

THE DANVILLE HOTEL

100% Leased / Waitlisting Future Opportunities



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



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SUMMARY & HIGHLIGHTS

SUMMARY

The Danville Hotel

Address:	411 Hartz Avenue, Danville, CA 94526
Cross Streets:	Railroad Avenue and Short Street
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

- 100% Leased / Waitlisting Future Opportunities
- 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

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.



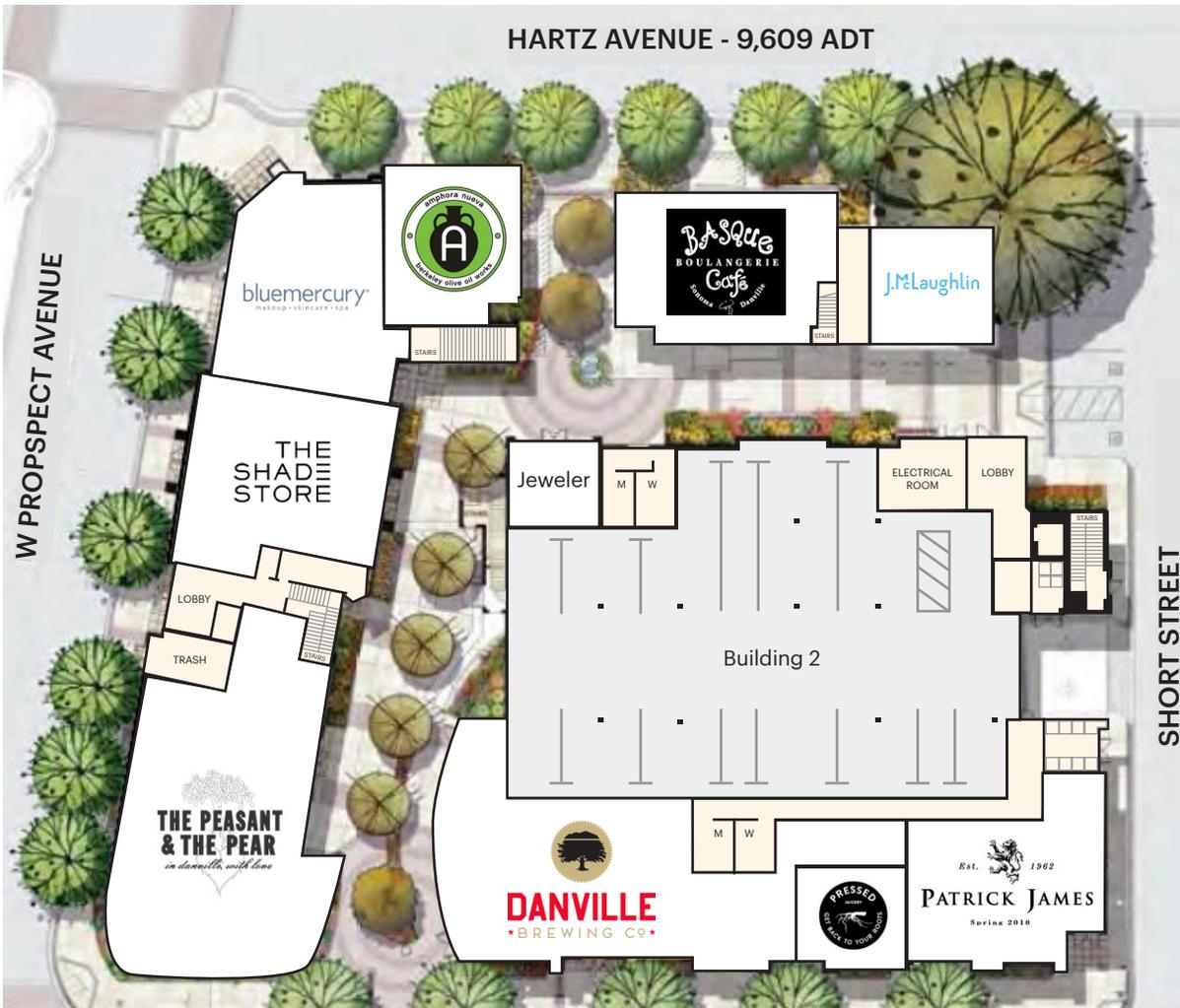
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SITE PLAN



BUILDING	TYPE	USABLE SF	RENTABLE SF (6% LOAD)
1-1	Peasant and the Pear	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	Amphora Nueva	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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DOWNTOWN PUBLIC PARKING

1 PARKING PERMIT LOCATIONS AND FEES

Employee permit parking locations are divided into three "zones" throughout the Downtown, and can be found by referencing the parking permit map below. Permit holders must park within the corresponding zones indicated on the permit. Please note: "Zone 2" and "Zone 3" permits are also valid in "Zone 1."

