

MIXED-USE REDEVELOPMENT

200 HARTZ PLAZA, DANVILLE - *Delivery Q3 2019*



200 Hartz Avenue | Danville, CA 94526

LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084



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A rare opportunity for a large junior anchor up to 5,000 SF to locate in the heart of the affluent downtown retail corridor of Danville. The design renderings have been approved and the building permits are underway. The construction is to commence September 2018 and delivery of Q3 2019.



SUMMARY

Hartz Plaza on Hartz Avenue in Danville, CA

Address:	200 Hartz Avenue, Danville CA 94526
Cross Streets:	Linda Mesa and Diablo Road
Type:	Redevelopment Mixed-Use Project
Story:	9,857 SF of 1 st Floor Retail 8,378 SF of 2 nd Floor Office
Parking:	17 Stall Parking Lift in a Private Garage for Office 9 Stalls for Retail Customers
Zoning:	District 1 / Old Town Retail
Seeking:	Proven and Specialty Retailers
Delivery:	Q3 2019

HIGHLIGHTS

- Fronting Highly Walkable and Trafficked Hartz Avenue off Diablo Road
- Private Parking Lot with Ingress/Egress on Hartz Avenue
- Immediate Freeway Accessibility just blocks from I-680
- Ideal for Retailer Seeking Exposure and Convenience
- Signage Visible on Hartz Ave and Linda Mesa Intersection
- New 82 Stall Parking Lot Directly Across the Street - Now Open
- High Household Incomes and Complimentary Retailers

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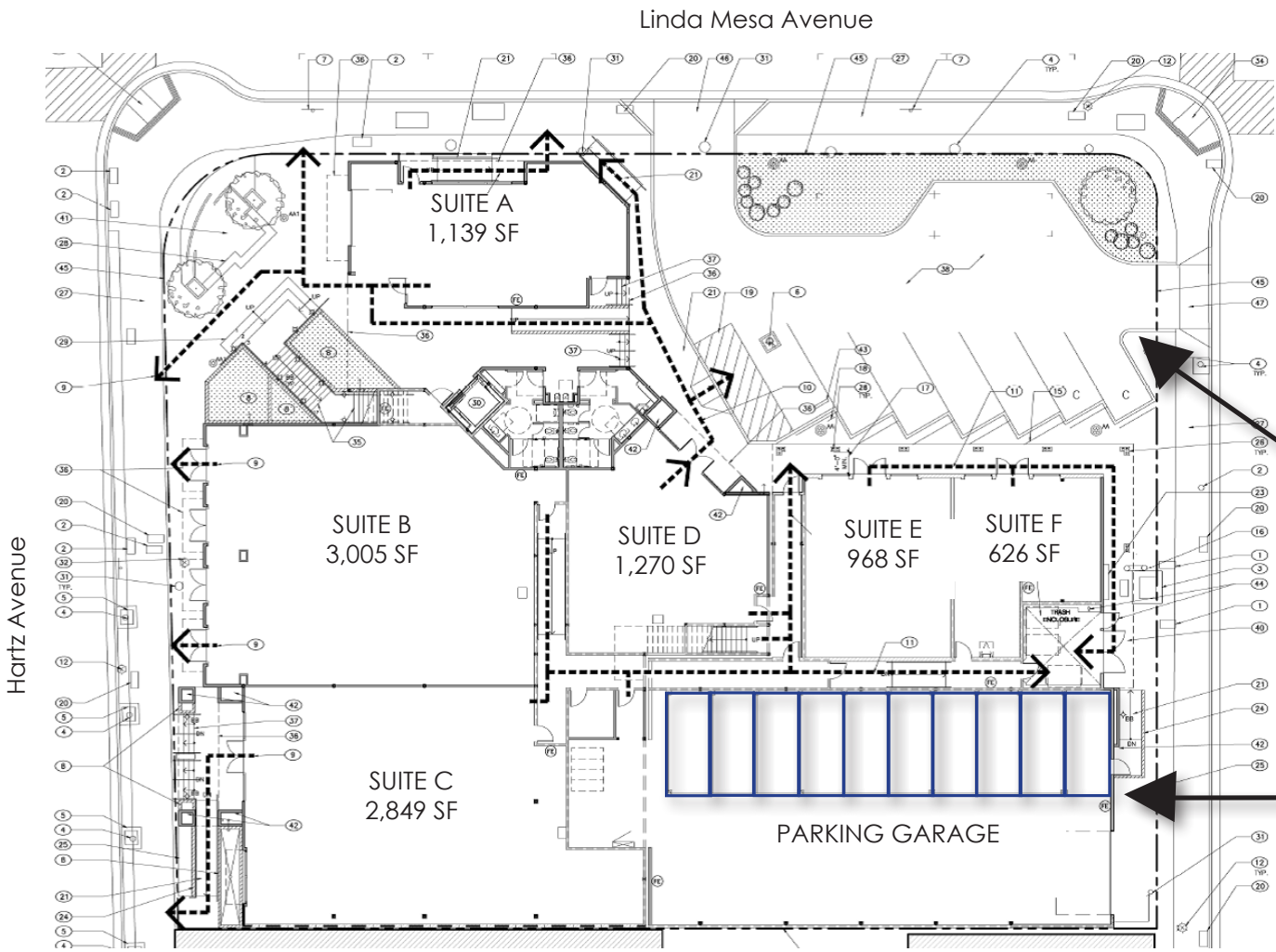
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200 HARTZ AVENUE, DANVILLE - FIRST FLOOR SITE PLAN



