

# THE DANVILLE HOTEL

Shop Space For Lease at 100% Intersection : ±1,168 USF Available



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



**RIELE**  
commercial

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

**Gary Riele**  
Broker  
(925) 736-1105  
gary@rielecommercial.com  
License #00864638

# THE DANVILLE HOTEL

## Summary & Highlights




### SUMMARY

#### The Danville Hotel

Address: 111 W. Prospect Avenue, Danville, CA 94526  
Cross Streets : Railroad Avenue and Short Street  
Size: ±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

  
Average Household  
Income  
\$238,156

  
Average Household  
Net Worth  
\$1.65 M

  
Monthly Retail  
Expenditure  
\$3,635

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



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



**RIELE**  
commercial

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

**Gary Riele**  
Broker  
(925) 736-1105  
gary@rielecommercial.com  
License #00864638

# THE DANVILLE HOTEL

## Site Plan



BUILDING	TYPE	USABLE SF	RENTABLE SF (6% LOAD)
1-1	In Negotiation	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 (Formerly Papyrus)	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



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

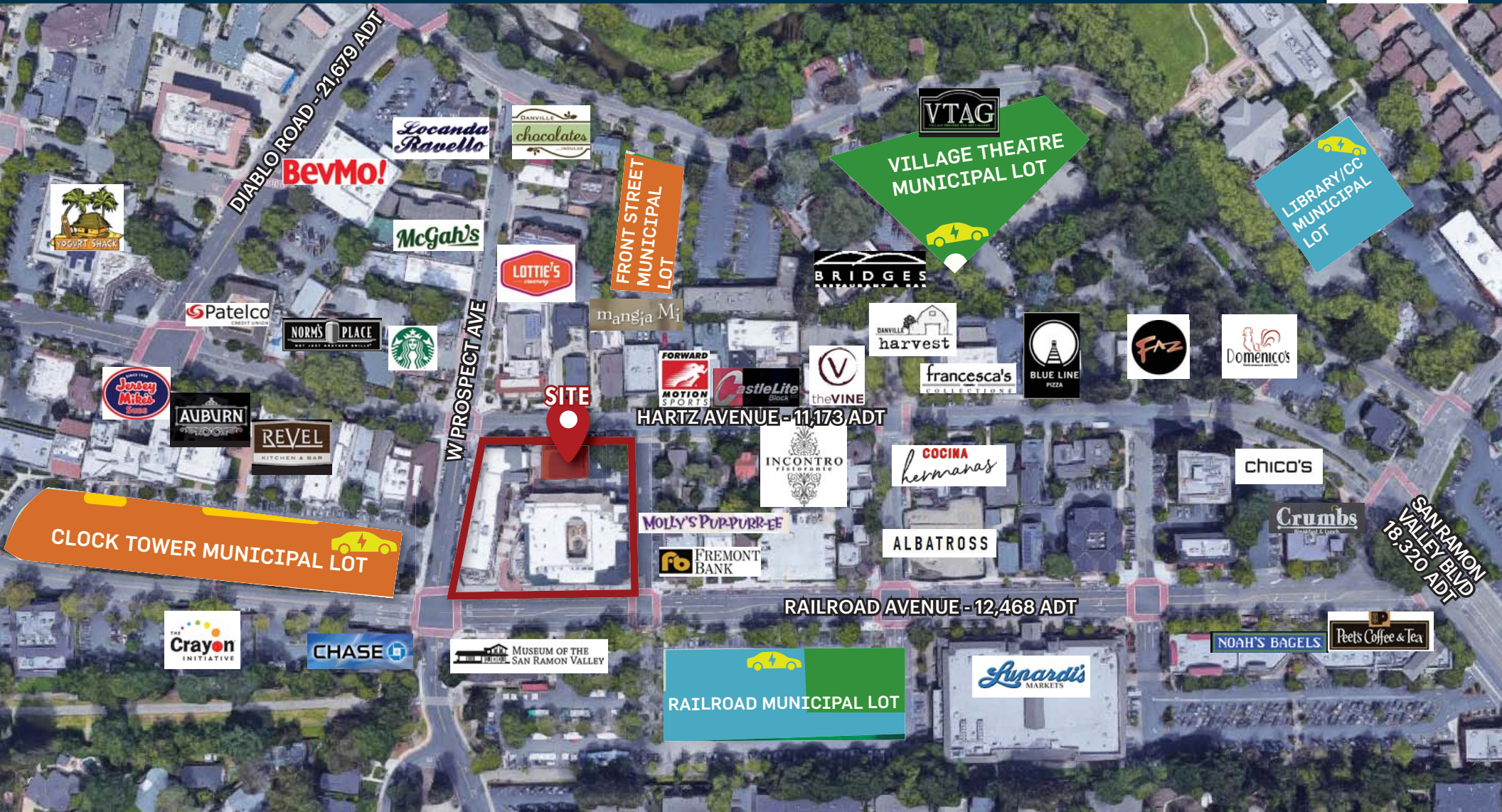


**Adria Giacomelli**  
 Senior Vice President  
 (925) 997-2307  
 Adria@Lockehouse.com  
 License #01498795

**Gary Riele**  
 Broker  
 (925) 736-1105  
 gary@rielecommercial.com  
 License #00864638

# THE DANVILLE HOTEL

Close-Up Aerial



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



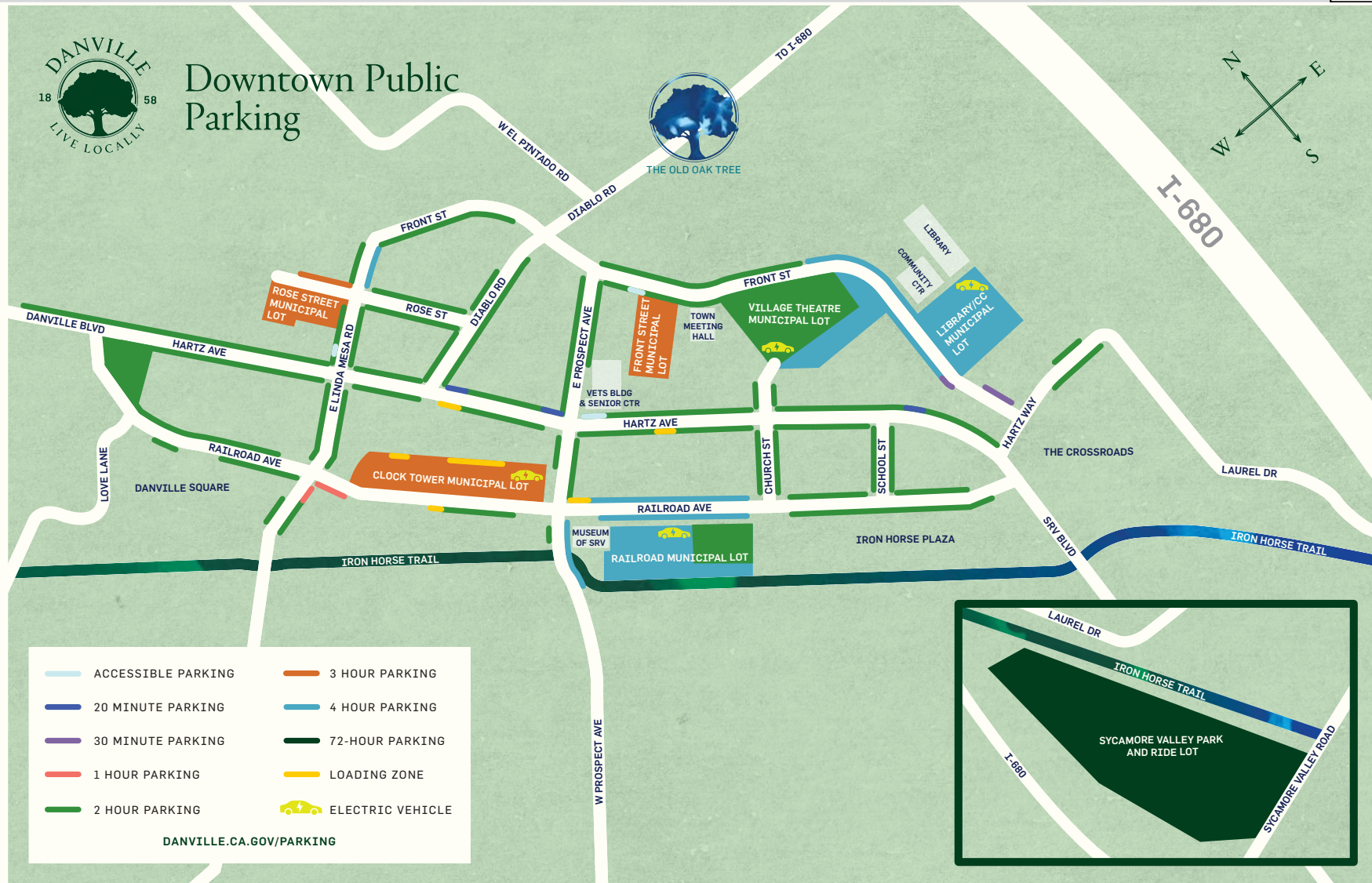
**RIELE**  
commercial

**Adria Giacomelli**  
Senior Vice President  
(925) 997-2307  