**To support businesses impacted by COVID-19, permit fees have been waived for calendar year 2021.*

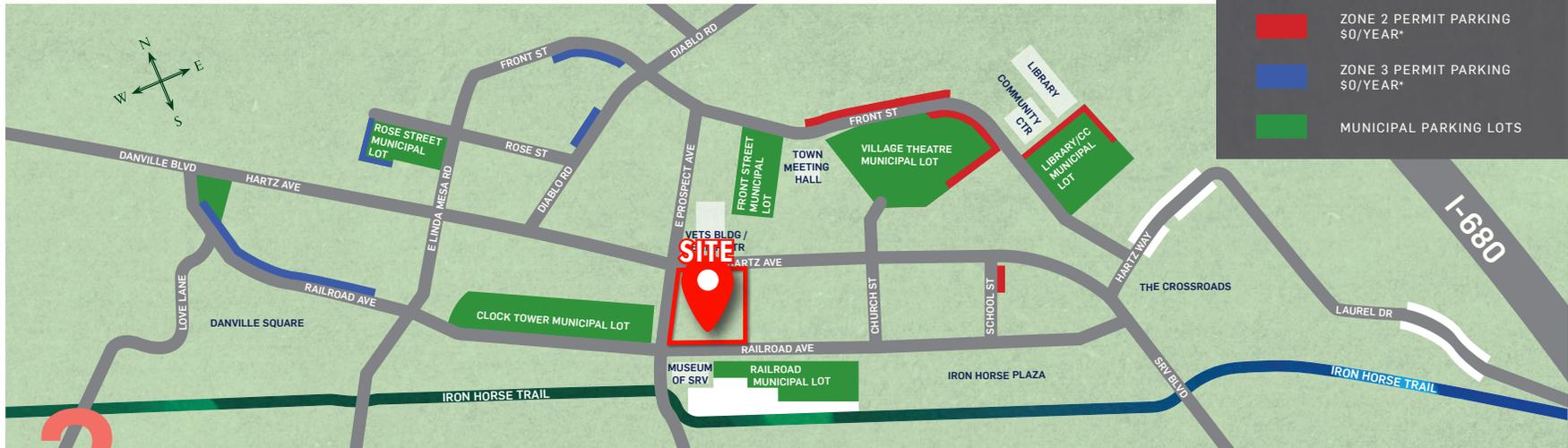
2 WHERE TO PLACE YOUR PARKING PERMIT

Parking Permits are nontransferable stickers and need to be attached directly to the inside surface of the front windshield on the lower left-hand corner (driver's side) of the vehicle to which it has been issued. If you change vehicles or have your windshield replaced over the course of the year, a new permit must be obtained from the Danville Police Department.



Employee Permit Parking

- ZONE 1 PERMIT PARKING \$0/YEAR
- ZONE 2 PERMIT PARKING \$0/YEAR*
- ZONE 3 PERMIT PARKING \$0/YEAR*
- MUNICIPAL PARKING LOTS



3 HOW TO ORDER YOUR PERMIT

DANVILLE.THEPERMITSTORE.COM

You will need to verify your place of employment for a parking permit. Submit a recent pay stub or business card that includes your name, business name and business address.

QUESTIONS? CALL THE DANVILLE POLICE DEPARTMENT
925.314.3700

METHOD 1 (PREFERRED)

Upload verification documents electronically through the online purchasing process, or once you finish the online application send your documents to Parking_Permits@Danville.ca.gov. Upon verification, your permit will be mailed to you directly.

METHOD 2

Submit verification documents in-person at the Danville Police Department, 510 La Gonda Way, Monday through Friday, except on legal holidays. Upon verification, a permit will be issued over the counter. Please note that office hours, service and wait times may vary due to COVID-19 and staff priorities.