1st Floor Retail Space		
Suite A	1,139 SF	In Lease
Suite B	3,005 SF	LOI
Suite C	2,849 SF	Available
Suite D	1,270 SF	Available
Suite E	968 SF	Available
Suite F	626 SF	Available
TOTAL SF	9,857 SF	

9 Stalls for Retail Customers

17 Stall Parking Lift in a Private Garage for Office

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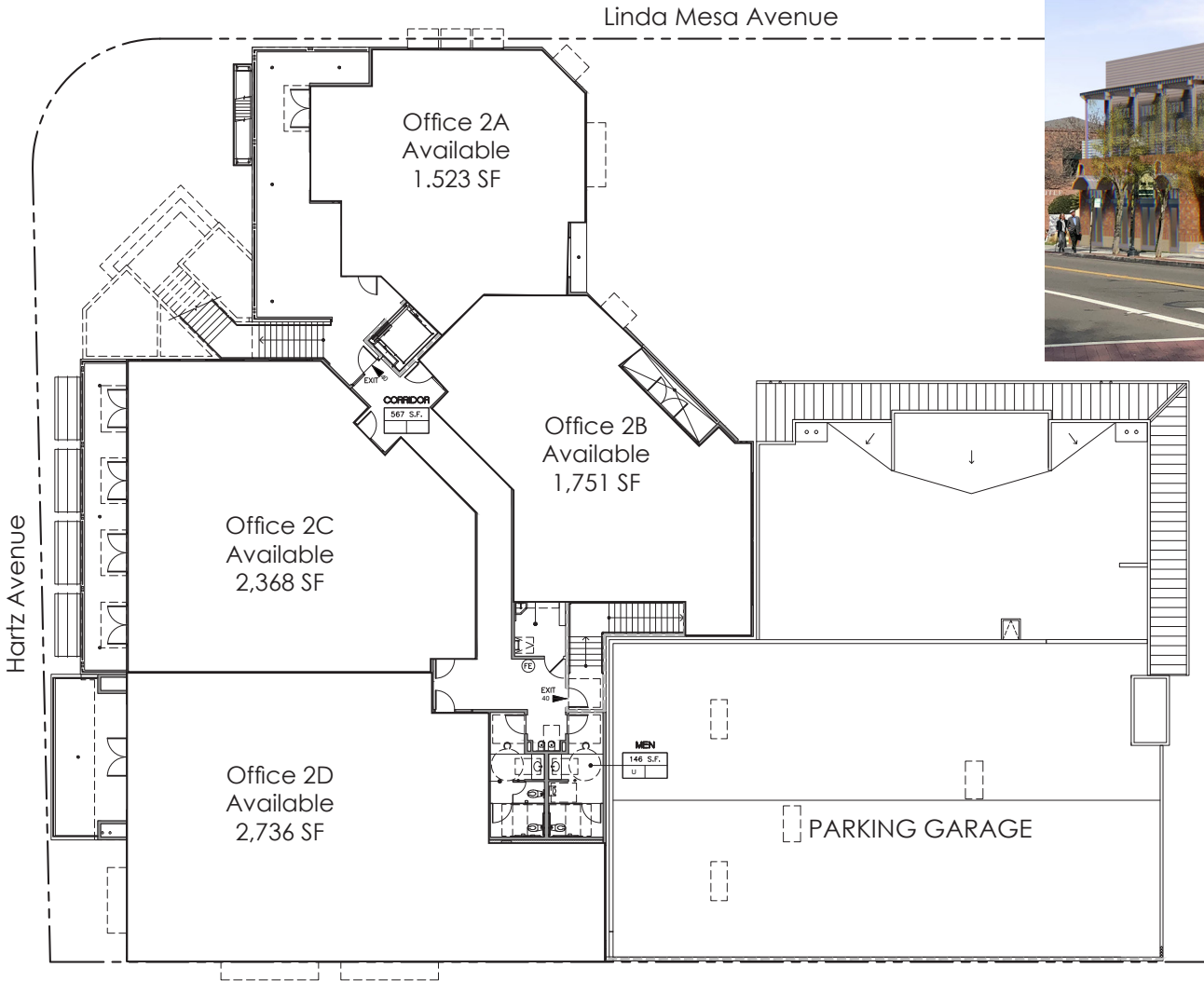
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200 HARTZ AVENUE, DANVILLE - SECOND FLOOR SITE PLAN



2nd Floor Office Space		
Office 2A	1,523 SF	Available
Office 2B	1,751 SF	Available
Office 2C	2,368 SF	Available
Office 2D	2,736 SF	Available
TOTAL SF	8,378 SF	



