

INVESTMENT OR OWNER-USER OPPORTUNITY

FOR SALE - 321 Hartz Avenue, Danville, CA



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CALL BROKER FOR PRICING

±2,250 SF Office Available for Owner/User

SUMMARY

Property	Downtown Danville Mixed Use Building
Address	321 Hartz Avenue, Danville, CA 94526
APN	199-350-038-6
Property Type	Two Story Multi-Tenant Retail/Office Building
Building Size	±11,333 SF
Land Area	0.25 Acres / 10,802 SF
FAR	1.13
Zoning	Area 1-Old Town Retail (DBD1)
Type of Ownership	Investor/Owner-User
Year Built	1985
Number of Stories	Two (2)
Number of Units	Eight (8)
Parking	The Clock Tower Municipal Lot & Street Front Parking
Framing & Exterior	Wood Frame
Roof	Installed 2009
HVAC	9 Separate Units Installed 2009
Restrooms	Yes
Elevator	Yes
Utilities	PG&E, East Bay MUD, Comcast or AT&T
Sprinklered	Yes

FOR SALE

321 Hartz Avenue, Danville



HIGHLIGHTS

The subject property is a multi-tenant retail/office building that totals approximately $\pm 11,333$ square feet and resides on 0.25 acres of land. 321 Hartz Ave is located near the corner of Diablo Rd and Hartz Ave, immediately adjacent to The Clock Tower Building in the heart of Downtown Danville. The ground floor tenant spaces shall generally be limited to retail and/or restaurant, bar/nightclub lounge, tasting room, or blended uses. 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. The subject property also boasts a highly visible storefront along with easy access to I-680 freeway. The Town of Danville is known for its small-town atmosphere and its outstanding quality of life.

- Iconic Building in the center of Downtown Danville
- Surrounded by Upper Income Demographics in Thriving San Francisco Bay Area Suburban Community
- Convenient Parking, Freeway Access, and Walkability
- Investment and owner-user opportunity
- Buyer to pay Buyer's Broker commission

