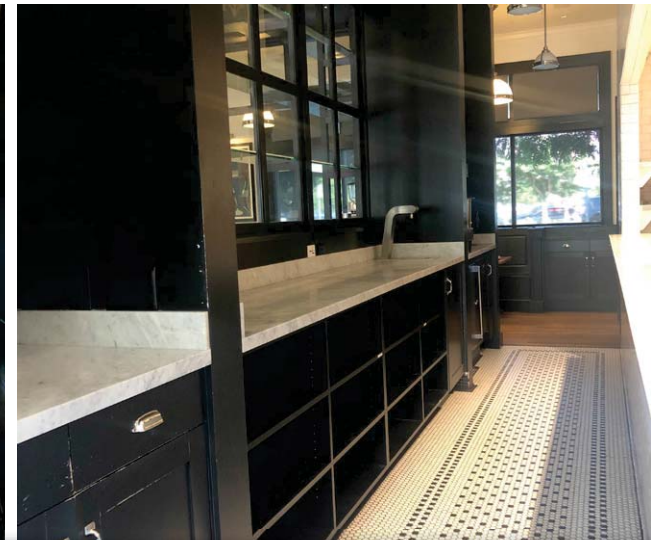


THE DANVILLE HOTEL

Restaurant For Lease: $\pm 2,843$ USF Plus ± 600 SF of Patio



The Danville Hotel - 111 W Prospect Avenue, Danville, CA 94526



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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: +2,843 USF plus +600 SF Patio
Rental 3,014 SF includes load factor

Type: Mixed-Use Retail - Residential Boutique Development

1st Floor: 17,805 SF Ground Floor Retail & Restaurants

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



Walk-Through Video:
<https://youtu.be/4jWAQEEp35M>

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.



HIGHLIGHTS

- A Boutique Restaurant/Retail & Residential Development
- ±2,843 SF Restaurant with Outdoor Patio
- Hard Corner Intersection at Main Corridor in Town
- New Construction – Raised and Rebuilt in 2016
- Strong and Affluent Demographics: 3 Mile Radius
 - Average Household Income - \$258,019
 - Average Household Net Worth - \$2.84 M
 - Monthly Food & Beverage Expenditure - \$1,762



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Site Plan



BUILDING	TYPE	USABLE SF	RENTABLE SF (6% LOAD)
1-1	AVAILABLE	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	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



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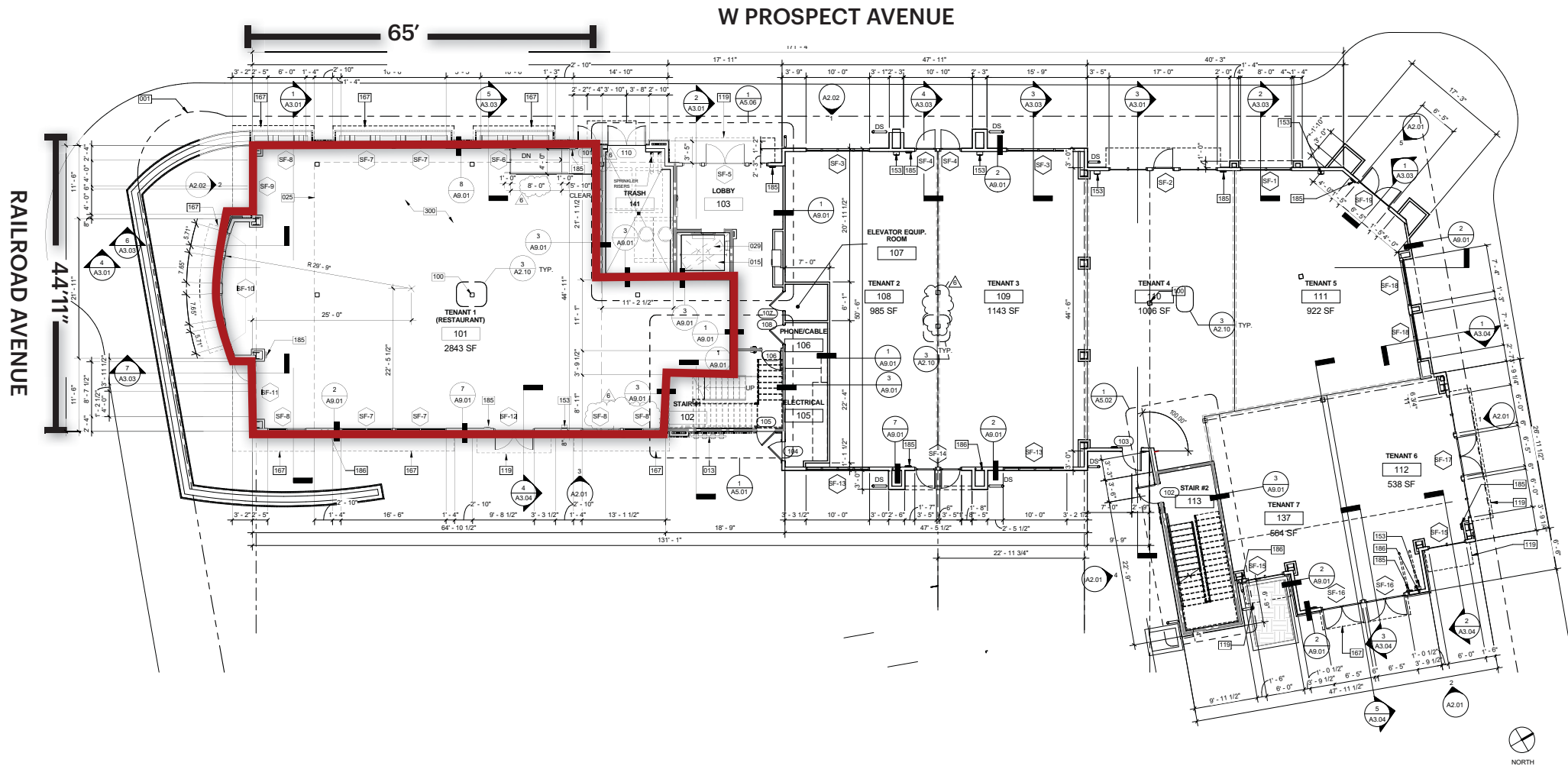