2 SECOND FLOOR
3/32" = 1'-0"

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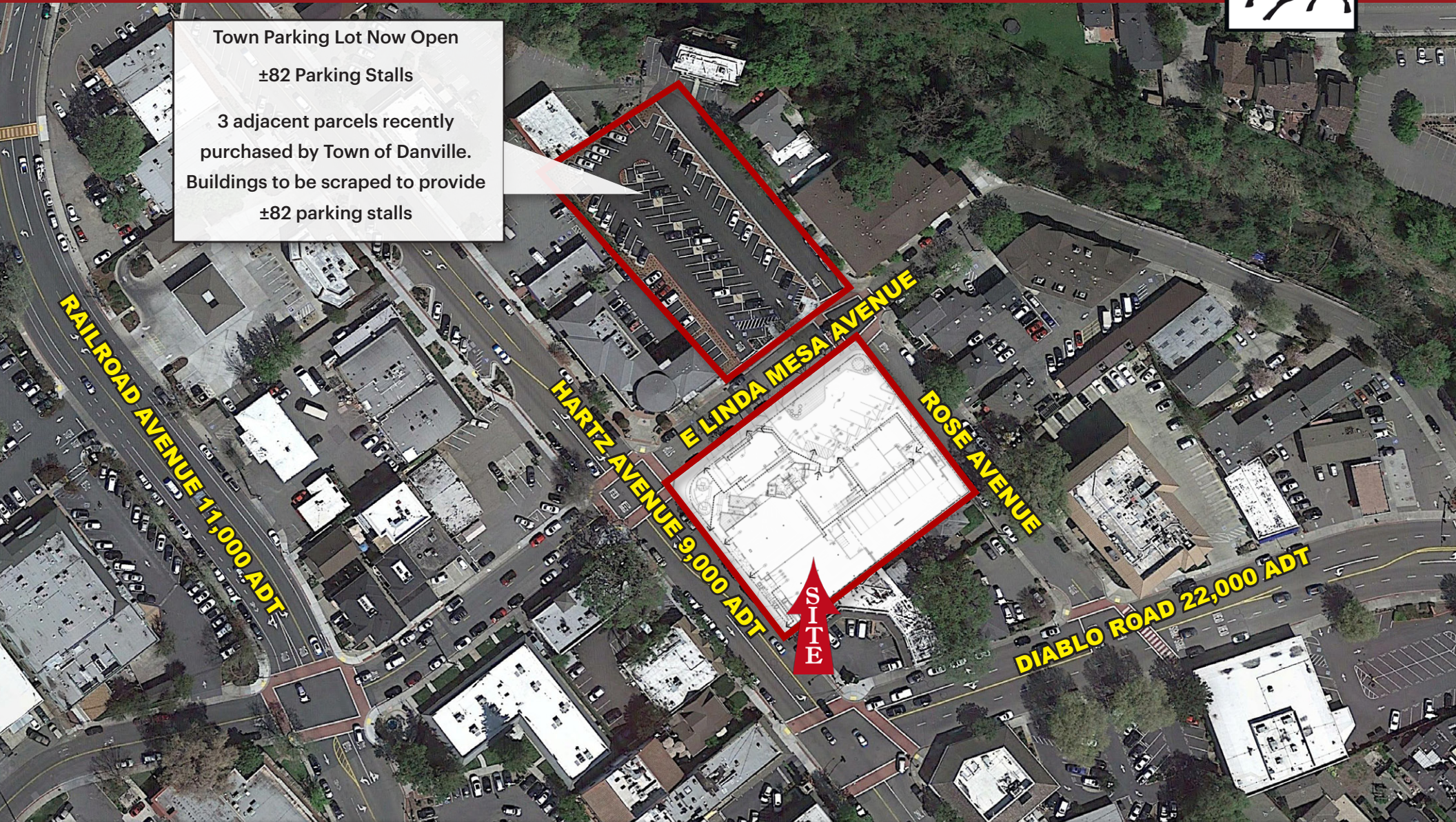


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200 HARTZ AVENUE, DANVILLE - TOWN PARKING LOT



Town Parking Lot Now Open
±82 Parking Stalls
3 adjacent parcels recently purchased by Town of Danville.
Buildings to be scrapped to provide ±82 parking stalls