Adria@LockeHouse.com  
License #01498795

**Gary Riele**  
Broker  
(925) 736-1105  
gary@rielecommercial.com  
License #00864638

# THE DANVILLE HOTEL

## Downtown Public Parking



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



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

**Gary Riele**  
 Broker  
 (925) 736-1105  
 gary@rielecommercial.com  
 License #00864638

# THE DANVILLE HOTEL

## 2019 Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,415	44,106	100,825
Average Household Income	\$238,156	\$258,566	\$234,807
Daytime Population	9,850	15,599	70,378
Total Retail Expenditures	\$236.04 M	\$1.11 B	\$2.47 B
Food and Beverages	\$72.01	\$336.21	\$750.71 M
Apparel Expenditure	\$18.54 M	\$87.44 M	\$194.28 M
Entertainment	\$30.13 M	\$142.29 M	\$316.13 M
Median Age	46.1	46.0	46.3
Bachelor Degree or Higher	4,529	22,332	52,435

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



### TRAFFIC COUNTS

Railroad Avenue	12,468 ADT
Hartz Avenue	11,173 ADT
El Cerro	15,544 ADT
Diablo Road	21,679 ADT
I-680	183,000 ADT



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



**RIELE**  
commercial

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

**Gary Riele**  
Broker  
(925) 736-1105  
gary@rielecommercial.com  
License #00864638

# THE DANVILLE HOTEL

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 \$6 M per month included in a total monthly retail spending of \$2.47 B 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 \$2.55 M and Disposable HH Income of \$234,807 within 3 mile per REGIS Online



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



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

**Gary Riele**  
Broker  
(925) 736-1105  
gary@rielecommercial.com  
License #00864638