FOR SALE

321 Hartz Avenue, Danville



FOR SALE OFFICE BUILDING

RETAILER MAP

321 Hartz Avenue

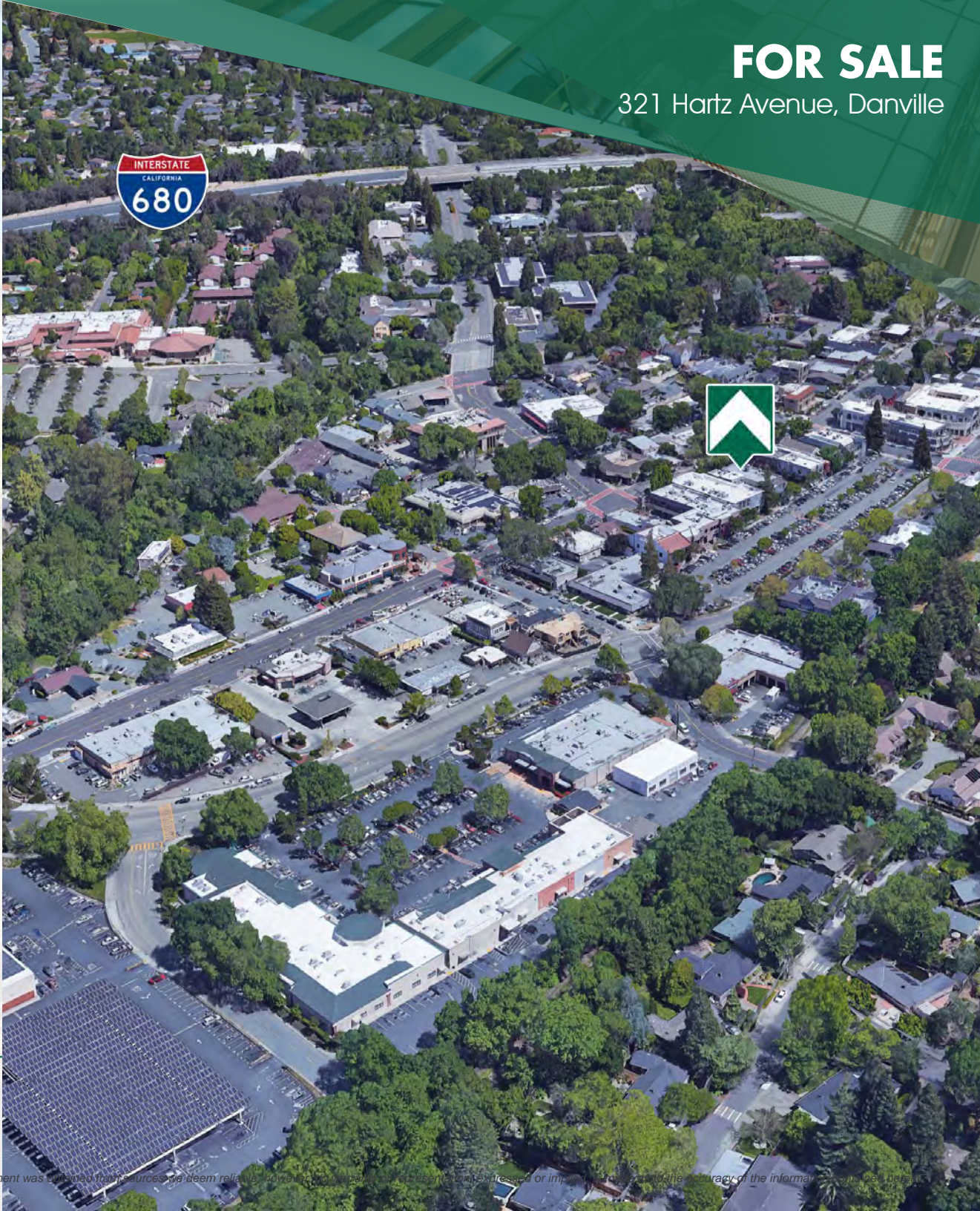


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ABOUT DANVILLE

Danville, incorporated in 1982, is a town in Contra Costa County in the East Bay Region. Located in the San Ramon Valley, Danville is bordered by the Las Trampas Regional Wilderness to the west and Mount Diablo to the east. Interstate 680 provides access to the East Bay and greater Bay Area Region. Danville's Historic Downtown is a shopping and entertainment destination filled with hundreds of stores, shops and restaurants. Some of the most expensive real estate and exclusive country clubs in America are found in and around the Town of Danville, where one of its zip codes was ranked 14th in the nation for being one of the Wealthiest Zip Codes in America. Danville also topped the nation in Per Capita Spending on Clothing by Pinpoint Demographics in 2011. The community of just over 43,000 people truly does provide a small town atmosphere with an outstanding quality of life.

- 15th on The 50 Safest Cities in California – 2017 by Safewise
- 14th wealthiest zip code in America by Business Insider
- #1 in the nation in Per Capita Spending on Clothing by Pinpoint Demographics in 2011



FOR SALE

321 Hartz Avenue, Danville

TAX MAP

FOR SALE

321 Hartz Avenue, Danville



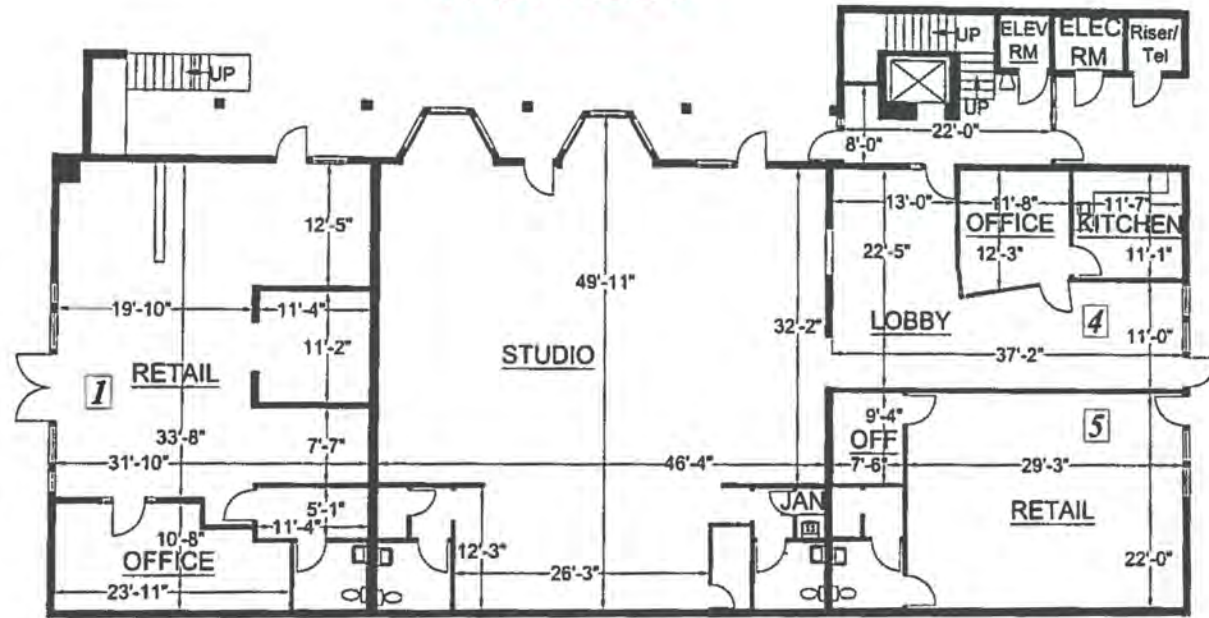
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FLOOR PLANS

321 Hartz Avenue, Danville, 1st & 2nd Floor

HARTZ AVE

FIRST FLOOR



SECOND FLOOR