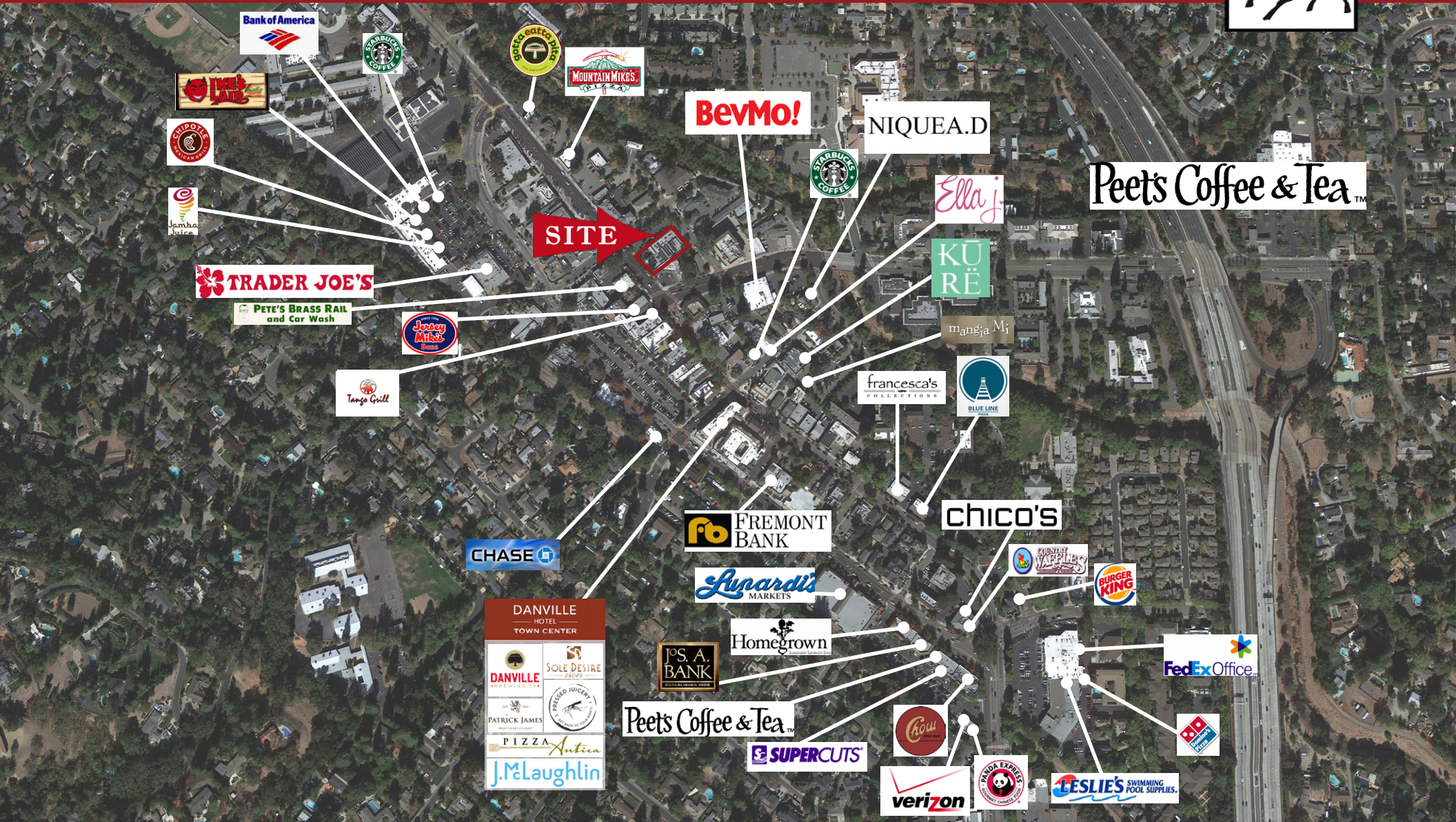
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