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Floor Plan



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THE DANVILLE HOTEL

Close-Up Aerial



The Danville Hotel - 111 W Prospect Avenue, Danville, CA 94526



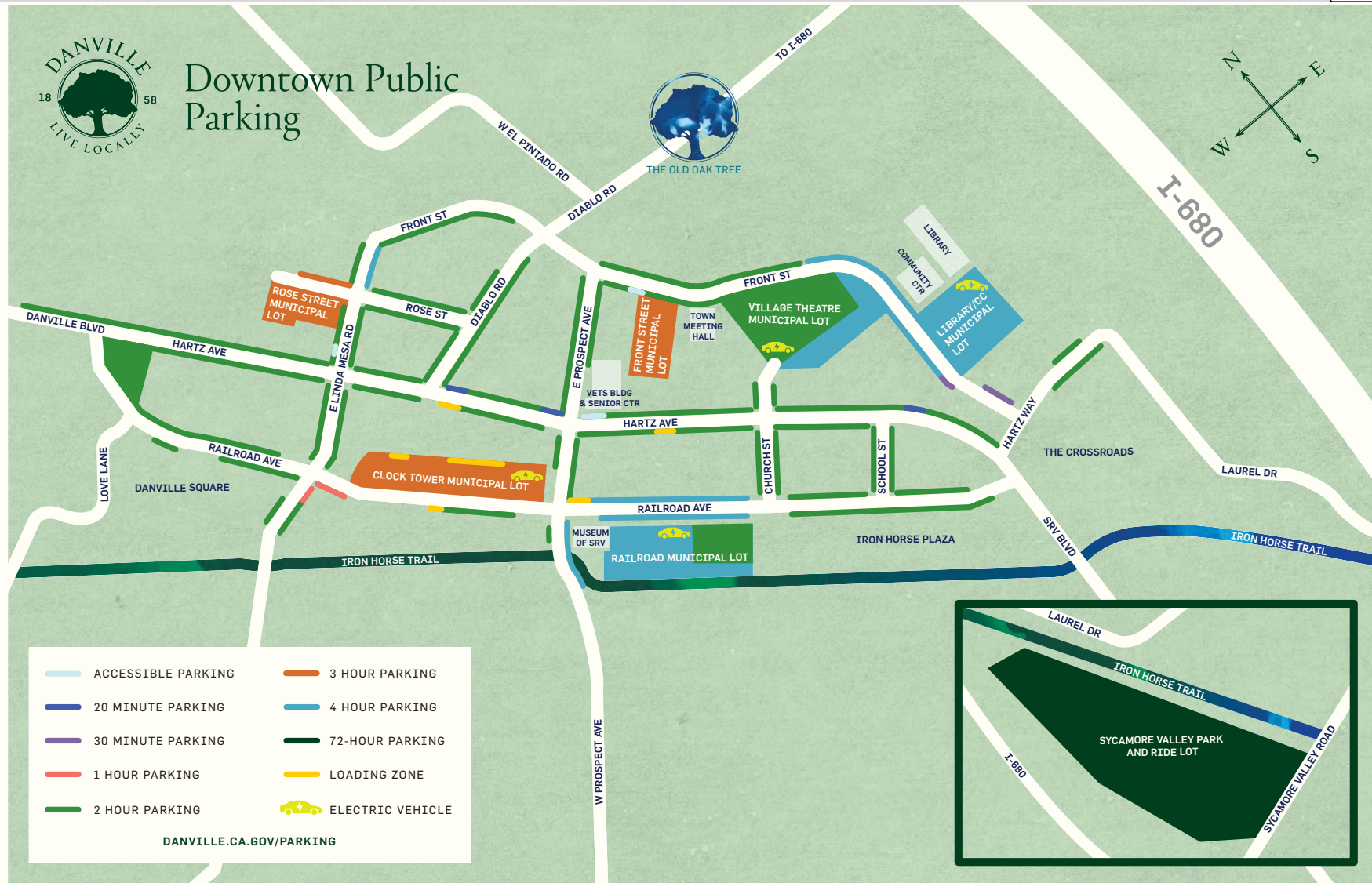
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Downtown Public Parking



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THE DANVILLE HOTEL

2019 Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,584	43,534	100,577
Average Household Income	\$239,326	\$258,019	\$231,229
Daytime Population	10,395	16,463	66,152
Total Retail Expenditures	\$5,377	\$5,796	\$5,258
Food and Beverages	\$1,639	\$1,762	\$1,601
Apparel Expenditure	\$423	\$458	\$414
Entertainment	\$687	\$746	\$674
Median Age	46.0	45.6	45.9
Bachelor Degree or Higher	65.6%	69.4%	70.1%

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



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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 \$1,684 per month included in a total monthly retail spending of \$5,539 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 \$2,840,000 and Disposable HH Income of \$258,019 within 3 mile per REGIS Online



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