

DANVILLE HOTEL

EST. 1891

REDEVELOPMENT MIXED USE PROJECT - 2015 OPENING

± 17,815 SF RETAIL & RESTAURANT SPACES

411 HARTZ AVENUE at PROSPECT AVENUE & RAILROAD AVENUE



ADRIA GIACOMELLI
925.974.0234
adria@ccareynkf.com
Lic# 01498795



GARY RIELE
925.648.2046
gary@rielecommercial.com
Lic# 00864638

The highly anticipated 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.



RENDERINGS



PROSPECT AVENUE ELEVATION



RAILROAD AVENUE ELEVATION

SUMMARY

- Address:** 411 Hartz Avenue, Prospect Avenue & Railroad Avenue
- The Danville Hotel:** Mixed-Use Boutique Redevelopment
- Retail:** 10,615 sf (425 sf – 5,090 sf)
- Restaurant:** 7,300 sf (1,500 sf, 2,700 sf & 3,000 sf)
- Residential:** 16 2nd floor Residential Condominiums
- Timeline:** Demolition Completed February 2014
Construction Commences May 1, 2014
Delivery Summer 2015
Open for Business Winter 2015

OVERVIEW

The downtown retail district of Danville includes a unique blend of shops, an array of eateries and upscale amenities. To enhance the already thriving retail corridor is the long awaited redevelopment of the Danville Hotel. Considered to be the ultimate Live, Work & Play destination, the Danville Hotel conveys thoughtful design while benefitting from its premier location fronting Hartz Avenue, Prospect Avenue & Railroad Avenue. The Danville Hotel includes 10,615 sf of retail spaces ranging from 425 sf up to 5,090 sf of continuous space. There are three well positioned restaurant spaces including a 1,500 sf sidewalk cafe on Hartz Ave in the historic Danville Hotel, 3,000 sf of casual dining with outdoor patio seating on the corner of Prospect and Railroad and 2,700 sf fronting Railroad, plus outside plaza seating. We are seeking only proven and chef-driven restaurants and select boutique retailers.

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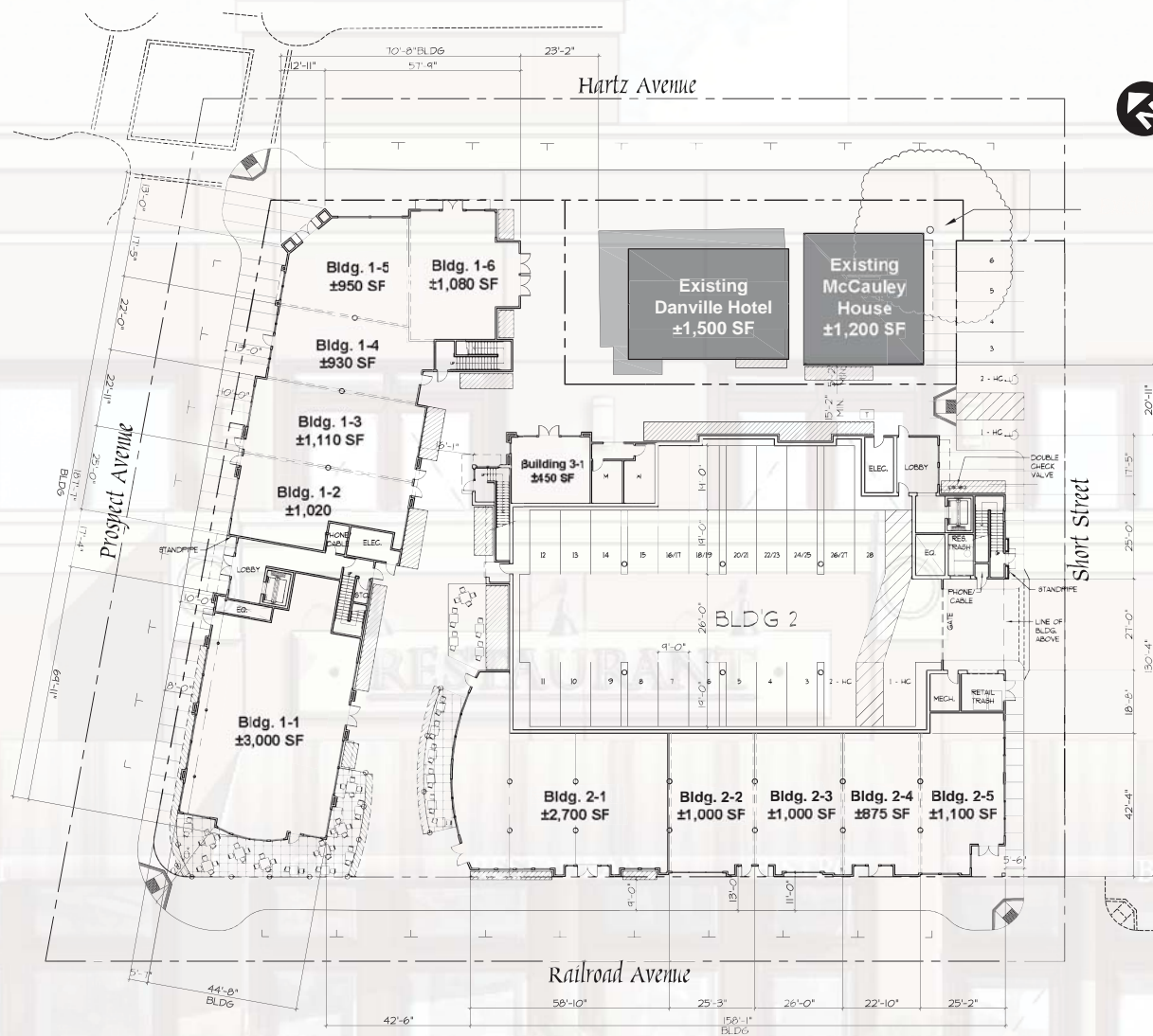
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16 RESIDENTIAL CONDOMINIUMS

