

# FOR LEASE

# HACIENDA PLAZA

115 Railroad Ave., Danville, CA 94526



COMING AVAILABLE | ±679 SF - ±1,465 SF



## LOCKEHOUSE

**ADRIA GIACOMELLI**  
(925) 997-2307  
adria@lockehouse.com  
#01498795

# SUMMARY HIGHLIGHTS

## PROPERTY SUMMARY

<b>ADDRESS</b>	115 Railroad Avenue, Danville, CA 94526
<b>BASE RENT</b>	\$4.50 PSF Monthly
<b>NNN</b>	\$0.85 PSF Monthly (2026 Estimate)
<b>SPACE SIZE</b>	Suite B, Former Jewelers ±679 SF (Can be combined with Suite A for a total of 1,465 SF)
<b>AVAILABLE</b>	Now
<b>ZONING</b>	<a href="#">DBD1- Old Town Retail</a>
<b>TRAFFIC VOLUME</b>	Railroad Ave.   9,632 ADT Hartz Ave.   11,817 ADT Diablo Rd.   20,718 ADT

*\*Traffic Counts Source: Sites USA REGIS Online 06/05/26*

## HIGHLIGHTS

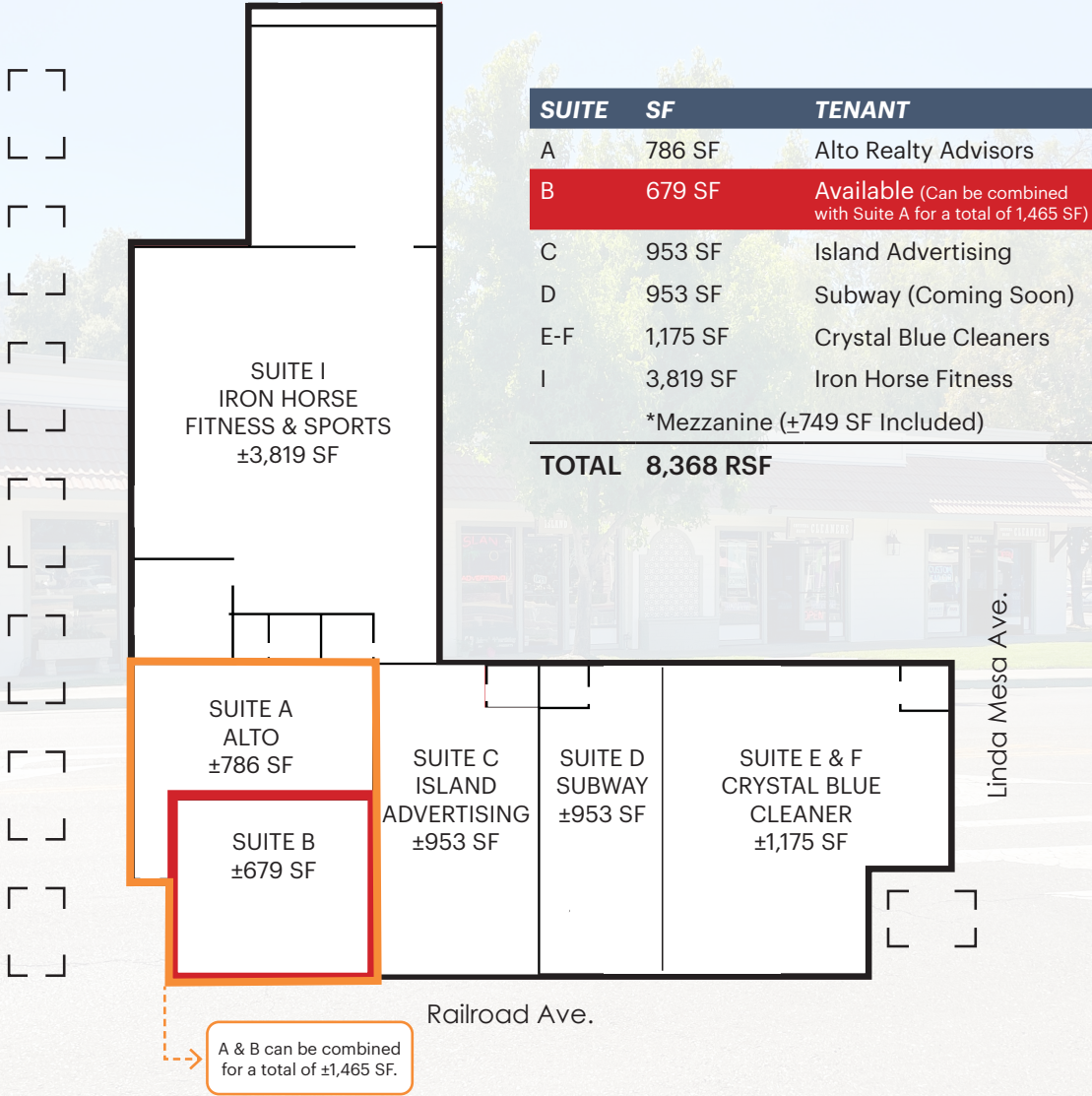
- ±679 SF End Cap Retail Space Available
- Opportunity to Expand to ±1,465 SF by Combining Adjacent ±786 SF Suite
- Hard Corner Location at Linda Mesa Ave. & Railroad Ave.
- Backs to the Iron Horse Trail with Strong Pedestrian Activity
- Ideal for Boutique Retail, Café, or Specialty Service Uses