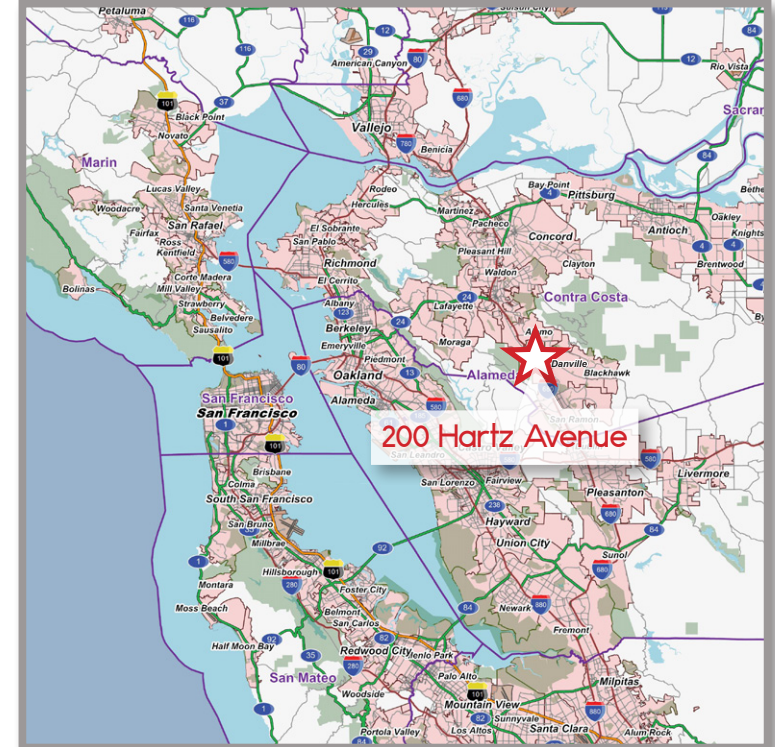


