

# Lease Availability Report

**199 E Linda Mesa Ave - Weller Professional Bldg**  
 Danville, CA 94526 - Danville/Alamo Submarket



## BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1967</b>
RBA:	<b>8,231 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>4,115 SF</b>

## AVAILABILITY

Min Divisible:	<b>525 SF</b>
Max Contig:	<b>525 SF</b>
Total Available:	<b>525 SF</b>
Asking Rent:	<b>\$3.05/MG</b>

## EXPENSES PER SF

Taxes:	<b>\$1.86 (2017)</b>
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## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7	Retail	New	525	525	525	\$3.05/MG	Vacant	Negotiable

RezList Inc. - Tyler Brown (925) 444-0322

## LEASING COMPANY

Company:	Transwestern
Contacts:	Tyler Brown (925) 444-0322

## TRANSPORTATION

Parking:	10 free Surface Spaces are available; Ratio of 1.21/1,000 SF
Airport:	32 minute drive to Oakland International Airport
Walk Score ®:	Very Walkable (85)
Transit Score ®:	Minimal Transit (23)

## KEY TENANTS

California Hair Studio	412 SF	Center For Creative Living	412 SF
Shohreh Doustani: Acupuncture Center	412 SF	Cheryl Pena	400 SF
Groh Cheryl	400 SF	PES Engineering	217 SF

# Lease Availability Report

**120 W Linda Mesa Ave - 120 West Linda Mesa**  
 Danville, CA 94526 - Danville/Alamo Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront Retail/O...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2016</b>
GLA:	<b>4,542 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>2,271 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,252 SF</b>
Max Contig:	<b>1,252 SF</b>
Total Available:	<b>1,252 SF</b>
Asking Rent:	<b>\$4.15/NNN</b>

## EXPENSES PER SF

Taxes:	<b>\$12.34 (2017)</b>
Opex:	<b>\$0.86 (2017)</b>
Total Expenses:	<b>\$13.20 (2017)</b>

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	New	1,252	1,252	1,252	\$4.15/NNN	Vacant	Negotiable

*Investment Real Estate Company - Michael J. Carey (925) 963-0569*

## LEASING COMPANY

Company: Investment Real Estate Company  
 Contacts: Michael J. Carey (925) 963-0569

## SALE

Last Sale: Sold on Jun 19, 2017 for \$4,400,000 (\$968.74/SF) at 4.15% Cap

## AMENITIES

Air Conditioning

## TRAFFIC & FRONTAGE

Traffic Volume: 11,596 on Hartz Ave & Short St (2012)  
 21,875 on Diablo Rd & Rose Ave (2015)

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# Lease Availability Report

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**120 W Linda Mesa Ave - 120 West Linda Mesa**  
Danville, CA 94526 - Danville/Alamo Submarket



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## TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Walk Score ®: Very Walkable (85)

Transit Score ®: Minimal Transit (23)

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# Lease Availability Report

## 154-156 W Linda Mesa Ave

Danville, CA 94526 - Danville/Alamo Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1948</b>
RBA:	<b>1,044 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,044 SF</b>

### AVAILABILITY

Min Divisible:	<b>816 SF</b>
Max Contig:	<b>816 SF</b>
Total Available:	<b>816 SF</b>
Asking Rent:	<b>\$2.50/NNN</b>

### EXPENSES PER SF

Taxes:	<b>\$8.10 (2016)</b>
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	816	816	816	\$2.50/NNN	Vacant	Negotiable

Investment Real Estate Company - Michael J. Carey (925) 963-0569

### LEASING COMPANY

Company: Investment Real Estate Company

Contacts: Michael J. Carey (925) 963-0569

### SALE

Last Sale: Portfolio of 3 Properties in Danville, CA Sold on Jul 7, 2017 for \$2,500,000 (\$382.32/SF)

### TRANSPORTATION

Parking: 4 free Surface Spaces are available; Ratio of 3.83/1,000 SF

Airport: 33 minute drive to Oakland International Airport

Walk Score ®: Very Walkable (82)

Transit Score ®: Minimal Transit (23)

### KEY TENANTS

Accutemp 228 SF

# Lease Availability Report

## 158 W Linda Mesa Ave

Danville, CA 94526 - Danville/Alamo Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1948</b>
RBA:	<b>858 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>858 SF</b>

### AVAILABILITY

Min Divisible:	<b>858 SF</b>
Max Contig:	<b>858 SF</b>
Total Available:	<b>858 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	New	858	858	858	Withheld	Vacant	Negotiable

*John Mederos - John Mederos (925) 462-4077*

### LEASING COMPANY

Company:	John Mederos
Contacts:	John Mederos (925) 462-4077

### SALE

Last Sale:	Portfolio of 3 Properties in Danville, CA Sold on Jul 7, 2017 for \$2,500,000 (\$382.32/SF)
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### TRANSPORTATION

Parking:	2 free Surface Spaces are available; Ratio of 2.33/1,000 SF
Walk Score @:	Very Walkable (82)
Transit Score @:	Minimal Transit (23)

### KEY TENANTS

Accutemp Air Conditioning	858 SF
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