## PROPERTY DESCRIPTION

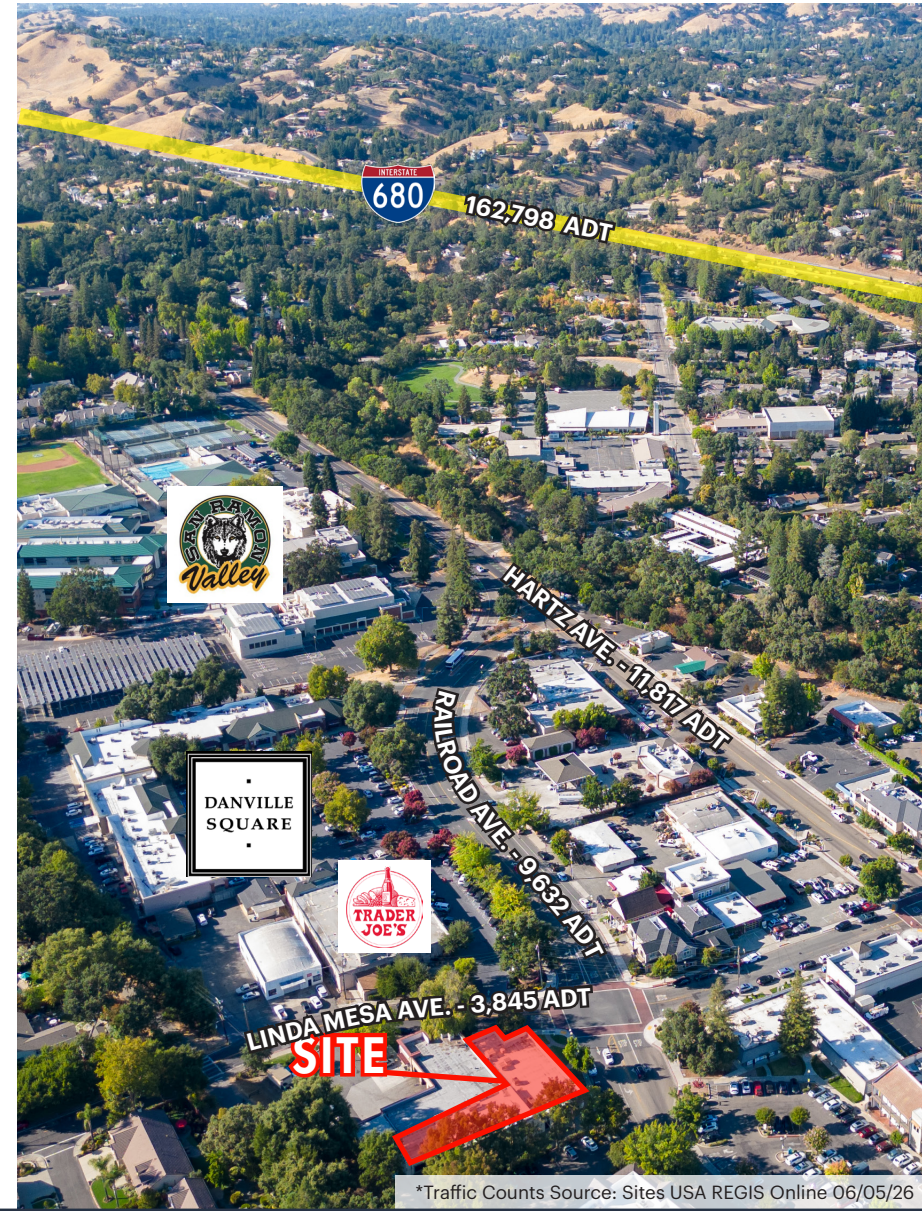
Hacienda Plaza is a multi-tenant retail property located at the prominent corner of Railroad Avenue and Linda Mesa Avenue in the heart of downtown Danville. The property offers excellent visibility, convenient parking across the street at the Clock Tower lot, and direct access to the Iron Horse Trail. Surrounded by shops, restaurants, and local amenities, the location provides a highly walkable environment just minutes from I-680.