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CLOSE-UP AERIAL



*Traffic Counts Source: Sites USA REGIS Online 2/19/21

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DEMOGRAPHICS



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,304	43,805	100,389



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,580	15,762	38,186



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$250,098	\$270,777	\$244,978



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.71 M	\$3.01 M	\$2.82 M



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
8,008	39,664	87,835



TOTAL MONTHLY HOUSEHOLD EXPENDITURE

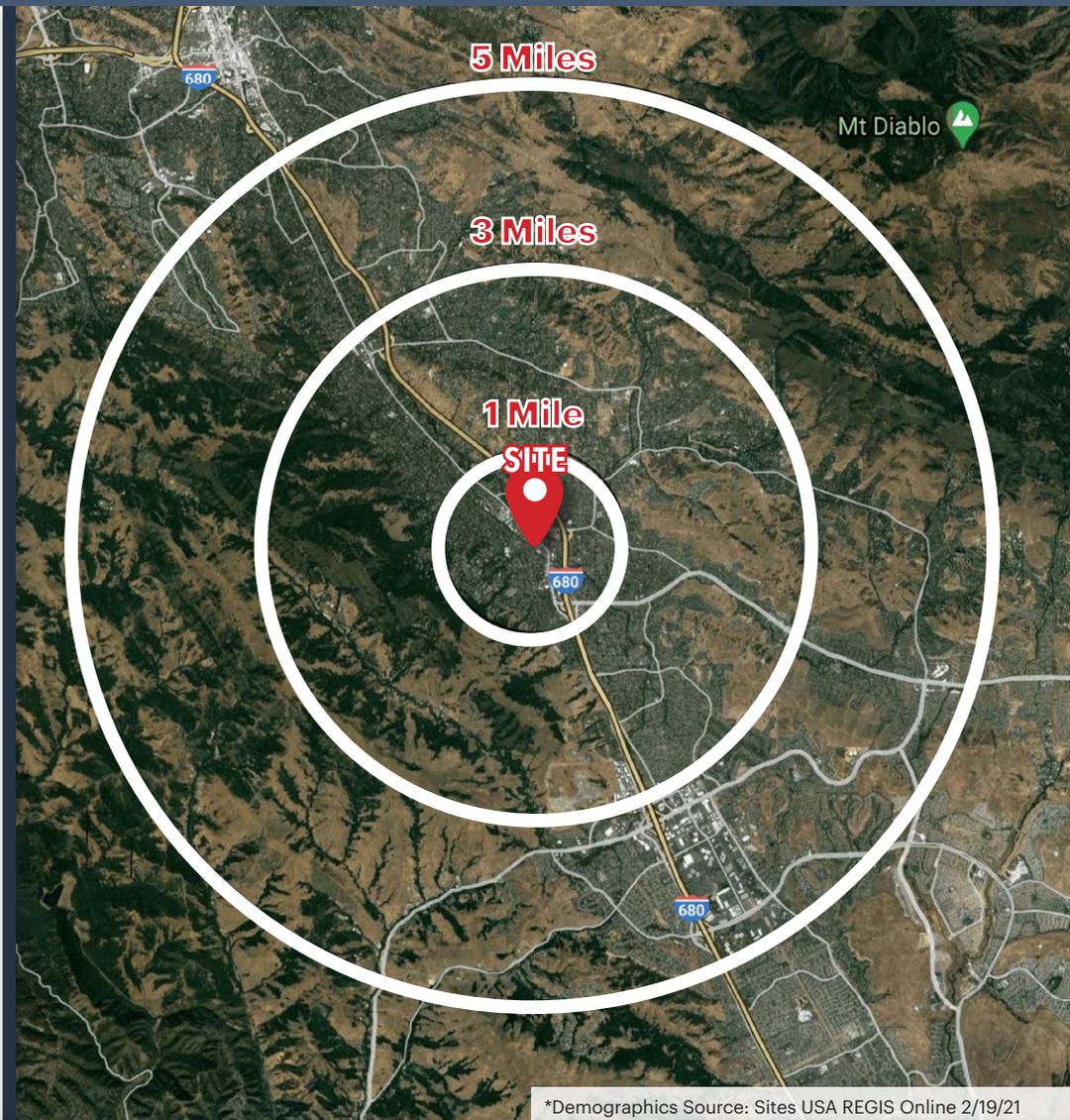
1 MILE	3 MILES	5 MILES
\$12,146	\$13,026	\$11,951

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,093	5,439	12,224

FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,717	\$1,833	\$1,686



*Demographics Source: Sites USA REGIS Online 2/19/21

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DANVILLE, CA

#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 \$1,833 per month included in a total monthly retail spending of \$6,037 within a 3-mile radius per REGIS Online

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 \$2,710,000 and Disposable HH Income of \$270,777 within 3 mile per REGIS Online



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