SITE PLAN

(SQUARE FOOTAGES ARE APPROXIMATE ONLY)



BUILDING 1

Suite 1 ±3,000 SF Restaurant
Suites 2-6 ±5,090 SF Retail

BUILDING 2

Suite 1 ±2,700 SF Restaurant
Suites 2-5 ±3,975 SF Retail

BUILDING 3

Suite 1 ±450 SF Retail

EXISTING SPACE

Danville Hotel ±1,500 SF Restaurant
McCauley House ±1,200 SF Retail

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TRAFFIC COUNTS

- El Cerro: 13,683 ADT
- Hartz Avenue: 11,596 ADT
- Railroad Avenue: 9,914 ADT
- Diablo Road: 20,584 ADT
- I-680: 150,788 ADT



2012 DEMOGRAPHICS

Hartz Ave & W Prospect Ave Danville, California	1 Mile	3 Miles	5 Miles
Population (2012)	7,094	40,058	97,669
Est. Population Density (2012)	2,260 psm	1,417 psm	1,244 psm
Estimated Households (2012)	2,828	14,731	37,609
Est. Avg. Household Income (2012)	\$135,537	\$164,495	\$160,530
Est. Median Household Income (2012)	\$117,128	\$143,959	\$136,903
Est. Median Disposable Income (2012)	\$90,874	\$113,299	\$108,348
Est. Average Household Net Worth (2012)	\$1,122,888	\$1,216,773	\$1,178,316
Median Age	44.5	44.5	44.9
Total Retail Expenditures	\$3,085 (42.0%)	\$3,575 (41.9%)	\$3,504 (41.9%)
Apparel Expenditure	\$358 (4.9%)	\$418 (4.9%)	\$409 (4.9%)
Entertainment	\$419 (5.7%)	\$489 (5.7%)	\$479 (5.7%)
Food and Beverages	\$1,051 (14.3%)	\$1,207 (14.2%)	\$1,184 (14.2%)
Furnishings and Equipment	\$345 (4.7%)	\$404 (4.7%)	\$395 (5.7%)

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  **Cornish & Carey Commercial
Newmark Knight Frank**
Retail Services

RIELE
commercial

GARY RIELE
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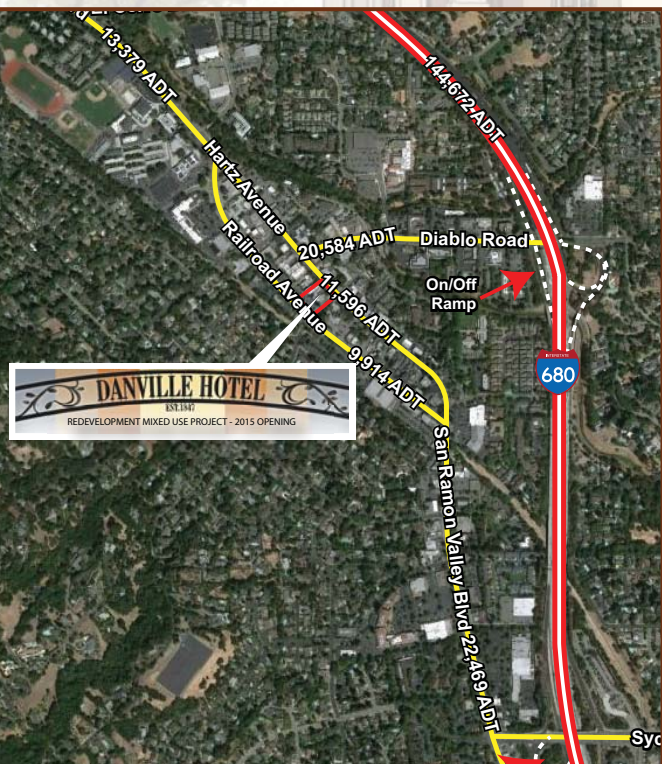
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LOCATION

The Town of Danville is considered the "Heart of the San Ramon Valley" in Contra Costa County and the Danville Hotel is unarguably located in the very core of downtown Danville.

According to Businessweek, Danville is the 41st most expensive zip code in the United States, one of California's top 25 wealthiest cities and 9th safest, as well as one of the wealthiest suburbs of San Francisco, receiving the #1 ranking in the nation in a recent forecast done by Pinpoint Demographics for the highest per capita spending on clothing.



Danville's historic downtown features the perfect blend of upscale amenities with suburban charm thanks to plentiful shops, art galleries, cafes, and restaurants that draw people from throughout the area. The immediate trade area includes over 100,000 residents with an average net worth of \$1,200,000.

