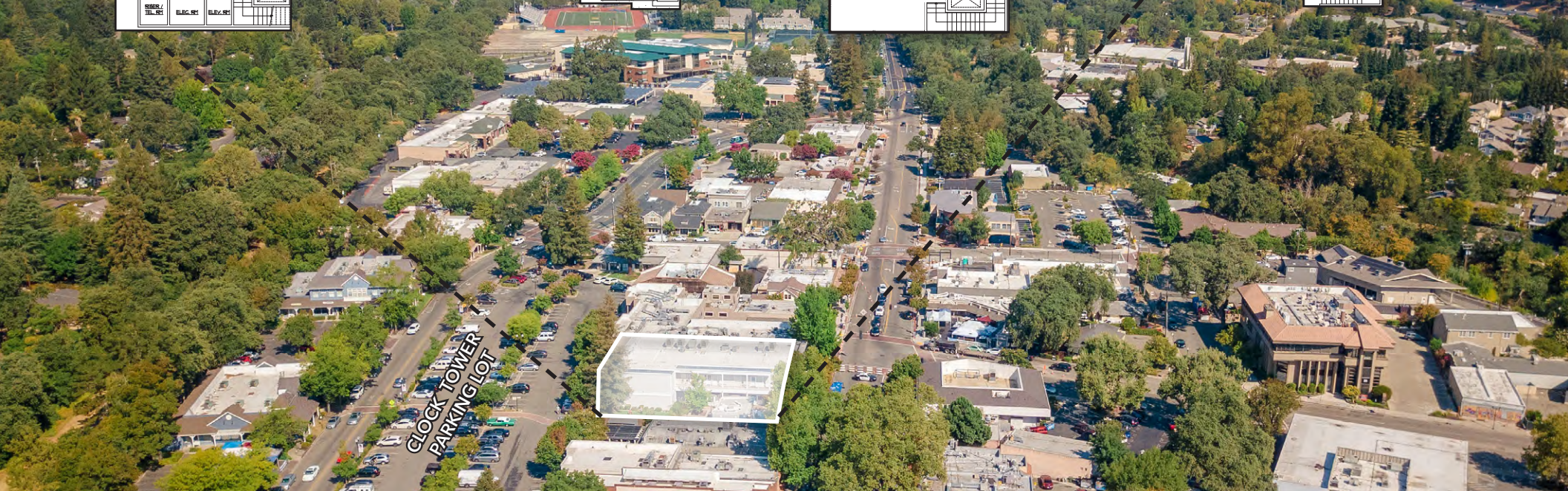
Retail / Office Condos For Sale

321
HARTZ AVENUE

1ST FLOOR RETAIL FLOOR PLAN



2ND FLOOR OFFICE FLOOR PLAN



321 Hartz Avenue, Danville, CA 94526

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



WILL BALLOWE
(925) 737-4143
wballowe@lee-associates.com
License #02053125

ADRIA GIACOMELLI
Partner
(925) 997-2307
Adria@LockeHouse.com
License #01498795

DANVILLE COMMONS ON HARTZ

Retail / Office Condos For Sale | Demographics

321
HARTZ AVENUE



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,229	43,483	98,825



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,577	15,620	37,797



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$238,404	\$261,480	\$235,118



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.54 M	\$2.88 M	\$2.66 M



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
7,904	39,396	86,319



TOTAL HOUSEHOLD EXPENDITURE

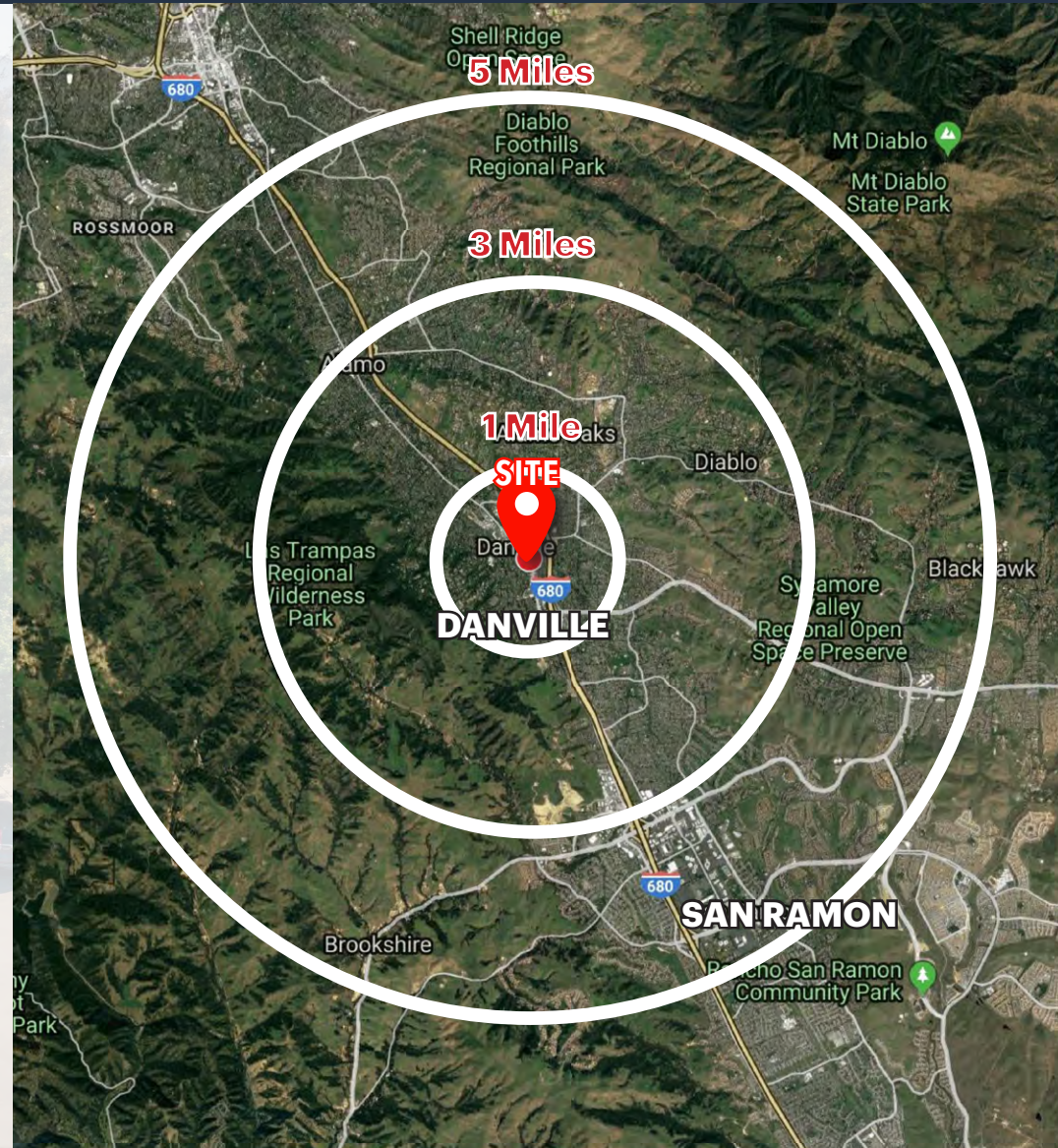
1 MILE	3 MILES	5 MILES
\$11,663	\$12,604	\$11,516

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,075	5,396	11,949

FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,653	\$1,778	\$1,628



321 Hartz Avenue, Danville, CA 94526



WILL BALLOWE
(925) 737-4143
wballowe@lee-associates.com
License #02053125

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