Iron Horse Trail



SUITE	SF	TENANT
A	786 SF	Alto Realty Advisors
B	679 SF	Available (Can be combined with Suite A for a total of 1,465 SF)
C	953 SF	Island Advertising
D	953 SF	Subway (Coming Soon)
E-F	1,175 SF	Crystal Blue Cleaners
I	3,819 SF	Iron Horse Fitness
		*Mezzanine (±749 SF Included)
<b>TOTAL</b>	<b>8,368 RSF</b>	



\*Traffic Counts Source: Sites USA REGIS Online 06/05/26



\*Traffic Counts Source: Sites USA REGIS Online 06/05/26



## 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](mailto: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.



### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,157	44,630	97,703



### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,722	16,366	38,231



### DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
11,256	33,036	88,322



### POPULATION FAMILY

1 MILE	3 MILES	5 MILES
7,221	38,474	80,182



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$291,354	\$346,219	\$291,336



### TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$13,645	\$15,103	\$14,034



### HOME VALUES \$1 M OR MORE

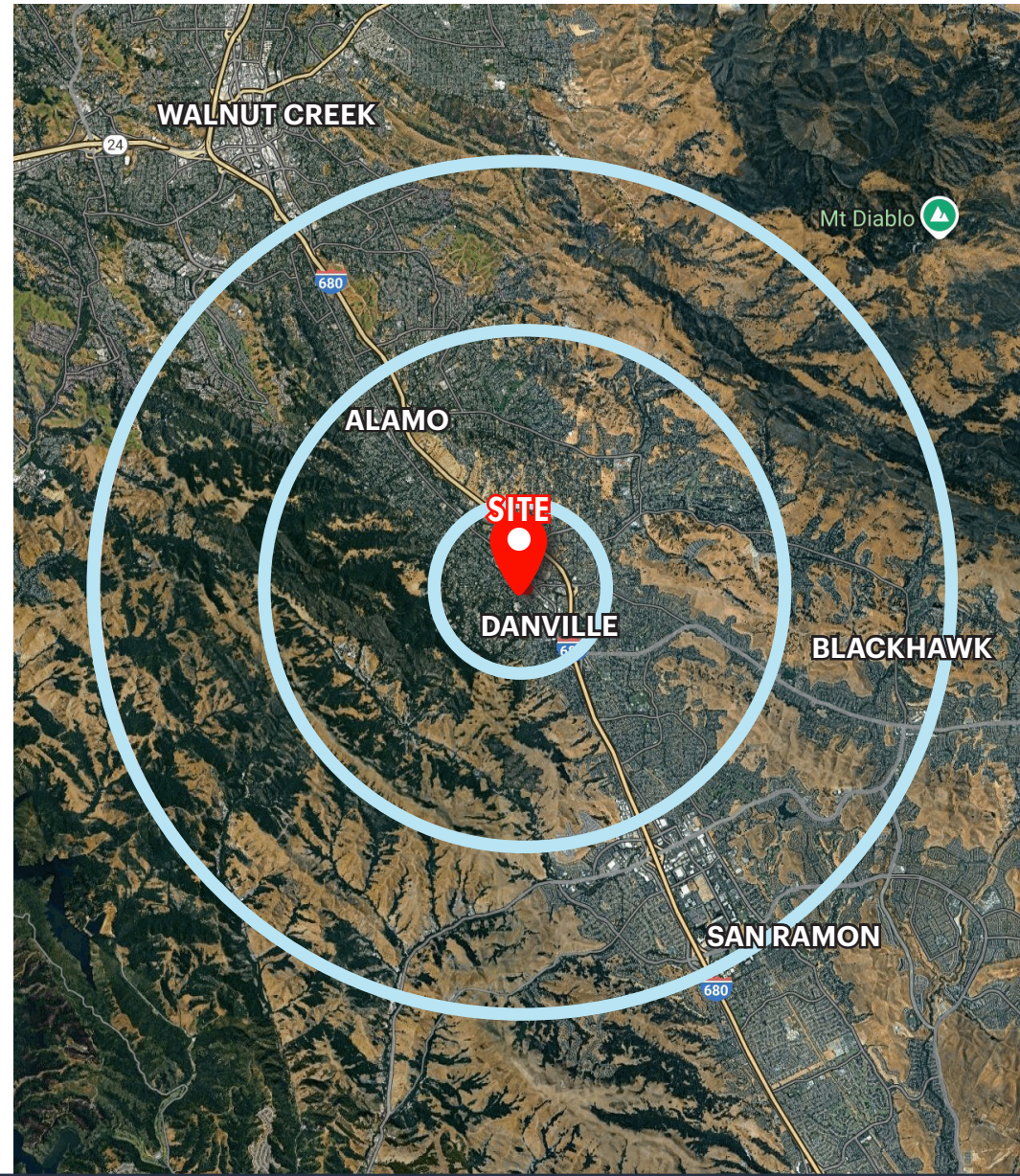
1 MILE	3 MILES	5 MILES
2,078	11,343	21,887



### FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$558	\$617	575

\*Demographics Source: Sites USA REGIS Online 2/16/26



## Danville, California

The Town of Danville is located in the “**Heart of the San Ramon Valley**” in Contra Costa County. According to Businessweek, Danville is the 41<sup>st</sup> most expensive zip code in the United States, one of California's **Top 25 wealthiest cities** as well as the 10<sup>th</sup> 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.



\*Traffic Counts Source: Sites USA REGIS Online 06/05/26