

Lease Availability Report

1-17 Railroad Ave - Danville Square Shopping Center Bldg 2 - Danville Square
 Danville, CA 94526 - Danville/Alamo Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2004
GLA:	26,599 SF
Floors:	1
Typical Floor:	26,599 SF
Docks:	None

AVAILABILITY

Min Divisible:	5,197 SF
Max Contig:	5,197 SF
Total Available:	5,197 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$5.59 (2017)
Opex:	\$6.24 (2012)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7-9	Retail	Relet	5,197	5,197	5,197	Withheld	90 Days	Negotiable

Lockehouse Retail Group - Adria Giacomelli (925) 627-7900

LEASING COMPANY

Company:	Lockehouse Retail Group
Contacts:	Adria Giacomelli (925) 627-7900

AMENITIES

Pylon Sign

KEY TENANTS

J. Rockcliff, Inc.	13,001 SF	Bank of America	5,197 SF
Rakestraw Books	2,660 SF	HK Animal Hospital	2,529 SF
Hand & Stone Massage and Facial Spa	2,330 SF	Starbucks	1,250 SF

TRAFFIC & FRONTAGE

Traffic Volume:	3,003 on Love Ln & Railroad Ave (2017)
	21,875 on Diablo Rd & Rose Ave (2015)

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Lease Availability Report

1-17 Railroad Ave - Danville Square Shopping Center Bldg 2 - Danville Square



Danville, CA 94526 - Danville/Alamo Submarket

TRAFFIC & FRONTAGE

Frontage: 330' on Love Ln

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TRANSPORTATION

Parking: 25 free Surface Spaces are available; Ratio of 3.83/1,000 SF

Airport: 34 minute drive to Oakland International Airport

Walk Score ®: Very Walkable (81)

Transit Score ®: Minimal Transit (23)

Lease Availability Report

155 Railroad Ave - Railroad Centre

Danville, CA 94526 - Danville/Alamo Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1990
GLA:	25,000 SF
Floors:	1
Typical Floor:	25,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,300 SF
Max Contig:	2,300 SF
Total Available:	2,300 SF
Asking Rent:	\$0.27/NNN

EXPENSES PER SF

Total Expenses:	\$5.88 (2017)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Retail	Relet	2,300	2,300	2,300	\$0.27/NNN	Vacant	Negotiable

Kidder Mathews - Bruce Matesso (408) 588-2302

LEASING COMPANY

Company:	Kidder Mathews
Contacts:	Bruce Matesso (408) 588-2302

AMENITIES

Mixed Use

KEY TENANTS

Design In Mind	500 SF	Donahue, Sharla	500 SF
Handworks	500 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	11,596 on Hartz Ave & Short St (2012)
	21,875 on Diablo Rd & Rose Ave (2015)
Frontage:	147' on Railroad Ave (with 1 curb cut)

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Lease Availability Report

155 Railroad Ave - Railroad Centre

Danville, CA 94526 - Danville/Alamo Submarket



TRANSPORTATION

Parking: 15 free Surface Spaces are available; Ratio of 0.60/1,000 SF

Airport: 33 minute drive to Oakland International Airport

Walk Score ®: Very Walkable (87)

Transit Score ®: Minimal Transit (23)

Lease Availability Report

302-312 Railroad Ave - Danville Retail on Railroad

Danville, CA 94526 - Danville/Alamo Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	2017
GLA:	10,500 SF
Floors:	2
Typical Floor:	10,500 SF

AVAILABILITY

Min Divisible:	1,337 SF
Max Contig:	3,124 SF
Total Available:	7,116 SF
Asking Rent:	\$4.25/NNN

EXPENSES PER SF

Taxes:	\$1.80 (2014)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,337 - 3,124	3,124	3,124	\$4.25/NNN	90 Days	5 Yrs
<i>Oakridge Management Co. - Matthew Faber (925) 831-8819 X12, Brent Johnson (925) 831-8819 X17</i>								
P 1st	Off/Ret	Relet	1,787	1,787	1,787	\$4.25/NNN	90 Days	5 - 10 Yrs
<i>Oakridge Management Co. - Matthew Faber (925) 831-8819 X12, Brent Johnson (925) 831-8819 X17</i>								
P 2nd	Office	Relet	2,205	2,205	2,205	\$4.25/NNN	Vacant	5 - 10 Yrs
<i>Oakridge Management Co. - Matthew Faber (925) 831-8819 X12, Brent Johnson (925) 831-8819 X17</i>								

LEASING COMPANY

Company:	Oakridge Management Co.
Contacts:	Matthew Faber (925) 831-8819 X12, Brent Johnson (925) 831-8819 X17

TRAFFIC & FRONTAGE

Traffic Volume:	8,398 on Railroad Ave & Church St (2016)
	24,987 on San Ramon Valley Blvd & Railroad Ave (2017)
Frontage:	200' on Railroad Avenue
	200' on Church Street

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TRANSPORTATION

Walk Score ®:	Very Walkable (84)
Transit Score ®:	Some Transit (25)

Lease Availability Report

402 Railroad Ave

Danville, CA 94526 - Danville/Alamo Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	2003
GLA:	5,685 SF
Floors:	2
Typical Floor:	2,843 SF
Docks:	None

AVAILABILITY

Min Divisible:	866 SF
Max Contig:	2,329 SF
Total Available:	2,329 SF
Asking Rent:	\$3.95 - 4.25/NNN

EXPENSES PER SF

Taxes:	\$3.73 (2008)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Retail	Relet	866 - 2,329	2,329	2,329	\$3.95 - 4.25/NNN	Vacant	Negotiable

Lockehouse Retail Group - Adria Giacomelli (925) 627-7900

LEASING COMPANY

Company: Lockehouse Retail Group

Contacts: Adria Giacomelli (925) 627-7900

AMENITIES

Corner Lot

KEY TENANTS

Collegial Staffing LLC	1,773 SF	Amertel	1,463 SF
i Bar	866 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	10,176 on Railroad Ave & School St (2017)
	24,987 on San Ramon Valley Blvd & Railroad Ave (2017)
Frontage:	112' on Railroad Ave

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Lease Availability Report

402 Railroad Ave

Danville, CA 94526 - Danville/Alamo Submarket



TRANSPORTATION

Airport: 33 minute drive to Oakland International Airport

Walk Score ®: Very Walkable (84)

Transit Score ®: Some Transit (25)