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200 HARTZ AVENUE, DANVILLE - LOCATION



The Town of Danville is located in the "Heart of the San Ramon Valley" in Contra Costa County. According to Businessweek, Danville is the 41st most expensive zip code in the United States, one of California's top 25 wealthiest cities as well as the 10th Safest, one of the wealthiest suburbs of Oakland and San Francisco and ranked number one in the nation in a recent forecast done by Pinpoint Demographics for the highest per capita spending on clothing. Danville's historic downtown features the perfect blend of upscale amenities and small town charm thanks to plentiful shops, art galleries, cafes, and restaurants that draw people from throughout the area. The immediate trade area includes over 100,000 residents with an average net worth of \$1,200,000.



DEMOGRAPHICS	1 Mile	3 Mile	5 Miles
POPULATION	8,967	42,582	98,319
AHHI	\$170,100	\$98,598	\$177,178
DAYTIME POPULATION	7,992	15,316	42,900
MONTHLY HH EXPEND	\$8,615	\$9,850	\$8,943
MONTHLY RETAIL EXPEND	\$3,875	\$4,417	\$4,014
AHH NET WORTH	\$2,033,858	\$2,281,721	\$2,155,075

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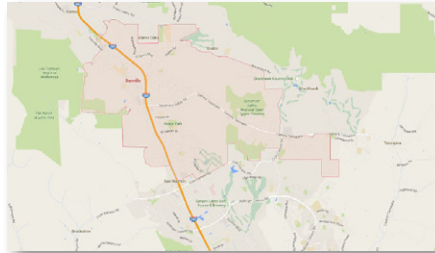


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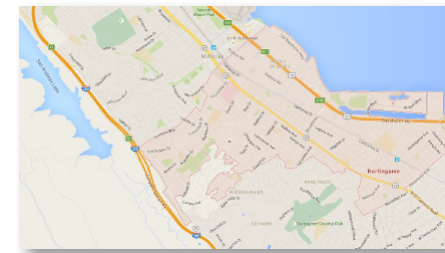
200 HARTZ AVENUE, DANVILLE - COMPARISON



3-Mile Comparison



200 Hartz Avenue, Danville, CA
Trade Area Size: 18.1 sq mi
Population: 42,725



Burlingame Avenue, Burlingame, CA
Trade Area Size: 6 sq mi
Population: 29,157

Est. Average Household Income	\$202,465	178,708
Median Age	46	40
Population Family	37,439	79,607
Population Non-Family	3,793	24,076
Average Family Household Size	3	3
Average Household Net Worth	\$2,312,240	\$1,286,035
Bachelor Degree (or higher)	66.5%	54%
Average Travel Time to Work (2000)	24 mins	28 mins

CONSUMER EXPENDITURE (PER HOUSEHOLD PER MONTH)

Total Household Expenditures	\$10,000	\$7,824
Total Retail Expenditures	\$4,483	\$3,531
Apparel	\$358	\$278
Entertainment	\$575	\$446
Food and Beverage	\$1,360	\$1,094
Furnishings & Equipment	\$368	\$282
Gifts	\$306	\$223
Personal Care	\$127	\$100

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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 \$1,200 per month included in a total monthly retail spending of \$4,615 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 11 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 \$1,628,000 and Disposable HH Income of \$132,988 within 1 mile per Esri Business Analyst



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